LAND DIVISION APPLICATION

Purpose:
Land division in the State of Oregon has two specific designations-Partition and Subdivision. A Partition is where a parent parcel of land is divided into a total of three or less parcels whereas the Subdivision results in four or more lots. The Land Division Application is designed to allow an applicant to provide adequate details that could result in a favorable decision by Lake County. If the County approves the land division, the decision is tentative at first because there may be certain site improvements or surveying that may need to be completed before the matter can be finalized. It may be in your best interest to speak with a private land use planner, surveyor or title company for guidance in preparing the application materials.

Applicable Regulation
Lake County Zoning Ordinance Article(s) 2 Exclusive Farm Use Zone.,3 Agriculture Use Zone.,4 Rural Center Zone.,5 Forest Use Zone.,6 Rural Residential Zone.,7 Farm Residential Zone.,8 Suburban Residential Zone.,9 Commercial

Applicant(s) Information
Name:________________________________________________ ______________________________
Address_____________________________________City_________ ____________State____________
Telephone:(H)_____________(C)________________E-Mail:____________________________________

Property Owner(s) Information
Name:________________________________________________ ______________________________
Address_____________________________________City_________ ____________State____________
Telephone:(H)_____________(C)________________E-Mail:____________________________________

Agent Information (Indicate details of licensed engineer or surveyor on separate sheet)
Name:_____________________________________NOTE: ATTACH COPY OF AGENT AUTHORIZATION
Address_____________________________________City_________ ____________State____________
Telephone:(H)_____________(C)________________E-Mail:____________________________________

Property Identification
Address (If Assigned)_______________________City or Rural Area__________________________
Assessment Information Township ____Range _____Section______TaxLot(s)________________
Assessment Account Number_________________

Proposed Use
On the subject property, I/We propose to divide our property into _____lots. (indicate number)

Required Enclosures
○ Assessment Map http://www.ormap.org
○ Administrative Fee $250.00 + $15 per lot for each lot over ten.
○ Agent Authorization Form
○ Tentative Division Map
○ Applicant Findings (see page 2 and 3)
○ Applicant Certification (see page 4)

Signatures and Authorization
I/We as the applicant(s), owner(s) or authorized agent for this application have provided the aforementioned information, certifications and forms to the best of our knowledge and will attend the Planning Commission meeting.
Applicant or Agent signature:_________________________ Date:__________________
APPLICANT FINDINGS OF FACT

Property Identification
Address (If Assigned) __________________ City or Rural Area __________________
Assessment Information Township _____ Range _____ Section _____ TaxLot(s) __________
Assessment Account Number __________________

Proposed Use
On the subject property, I/We are requesting to divide a _______ acre parcel(s) into ________ lots.

Findings of Fact
Relating to the subject property described on this application, I/We state the following facts to be true.
Note to preparer: Circle responses as appropriate.
The subject property is zoned: (Circle as appropriate)
A-1, Exclusive Farm Use
A-2, Agricultural Use
A-3, Rural Center
F-1, Forest Use
F-2, Farm Residential Use
C-1, Commercial Use
M-1, Light Industrial
M-2, Heavy Industrial
The subject property has a Comprehensive Plan Designation as: (Circle as appropriate)
A, Agriculture
R, Range
F, Forest
RR, Rural Residential
C, Commercial
FR, Farm Residential
RC, Rural/Recreation Center
I, Industrial
P, Public
The subject property has a Overlay Zone Designation as: (Circle as appropriate)
A-A, Airport Approach Zone
H-G, High Groundwater Zone
R-A, Mobile Home Exclusion Zone
Not Applicable

The existing conditions for surrounding properties are shown in the following table:

Direction   House Barn/Shed Farm Use? Forest Use? Commercial Use? Zone/Acreage
North       Yes No Yes No Yes No Yes No /
South       Yes No Yes No Yes No Yes No /
East        Yes No Yes No Yes No Yes No /
West        Yes No Yes No Yes No Yes No /

The property is current used for: ____________________________________________________.
The average proposed lot size and dimensions are: ____________________________.
The lots are being created to accommodate (circle) Single Home Duplex Commercial Industrial
Water is to be supplied by ________________________ Sewer is to be supplied by __________
Electrical service is to be provided by ________________________ and is (circle) above below ground.
Telephone service is to be provided by ________________________.
APPLICANT FINDINGS OF FACT

The nearest public road is named___________________________ and is (circle) paved unpaved.

The property (circle) is / is not subject to special tax assessment for farm use under ORS Chapter 308.

The property (circle) is / is not subject to special tax assessment for forest use under ORS Chapter 321.

The property (circle) does / does not have water rights. If yes, describe:
___________________________________________________ ___________________________
___________________________________________________ ___________________________
___________________________________________________ ___________________________
___________________________________________________ ___________________________
___________________________________________________ ___________________________
___________________________________________________ ___________________________
___________________________________________________ ___________________________
___________________________________________________ ___________________________

Fire protection is provided by:
___________________________________________________ ___________________________

School bus service (circle is / is not available.

Describe the characteristics of the property in detail, i.e. grade, rock outcroppings, soil, vegetation, water courses.
___________________________________________________ ___________________________
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CERTIFICATION

Property Identification
Address (If Assigned)________________________City or Rural Area_____________________________________
Assessment Information Township _______Range _______ Section _______ TaxLot(s)_________________________
Assessment Account Number________________________

Acknowledgement

I/We agree that all approvals or permits from other local, state and/or federal agencies will be obtained
and that any conditions of approval assigned by Lake County will be adhered to.

I/We understand that Lake County will review the submitted application materials and if deemed
complete, Lake County staff will schedule the matter before the Planning Commission for review at its
earliest convenience. A notice of the meeting will be mailed to surrounding property owners allowing
public comment. The County under the provisions of Oregon Law, is required to render a decision on the
matter within 120 days and I/We or our Agent will attend the scheduled meeting to answer any
questions of the Planning Commission or Board of Commissioners.

I/We acknowledge that I/We are familiar with the standards and limitations specified by the amended Lake
County Zoning Ordinance of 1980 as amended. I/We propose to meet the applicable standards as estab-
lished by the Comprehensive Plan and Zoning Ordinance, as shown on the plans, specifications and other
supplementary materials submitted with this application.

I/We understand the possibility that this development may result in increased property taxes under
Oregon Law and/or other tax regulations.

I/We hereby certify that I/We have read and examined this application and know the same to be true and
correct to the best of my/our knowledge. All provisions of laws and ordinances governing this type of
work will be complied with whether specified herein or not.

Signatures

_________________________________________ Date
Applicant Signature

_________________________________________ Date
Applicant Signature

_________________________________________ Date
Property Owner Signature

_________________________________________ Date
Property Owner Signature
AUTHORIZATION TO ACT AS AGENT

Purpose:
When Lake County is asked to process application(s) for land use or construction, the property owner needs to give permission to perform the activity on their land. This permission is alternatively referred to as “consent” or knowledge that the activity is being requested or being performed on their property. The property owner is the party who holds the recorded deed for the subject property.

I/We the undersigned, hereby certify that I/We are the deed holder of record of the subject property which is located at ________________________________ Street/Lane/Road, ___________________, Oregon; also known in the records of the Lake County Assessor as Account No.___________, Map__________________, Taxlot__________________.

I/We the undersigned, hereby certify that I/We hereby authorize ___________________________ (Name) to act and appear as my agent in regard to the following proceeding:

- Address Assignment (Note: An address application cannot be accepted without a previous land use approval.)
- Building/Plumbing/Electrical/Septic Permit and Inspections
- Conditional Use Permit
- Land Division
- Variance
- Lot Line Adjustment
- Site Plan Review
- Zone Permit

Dated this __________ day of ______________, 200__.

Signature______________________________________

This consent valid for 6 months 12 months Indefinitely (Circle the appropriate response)

STAFF USE ONLY

File No._________________ Staff Name_____________________

Ownership verified by  Deed Assessment records (Circle the appropriate response)