



APPLICATION FOR LAND PARTITION

Fee: \$ _____

APPLICANT(S) INFORMATION

Name: _____

Address: _____

Primary Daytime Phone: _____ Message Phone: _____

Interest in Property (Owner, Purchaser, Agent, etc.): _____

SUBJECT PROPERTY INFORMATION

Street Address: _____

Assessor's Map: _____ Tax Lot: _____ Zoning: _____

Existing Structures: _____

Current Use(s) of the Property: _____

Describe the Expected Use or Development: _____

	Size (sq. ft.)	Existing Structures	Setbacks to Property Lines
Proposed Parcel 1:	_____	_____	_____
Proposed Parcel 2:	_____	_____	_____
Proposed Parcel 3:	_____	_____	_____

Applicants are encouraged to review the underlying zone standards, such as minimum area, frontage, setbacks, and landscaping prior to submittal.

Required Application Information

1. A tentative plat that illustrates the proposed partition is required. A survey is not required in order to apply, but the tentative plat shall be prepared on a sheet that is between 8½ x 11 inches and 11 x 17 inches in size. The scale shall be one inch equals some multiple of 10 feet. The tentative plat shall show:
 - a. Date, north arrow, and scale;
 - b. The entire boundary of the parent parcel;
 - c. The location, approximate dimensions, and square footage of proposed parcels and the proposed parcel numbers;

- d. The location and size of natural features that might influence development of the property, such as rock outcroppings, wetlands, riparian corridors or drainage ways, wooded areas, etc.;
 - e. The location of all areas subject to the base flood as shown on the Flood Boundary and Floodway Map on file at the Tangent City Hall;
 - f. Sites, if any, allocated for purposes other than single-family dwellings;
 - g. The location and size of existing buildings and driveways and the setbacks to proposed parcel lines, including structures to be removed;
 - h. The amount of frontage of each proposed parcel on an adjacent public street;
 - i. The location, width and purpose of all existing or proposed utility, access, or other easements; and
 - j. The location and size of all existing public or private utilities including water, sewer, power, telephone, natural gas and cable television.
2. A map of the vicinity showing the relationship to the surrounding area including streets within 500 feet of the exterior boundaries of the proposed partition.
 3. A narrative describing the proposed partition and how it complies with the applicable review criteria, including written statements from the applicant giving essential information regarding the following matters:
 - a. Identify the adequacy and source of water supply, including:
 - i. Certification that water will be available to the lot line of each and every lot depicted on the tentative plan or subdivision, or
 - ii. A bond, contract or other assurance by the applicant that a public water supply system will be installed by or on behalf of the applicant to each and every lot depicted on the tentative plan. The amount of such bond, contract or other assurance shall be determined by the City Council.
 - b. Identify the proposed method of sewage disposal, including:
 - i. Certification that a sewage disposal system will be available to the lot line of each and every lot depicted on the tentative plan for a subdivision, or
 - ii. A bond, contract or other assurance by the applicant that a sewage disposal system will be installed by or on behalf of the applicant to each and every lot depicted on the tentative plan. The amount of such bond, contract or other assurance shall be determined by the City Council.
 - c. Protective covenants, conditions and deed restrictions (CC&Rs) to be recorded, if any.

- d. Identify all proposed public dedications including streets, pedestrian or bike ways, parks or open space areas in conformance with Section 7.400.
- e. Identify all public improvements proposed to be installed, the approximate time installation is anticipated and the proposed method of financing. Identify required improvements that are not provided and the reason why they are not considered necessary for the proposed land division.
- f. A statement that the declarations required by ORS 92.075 on the final plat can be achieved by the fee owner, vendor and/or the mortgage or trust deed holder of the property.
- g. Proposed staged subdivisions or serial partitions shall be clearly identified on the application. A time schedule for future Platting shall also be submitted. The deciding authority may require a specific time schedule for approval. All future Plats shall conform to the adopted ordinance requirements applicable at the time of Platting.

The Planning Official, or designee, may require additional information to be submitted with the application. The specific information to be submitted will be identified at the pre-application conference.

REQUIRED MINIMUM CONDITIONS OF APPROVAL

The conditions of development listed below will apply to all partition approvals, though additional conditions may be imposed.

1. An Oregon licensed land surveyor shall survey and monument the parcels;
2. A partition plat shall be prepared by an Oregon licensed land surveyor in accordance with ORS Chapter 92 and County Surveyor Plat Standards. The surveyor shall submit the original plat and a true reproducible of the plat and the filing fee to Linn County;
3. The applicant shall comply with the standards and requirements of Article 5 (General Development Standards) of the Tangent Development Code; and
4. All public improvements shall be installed and dedicated prior to final plat approval unless other assurances acceptable to the City are agreed to.

ADDITIONAL RESPONSIBILITIES OF THE APPLICANT

It is the responsibility of the applicant to determine if wetlands are present on the property and to contact the appropriate state and federal permitting agencies prior to applying for a development permit from the City. If hydric soils are present on the property or if the property contains a wetland designated on the National or Local Wetlands Inventory Maps, the applicant must submit documentation to the City that: (1) A permit has been applied for from the Oregon Division of State Lands; or (2) The Division of State Lands has determined that no permit is necessary for the project.

City staff will assist the applicant in determining if the property is identified on the National or Local Wetlands Inventory Map, but the City has no responsibility for determining if wetlands are present or if a state or federal permit is required.

SIGNATURE(S)

I hereby certify that the information contained in this application is accurate to the best of my knowledge, and that the proposed use would not violate any deed restrictions attached to the property.

Applicant signature

Date

Applicant signature

Date

Applicant signature

Date

For Official Use Only

Date Application Received: _____ *Receipt Number:* _____ *By:* _____

File Number Assigned: _____ *Date Application Deemed Complete:* _____

Land Use Partition Decision Criteria

A Land Use Partition is a Limited Land Use Decision, and while no “public hearing” is required, it must be decided at a public meeting by the Planning Commission with allowances for public input. All decisions must be based on the testimony directed toward the applicable criteria that are detailed below. Please address each question to the best of your ability on a separate sheet. Both the City’s Comprehensive Plan and Development Code are available online at www.cityoftangent.org on the left-hand side of the home page, as well as from the staff. The completeness of your response will serve to speed the process.

Decision Criteria. A Subdivision or Partition Tentative Plan shall be approved by the Planning Commission. Approval shall be based upon compliance with the submittal requirements submitted above and the following findings:

1. That the proposed land division, development or use does not conflict with the City’s Comprehensive Plan or Statewide Planning Goals;
2. That the proposed land division complies with the standards of the land use zone and does not conflict with city codes and ordinances that are applicable to the land division;
3. That the proposed land division complies with the standards and requirements of ORS Chapter 92 and the recording requirements of the Linn County Surveyor;
4. That the proposed development or use does not have an adverse impact on pedestrian, bicycle and vehicular safety and complies with the Tangent Transportation System Plan (TTSP) and the Tangent Public Works Design Standards (TPWDS);
5. That water, wastewater disposal and utilities are available and have the capacity to serve the proposed development or use in compliance with the Tangent Public Works Design Standards;
6. That the proposed utilities do not preclude extension beyond the proposed land division to accommodate future growth;
7. That the proposed development or use does not have an adverse impact on drainage ways serving adjacent properties and that required drainage facilities are provided that have the capacity to support the proposed development or use;
8. That emissions and potential nuisance characteristics from the proposed development or use complies with the applicable standards of all regulatory agencies having jurisdiction and will not have an adverse impact on adjacent properties;
9. That the proposed development or use does not conflict with the standards of other regulatory agencies having jurisdiction;
10. That any undeveloped portion of the proposed land division can be developed in accordance with City ordinances; and
11. That the natural site features identified in Section 2.324(7) have been given consideration for preservation and utilization in the development.