

## **CHAPTER 4 – SUBDIVISION, PARTITIONS AND LOT LINE ADJUSTMENT**

### **ARTICLE 4.1 – BASIC PROVISIONS**

#### **SECTION 4.1.001 - PURPOSE**

The purpose of this Chapter is to establish standards and procedures for subdividing, partitioning land and adjusting lot lines in the City of La Grande Urban Growth Boundary. These regulations are necessary in order to provide uniform procedures and standards for the subdivision and partitioning of land and for the adjustment of lot lines, to provide for the proper width and arrangement of streets, pedestrian and bicycle connections, to coordinate proposed development with an overall plan, to provide for utilities and other public facilities, to avoid undue congestion of population, to assure adequate sanitation and water supply, to provide for the protection, conservation, and proper use of land, and in general to protect the public health, safety and welfare.

#### **SECTION 4.1.002 - SCOPE OF REGULATIONS**

- A. No person shall partition, subdivide land or adjust lot lines within the City limits and Urban Growth Boundary except as provided in this Chapter. All Partition, Subdivision and Lot Line Adjustment plats, and all streets and ways utilized for the purpose of creating lots or parcels are required to be approved in accordance with these regulations.
  - 1. A person desiring to partition or subdivide land within the incorporated area of the City or Urban Growth Area shall submit a preliminary plat and final documents for approval as provided in this Chapter and ORS.
  - 2. A person desiring to adjust a property line within the incorporated area of the City or within the Urban Growth Area shall submit a Lot Line Adjustment for approval as provided in this Chapter and ORS.
- B. Recording a lot or parcel. No parcel created by Major or Minor Partitioning or Lot Line Adjustment shall be submitted for recording to the County Clerk nor have any validity unless it has been approved as required by this Chapter.
- C. Sale of lots or parcels. No person shall sell any lot in any subdivision or convey any interest in a parcel in any partition until the plat of the subdivision or partition has been acknowledged and recorded with the Union County Clerk. In negotiating to sell a lot in a subdivision or convey any interest in a parcel in any partition a person may use the approved preliminary plat for such subdivision or partition.
- D. Permits. No Building Permit, or permission for the connection to the City water or sewerage systems shall be given for any structure on a parcel or lot in a partition or subdivision for which a plan or plat has not been approved and recorded in a manner prescribed herein.
- E. The City may withhold all public improvements, including maintenance of streets and roads, from a partition or subdivision which has not been approved and recorded in the manner prescribed herein.