



# LAND USE APPLICATION SUBDIVISION

FILE NUMBER \_\_\_\_\_ Date Received: \_\_\_\_\_

**Applicant:** \_\_\_\_\_ Date Deemed Complete: \_\_\_\_\_

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone \_\_\_\_\_ E-mail address \_\_\_\_\_

**Legal Owner:** (if different from applicant)

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

**Engineer or Surveyor:** \_\_\_\_\_

## Existing Property Description:

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Zoning Designation \_\_\_\_\_

Located within an UGB? \_\_\_\_\_ If yes, which city? \_\_\_\_\_

Physical Address \_\_\_\_\_

General Location \_\_\_\_\_

Public Road Access \_\_\_\_\_

Describe the topography of the land \_\_\_\_\_

Is the land subject to flooding? \_\_\_\_\_

Improvement Type and Condition of Access Road(s) \_\_\_\_\_

Drinking Water will be supplied by \_\_\_\_\_

Fire Protection District or method \_\_\_\_\_

Location of electric and telephone utilities \_\_\_\_\_

Sewage disposal method \_\_\_\_\_

(The Department of Environmental Quality must approve Site Suitability and specify requirements for septic systems.)

List any water, irrigation, drainage, water control, water improvement district or water improvement company that provide services to the subject property:

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**Description of Proposed Subdivision:**

Proposed name of the subdivision \_\_\_\_\_

Number of new lots proposed \_\_\_\_\_

Current use or uses of the property \_\_\_\_\_

Intended use or uses of the property \_\_\_\_\_

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Are there any covenants, conditions or restrictions used or to be used? \_\_\_\_\_  
If **yes**, attach a copy of restrictions or proposed restriction to be used.

Will utility facilities be installed to the individual parcels? \_\_\_\_\_

What provisions are or will be made available for fire protection? \_\_\_\_\_

Will there be any identifiable impacts on adjoining or area land uses, public services and facilities , and natural resource carrying capacities? If so, please explain: \_\_\_\_\_

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**Design Standards:** (See Article 8 Design Standards for all applicable criteria)

Will any new access(es) be required? \_\_\_\_\_

Will any new streets or roads be created? \_\_\_\_\_

Proposed name of the new streets or roads \_\_\_\_\_

Will consideration be given to connectivity with existing or planned streets or roads? \_\_\_\_\_

What is the intended street improvement standard of the planned new streets or roads? \_\_\_\_\_

Are access streets to the new lots to be dedicated to the public? \_\_\_\_\_

Will the Tentative Plan show the access points for roads and driveways? \_\_\_\_\_

**Submit with this application a proposed Tentative Subdivision Plan. The Tentative Plan will need to comply with Morrow County Subdivision Ordinance Sections 3.050 through 3.080, be reviewed by a subdivision review committee and approved by the Planning Commission.**

Tentative Plan Approval Requirements ( Section 3.100 Specific Approval Requirements):

- A. No tentative Plan of a subdivision will be approved which bears a name using a word which is the same as, similar to or pronounced the same as a word in the name of any other subdivision in Morrow County, except for the words "town," "city," "place," "court," "addition," or similar words, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name. All plats must continue the Lot and Block numbers of the plat of the same name, last filed.
- B. No Tentative Plan for a proposed subdivision shall be approved unless:
  - 1. The streets and roads are laid out so as to conform to the plats of subdivisions and maps of partitions already approved for adjoining property as to width, improvements, general direction and in all other respects, unless the Planning Commission determines it is in the public interest to modify the street or road pattern.
  - 2. Streets and roads to be held for private use are approved by the Planning Commission and are clearly indicated on the Tentative Plan and all reservations or restrictions relating to such private streets and roads are set forth thereon such as ownership and maintenance responsibilities.
  - 3. The Tentative Plan complies with the Comprehensive Plan and zoning.
- C. Approval or denial shall take into consideration the Subdivision Review Committee's recommendations and the factors listed in 2.060 of the Morrow County Zoning Ordinance.
- D. A review and formal recommendation has been provided for by the affected city if located within the Urban Growth Boundary thereof, or as otherwise set for the by applicable Urban Growth Boundary management agreement.

Section 2.060 Committee Review Factors.

- A. Preliminary plat requirements.
- B. Conformance to Zoning and Comprehensive Plan
- C. Possible adverse effects on the development by natural hazards.
- D. Quantity and quality of existing or proposed water supply
- E. Adequacy of the existing or proposed sewage disposal system to support the projected population.
- F. Adequacy of public services to serve the increase in population to be created by the development; including schools, police and fire protection, health facilities, highway and arterial and collector road networks, parks, etc.
- G. Possible conflicts with adjoining property.
- H. Protective covenants, deeds or restrictions.
- I. Conformance with policies and provisions of local and State regulations.
- J. Marketable title or other interest contracted.
- K. Agreement or by-laws to provide for management, construction, maintenance or services proposed.
- L. Effects of the subdivision for continuity of public services and access to adjoining lands.

**Within 12 months of approval of the Tentative Plan, the Applicant will prepare and submit a Final Plat for submission to the County Court for approval. The Final Plat will need to comply with the requirements of the Morrow County Subdivision Ordinance Article 4 Final Plat.**

**Signatures:**

I(we), the undersigned, acknowledge that I/we am familiar with the standards and limitations set forth by the Morrow County Zoning and Subdivision Ordinance and that

additional information and materials may be required, as provided by the Zoning and Subdivision Ordinance and Comprehensive Plan. I/we propose to meet all standards set forth by the County's Zoning and Subdivision Ordinance and any applicable State and Federal regulations. I(we) certify that the statements and information provided with this application are true and correct to the best of my knowledge.

Signed: \_\_\_\_\_  
\_ (Applicant) (Applicant)  
\_\_\_\_\_  
(Legal Owner) (Legal Owner)

If this application is not signed by the property owner a letter authorizing signature by the applicant must be attached.

Date: \_\_\_\_\_ Fee: \_\_\_\_\_

**Special Land Partition Application Instructions to Owners of Land Receiving Water From an Irrigation District:** If you own land located within an Irrigation District, please contact the district prior to submitting your subdivision application. The district may have special requirements which may affect your subdivision. Oregon Revised Statute 92.090(6) requires Irrigation District review of all land partitions and subdivisions located within an Irrigation District. Compliance with district requirements will be made a condition of approval of your application. Verification of review may be indicated in writing or with an authorized signature on your preliminary plat.

**Morrow County Planning Department  
P.O. Box 40, Irrigon Oregon 97844  
(541) 922-4624 FAX: (541) 922-3472**