



Type II Fee \$ _____

Type III Fee \$ _____

CITY OF PENDLETON

Planning Department (541) 966-0204 Fax (541) 966-0251
500 SW Dorion Avenue, Pendleton, OR 97801

Land Division/Replat Application

NOTICE TO APPLICANT: On original application form, please print legibly using blue or black ink, or type. Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. **Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees.**

Failure to provide complete and/or accurate information may result in delay or denial of your request.

APPLICANT Hal Palmer

Mailing address P.O. Box G, Longview WA 98632

Phone (360) 431-2733 **Fax** _____ **Email** hal.equitynw@gmail.com

Applicant's interest in property Owner

Signature *Hal Palmer* **Date** 4/23/22

PROPERTY OWNER Hasl Palmer

Mailing address Same as above

Phone 360-431-2733 **Fax** _____ **Email** HAL.EQUITYNW@GMAIL.COM

Signature *Hal Palmer* **Date** 6/23/22

If same as applicant, mark SAME. If there is more than one property owner, please attach additional sheets as necessary.

SITE LOCATION AND DESCRIPTION **Zoning** R1

Tax Map #(S) 2N,32E,16 **Tax Lot #(s)** 2007-20 Parcel 1

Tax Map #(S) _____ **Tax Lot #(s)** _____

Frontage street or address SW Hailey Ave. Pendleton **Nearest cross street** SW 30th St.

Site size (acres or square feet) 28 Acres **Dimensions** _____

SPECIFIC REQUEST **Replat** **Subdivision** _____ lots **2 parcel partition** **3 parcel partition**

For partitions only:

Parcel 1 area 28 Acres square feet

Setbacks: Front 15 **Side** 5 **Side** 5 **Rear** 5 **N/A, No Structures**

Parcel 2 area _____ square feet

Setbacks: Front _____ **Side** _____ **Side** _____ **Rear** _____ **N/A, No Structures**

Parcel 3 area _____ square feet

Setbacks: Front _____ **Side** _____ **Side** _____ **Rear** _____ **N/A, No Structures**

OFFICE USE ONLY.

This institution is an equal opportunity provider and employer.

| | | |
|---|----------------------------|-----------------------------|
| 120 day time limit | Accepted as complete _____ | Final decision by _____ |
| DLCD 45-day notice required | Y/N Date mailed _____ | Date of first hearing _____ |
| Planning Commission hearing date | _____ | Notice mailed _____ |
| Notice to media | Publication date _____ | Emailed _____ |
| Notice of Decision | Date mailed _____ | Appeal deadline _____ |
| Associated applications | _____ | |

Expedited Land Division Application Form (ORS 197.360-380)

What is an Expedited Land Division?

The expedited land division process provides an alternative to the standard procedures for certain land division requests. An applicant may choose to use the expedited land division process if their land division request meets all of the applicable requirements specified in Oregon Revised Statute (ORS) 197.360 (see reverse side). The steps in this procedure differ from the regular subdivision procedure, but still include a public review and opportunity for appeal. The steps are described in ORS [197.365-375](#).

Is it faster than the regular subdivision process?

The expedited land division process is intended to streamline the regular land use process that land divisions normally follow under state law, which allows up to 120 days for final city approval. The City of Pendleton Typically processes land division applications (subdivision, partition, or replat) that meet city standards and are complete when submitted, in far less than the "120 day rule." Therefore, in Pendleton, there may be no difference in processing time between a regular land division and expedited land division.

What are the requirements to qualify for the Expedited Land Division process?

ORS 197.360 lists the requirements to qualify for an expedited land division review. These requirements are summarized below. The full text of ORS 197.360 is included on the reverse side of this form.

The proposed land division (i.e. subdivision, partition, or replat):

1. Must be on residentially zoned land and must be solely for the purposes of residential use;
2. Must not create building lots that provide for dwellings or accessory buildings within areas that contain natural resource protections, such as, open spaces, scenic and historic areas and natural resources;
3. Must satisfy all City street standards and connectivity requirements; and
4. Must either:
 - a. *Create enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or*
 - b. *Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built. (2013 Umatilla County median household income was \$48,389)*

Is the filing fee more for an Expedited Land Division?

Yes. The application filing fee for an expedited land division is higher than the filing fee for a standard subdivision application, to cover the costs of processing the application following a different, specialized set of expedited procedures. See the City Fee Schedule for fee amounts.

Why am I receiving this application form for Expedited Land Division now?

The expedited land division process has existed since 1995; however, the 2015 Oregon Legislature, in response to a Bill supported by the Oregon Homebuilders Association, required that all land division applicants be notified of the expedited land division option and how to apply.

Are you applying for an Expedited Land Division?

Yes No (If yes, then attach a written description of how the proposal satisfies ORS 197.360)

APPLICANT Hal Palmer

Mailing address P O Box G Longview, Wa 98632

Phone 360-431-2733

Fax 360-636-5233

Email hal.equitynw@gmail.com

Signature 

Date 6/23/2022