

PARTITION APPLICATION

CITY OF HUBBARD

3720 2nd Street (P.O. Box 380)
Hubbard, OR 97032
Phone: (503) 981-9633; Fax: (503) 981-8743
<http://www.cityofhubbard.org>

To Be Filled Out by Staff:

FILE: _____
DATE: _____
FEE: _____
RECEIPT NO: _____

APPLICANT: _____

PHONE: _____ EMAIL ADDRESS: _____

ADDRESS: _____

OWNER(S): _____
(If different from above)

PHONE: _____ EMAIL ADDRESS: _____

ADDRESS: _____

ENGINEER/SURVEYOR: _____

PHONE: _____ EMAIL ADDRESS: _____

ADDRESS: _____

OTHER DESIGN PROFESSIONAL: _____

PHONE: _____ EMAIL ADDRESS: _____

ADDRESS: _____

GENERAL INFORMATION:

ADDRESS: _____

TAX LOT NO: _____ ZONE: _____

CURRENT USE/STRUCTURES: _____ TOPOGRAPHY: _____

SURROUNDING USES: NORTH: _____ SOUTH: _____

EAST: _____ WEST: _____

SQUARE FOOTAGE OF SITE: _____ NO. OF PARCELS CREATED: _____

PARCEL NO. 1: _____ sq.ft. PARCEL NO. 2: _____ sq.ft. PARCEL NO. 3: _____ sq.ft.

NUMBER OF DWELLING UNITS: _____ UNITS PER ACRE: _____

SUBMITTAL REQUIREMENTS

Please submit one (1) paper copy and one (1) electronic copy (PDF format preferred) of the following application materials:

- 1. A current title report.
- 2. A copy of the most recent deed for the property.
- 3. A legible preliminary partition plan drawn to scale on 8 ½ x 11 or 11 x 17 inch paper or eight (8) full size copies (typically 18 x 24 inches or larger) that shows the following information:
 - Name and address of the owner of the property to be divided;
 - Legal description of the property, by Township, Range, Section and Tax Lot;
 - Dimensions and size in square feet or acres of all proposed parcels;
 - Individual parcel designation, e.g., Parcel I, Parcel II;
 - Adjacent property under the same ownership;
 - North arrow and scale;
 - All adjacent roads, public or private, bikeways, and pedestrian facilities, including name and road width;
 - Location and size of all existing and proposed utilities;
 - Comprehensive plan and zoning designations for the subject property;
 - All existing structures on the property and their setbacks;
 - Slopes on the property exceeding ten (10) percent;
 - Natural drainage ways, streams, wetlands or other significant natural features of the property, such as significant vegetative areas or specimen trees;
 - Other pending applications, including building permits, on the subject property; and
 - All easements (existing or proposed).

Conformance with the Hubbard Development Code is required for final plat approval. Check with the staff regarding additional requirements for your project. You are encouraged to arrange a pre-application conference with staff prior to submittal.

I HEREBY CERTIFY THAT ALL STATEMENTS CONTAINED HEREIN, ALONG WITH THE EVIDENCE SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT; AND THAT THE REQUEST DOES NOT VIOLATE ANY DEED RESTRICTIONS THAT MAY BE ATTACHED OR IMPOSED UPON THE SUBJECT PROPERTY. (NOTE: ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT LETTERS OF CONSENT. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE APPROVAL PROCESS.)

Date	Applicant
Date	Owner(s)
Date	Owner(s)

PARTITION INFORMATION SHEET

Partitions are created when a tract of land is divided into two or three parcels within a calendar year, and when the tract of land existed as a unit or contiguous units of land under a single ownership at the beginning of the year.

PARTITION REGULATION

Partitions are regulated by State Law and by the City of Hubbard's Development Code. The City regulations mandate that the applicant provide improvements necessary to serve all the proposed parcels. These improvements will generally include streets, storm water facilities and provisions for sewer and water service. Additional improvements may be required. An applicant must document that adequate facilities exist or can be provided as part of the proposal.

APPLICATION PROCESSING

Once an application is submitted, along with all pertinent filing information (e.g. preliminary plan map, site map, title report, supplementary materials, etc.), City staff will review it for completeness. If additional material is necessary, you will be contacted. Once the application is determined to be complete, staff will prepare a report for Planning Commission review. The staff report is available seven days prior to the Planning Commission meeting. You will have the opportunity to testify on behalf of your application at the Planning Commission meeting. The Planning Commission decision can be appealed to the City Council.

EFFECTIVE DATE OF APPROVAL

The Planning Commission decision shall be effective 12 days after the date of the notice of the decision by the Planning Commission unless the decision is appealed to the City Council.

WHAT TO DO AFTER PRELIMINARY PLAN APPROVAL

An approved or conditionally approved preliminary plan is valid for one year following the issuance of a preliminary approval letter. Within this year, the applicant must submit a Final Plat, which conforms to all the applicable provisions of State Law (ORS 92) and approval conditions of the tentative plan. The City will sign and release the map when all the necessary City requirements have been fulfilled. The applicant must then file the approved final plat with the Marion County Recorder and return a copy of the recorded documents to the City following recordation.

PARCEL SALES

No parcels in a partition may be sold until the final map has been filed and acknowledged by the Marion County Recorder.

ADDITIONAL INFORMATION

For additional information on partitions, call Hubbard City Hall at (503) 981-9633.

EXHIBIT A

LAND USE FEE SCHEDULE ACKNOWLEDGMENT

as of 2/11/2020 (attachment to Resolution No. 686-2020)

Resolution No. 685-2020 requires land use applications to reimburse the City for the actual costs associated with their applications. The City requires a deposit for land use application as required in section 3.206.03 in the Hubbard Development Code. Staff collects the deposit at the time of application.

Costs and time are paid out of the deposit. If it appears the costs exceed the initial deposit, the Director of Administration/City Recorder may require an additional deposit for costs that may be incurred to complete the project. At the end of the project a final bill will be prepared, and the City will either request additional funds or issue a refund check.

The following are examples of the most common types of charges and amounts per hour that will be incurred for land use projects in the City. These rates are provided for example purposes only, and you will be charged the actual costs incurred by the City as required by Resolution 685-2020. These example rates will therefore be reviewed annually and updated as necessary. You may request a copy of the most recent example rates at any time by contacting the Director of Administration/City Recorder.

City Planner \$85.00
(The City Planner prepares staff reports, final actions, and makes presentations at Planning Commission and Council meetings.)

City Engineer \$165.00
(The City Engineer may be requested to investigate or review plans submitted by the applicant, and may make presentations at required meetings)

Director of Admin/Recorder \$90.00
Admin Assistant \$45.00
(The Planning Secretary prepares applicants files, prepares comments for other departments, prepares public hearing notices, posts and mails notices, answers applicants questions and attends all meetings)

Public Works Director/Superintendent \$84.00
Public Works Admin Manager \$68.00
Utility Worker II \$58.00
Utility Worker I \$37.00
Admin Assistant \$20.00
(The Public Works personnel reviews applications and comments regarding water, sewer, streets, backflow devices, and storm drain issues)

Police Chief \$83.00
(The Police Chief reviews plans and looks into safety concerns such as lighting and addressing issues)

City Attorney \$235.00
(Review of documents, negotiation of conflicts, litigation and enforcement issues)

Office Copies (Black & White 8 1/2 X 11) .25 per page
Color .35 per page
(Black & White 11X 17) .50 per page
Color .70 per page

Long Distance Phone Calls \$3.00 per call
Fax \$2.00 per fax + .50 per page

I have read this information and understand that the land use fee is a deposit and the application may cost more or less.

Applicants Signature Date