

# CITY OF HERMISTON

## **CRITERIA FOR A MAJOR/MINOR PARTITION**

The preliminary plat for a major or minor partition may be approved only if the reviewing authority shall find that it satisfies the following criteria:

- A. The proposed preliminary plat is in the conformance with the Hermiston Comprehensive Plan.
- B. The proposed preliminary plat is in conformance with all applicable provisions of this code, other city codes and ordinances, and Oregon law.
- C. For a minor partition, no creation of a street or road is required.
- D. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads.
- E. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition.
- F. The parcels are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.
- G. The proposed property is physically suitable for the type and proposed density of development and conforms to existing zone standards.
- H. The existing sewer and water facilities are adequate to serve the proposed development.
- I. The resulting lots will conform to the minimum size standards required in that zone.
- J. Separate water and sewer service will be provided to each parcel as it develops.