

## **CHAPTER 17.32: PARTITIONING**

### **17.32.010 General provisions.**

Partitioning shall be consistent with all of the following requirements:

- A. Partitioning shall satisfy the dimension, density, yard and property area requirements of the underlying zoning district.
- B. Access ways must meet the requirements in section 17.20.230.
- C. No partition shall be approved which leaves any parcel without direct access to a public street.
- D. Property shall not be partitioned more than once in any twelve (12) month period.
- E. Partitions shall be surveyed and monumented in accordance with Oregon law, and a survey conforming to Oregon law shall be filed with the City Recorder and the County Surveyor.
- F. The partition must be consistent with ORS Chapter 92.

### **17.32.020 Submittal of map and information.**

- A. Applications of partitions shall be submitted to the City on forms provided for that purpose, and accompanied by a fee to be set by resolution of the City Council.
- B. Each application shall be accompanied by six (6) copies of a tentative plan drawn to a scale of not less than one inch equals twenty feet (1": 20'), nor more than one inch equals two hundred feet (1": 200'), and containing the following information:
  - 1. The date, north point, scale and sufficient description to define the location and boundaries of the parcel to be partitioned and its location in the planning control area;
  - 2. Name and address of the record owner and of the person who prepared the map;
  - 3. Approximate acreage of the parcel under a single ownership or, if more than one (1) owner is involved, the total contiguous acreage of all owners of land directly involved in the partitioning;
  - 4. For land adjacent to and within the parcel to be partitioned, the location, width and names of all streets; location and size of sewers, water lines, drainage ways and power poles;
  - 5. Outline and location of existing buildings to remain in place;

6. Lot layout showing size and relationship to existing or proposed streets and utility easements;
7. Such additional information as required by the Director or his designate approved by the City Council.

**17.32.030 Approval Process.**

- A. The approval of a partition shall follow Type I land use procedures in the procedures ordinance codified in Chapter 16.04.
- B. A partition in conjunction with another proposed land use action shall be processed as a consolidated application using the most restrictive land use procedure that applies as specified in Chapter 16.04.
- C. If the partition application and its supporting materials conform with the provisions of this chapter, and all conditions of approval have been satisfied, the Director and the City Planner shall signify approval by their signatures on the survey map and the issuance of an approval letter.
- D. The partition plat shall be recorded and filed with the County Surveyor's office, along with legal descriptions of the properties affected by the partition.
- E. No building permits or developments permits shall be issued for a tract that is dependent on a partition until the plat has been recorded and filed with the County Surveyor.