

ARTICLE 32.00
REVIEW OF PRIOR APPROVED SUBDIVISIONS

32.01 PURPOSE

It is necessary for the protection of the public health, safety and welfare to provide for the review of undeveloped subdivisions for the purpose of modifying such subdivisions, if necessary, to comply with the current land use plan, zoning ordinances and regulations and modern subdivision control standards. It is not the intention of this Article to circumvent the exception process as required by OAR 660-04-000 Division 4 or define built and committed lands.

32.02 PROCEDURE FOR REVIEW

Any person proposing to divide, partition, subdivide, develop, or build in an area subdivided prior to the adoption of the "Union County Zoning, Partition and Subdivision Ordinance - November 2, 1983" shall apply to the Planning Department for prior approval. (ORS 92.225)

1. The Planning Director shall determine the subdivision is developed if any of the following conditions are found to exist:
 - A. Roadways providing access into and travel within the subdivision have been or are being constructed to meet the specifications prescribed therefore by the agency or body that approved the plat of the subdivision;
 - B. Facilities for the supply of domestic or industrial water to lots created by the subdivision have been or are being constructed;
 - C. Sanitary sewerage disposal facilities have been or are being constructed for lots created by the subdivision, or septic tanks have been or are being installed on the land or permits have been issued for their installation of the land;
 - D. Buildings have been or are being constructed upon the land or permits have been issued for the construction of buildings upon the land; and
 - E. One or more lots described in the plat of the subdivision have been sold or otherwise transferred prior to the date of the initiation of such review.
2. If the Planning Director determines the subdivision is undeveloped under subsection 1 of this section, the Director shall also determine if the undeveloped subdivision complies or does not comply with the current land use plan, zoning regulations, and ordinances, and subdivision ordinances and regulations.
3. If the undeveloped subdivision does not comply with the current plan or ordinances, the applicant shall apply to the Planning Director on the prescribed forms with the appropriate fee (Article 33.00) for the proposed action requesting prior approval.