

**APPLICATION FOR ROLLING MEADOWS PLANNED UNIT DEVELOPMENT
MINOR LAND PARTITION / PHASE 1
JUNCTION CITY
LANE COUNTY, OREGON**

PROPERTY OWNER: Pacific National Development, Inc.
PO Box 3550
Salem, Oregon 97302

APPLICANT: Pacific National Development, Inc.
PO Box 3550
Salem, Oregon 97302

LOCATION: Junction City Assessor's Map & Tax Lot #'s
1504310002400 and 1504310002500

ZONING DESIGNATION:
Low Density Residential
Medium Density Residential
High Density Residential

PROPERTY SIZE: 85.36/ACRES APPROVED MASTER PLAN PUD

AGENT
RHINE-CROSS GROUP, LLC
112 N 5TH STREET - SUITE 200 PO BOX 909
KLAMATH FALLS, OREGON 97601
(541) 851-9405





MP-23-14, 2379 & 2381 W 9th Ave
CITY OF JUNCTION CITY
PLANNING & BUILDING DEPARTMENT

LAND DIVISION APPLICATION PACKET

TYPE II LAND USE

- Submit your completed application packet with documentation to Planning at 1171 Elm Street
- Payment of the base fee is due at the time an application is submitted.
- If you have questions, contact the Planning Technician, Tere Andrews at 541-998-3125 or jcplanning@ci.junction-city.or.us

Staff Contact: Planning Technician, Tere Andrews

Planning ■ 1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-3125 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov



CITY OF JUNCTION CITY
TYPE II LAND USE APPLICATION

1171 Street/PO Box 250 Junction City OR 97448
 Ph 541-998-3125 ■ www.junctioncityoregon.gov

The base fee is due at the time an application is submitted. See Table below. Additional fees may apply.

Type II applications may be reviewed by the Planning Commission. A public hearing can be requested but is not required. The Planning Commission meets the third Wednesday of each month at 6:30 p.m. The decision can be appealed (Junction City Municipal Code 17.150.120). A Type II review process takes approximately 45 days once the application is deemed complete.

Note: Concurrent review of other permit applications *is done at the applicant's own risk.*

TABLE 1		
WHAT IS YOUR REQUEST?	MUNICIPAL CODE REQUIREMENTS/CRITERIA	BASE FEE
Code Interpretation	1. Land Use Application 2. JCMC 17.150.070(A)(1) 3. JCMC 17.150.150	\$225
Extraterritorial Connection (water, storm water, or sewer)	1. Land Use Application 2. JCMC 17.150.070(A)(1) 3. JCMC 17.165	\$350
Modification of an Approval	1. Land Use Application 2. JCMC 17.150.070(A)(1)	T&M
Partition, Major or Minor (Reviewed by Planning Commission)	1. Land Use Application 2. JCMC 16.05.30 3. JCMC 17.150.070(A)(1)	Prelim. \$1,335
Preliminary Subdivision (Reviewed by Planning Commission)	1. Land Use Application 2. Supplemental Checklist 3. JCMC 16.05 4. JCMC 17.150.070(A)(1)	Prelim. \$1,100 +\$45/lot over 4
		Final \$1,760
Other municipal codes may apply to your request/proposal. The review process may reveal further requirements. Additional information may be requested. Contact the Planning Technician for further information about criteria/requirements – 541-998-3125		

Table 2

Land Use Review Classifications – Refer to JCMC 17.150.070

	Type I	Type II	Type III Public Hearing	Type IV Public Hearings
Administrative Decision (City Administrator or Designee) Exception: Final Subdivision Plats are reviewed by the Planning Commission (Decision can be appealed to Planning Commission)	X			
Planning Commission Decision (no public hearing however one can be requested) (Decision can be appealed to City Council)		X		
Planning Commission Public Hearing and Decision (Decision can be appealed to City Council)			X	
Planning Commission Public Hearing and recommendation to City Council; City Council Public Hearing and Decision (Appealed to Oregon Land Use Board of Appeals)				X

Table 3

Land Use Application Review Steps

	Type I	Type II	Type III Public Hearing	Type IV Public Hearings
1. Land Use application submitted	X	X	X	X
2. Completeness Review to determine if all necessary information is included with application (14-30 days)	X	X	X	X
3. Application is incomplete, necessary information is requested from applicant/representative (application on hold)	X	X	X	X
4. Application is deemed complete and applicant/representative notified	X	X	X	X
5. Tentative date set for application to go before the Planning Commission	X Final Plat	X	X	X
6. Tentative date set for application to go before the City Council				X
7. Department of Land Conservation & Development (DLCD) 35-day notice			X Amendment only	X Amendment only
8. Referrals sent to City Departments and outside agencies for their review (14-21 day response period, 30 days if Wetlands involved)	X	X	X	X
9. Opportunity to Comment mailed to property owners w/in 300-feet of subject site (may run concurrent w/ Referrals) (20-40 days before meeting)		X		
10. Notice of Planning Commission Public Hearing mailed to property owners within 300-ft of subject site (may run concurrent with referrals) (20-40 days prior to public hearing)			X	
11. Planning Commission review and decision	X Final Plat	X	X	
12. Planning Commission Recommendation to City Council			X Map Amendment	X
13. Notice City Council Public Hearing mailed to property owners within 300-ft of subject site (may run concurrent with referrals) (20-40 days prior to public hearing)				X
14. City Council review and decision			X Map Amendment	X
15. Letter of Decision, with supporting documentation, sent to applicant/representative (w/in 5 business days of decision)	X	X	X	X
16. Appeal Period begins day notice is sent to applicant/representative	X	X	X	X
17. Decision becomes final (unless appealed)	X	X	X	X

* Junction City Municipal Code 17.150.130 states multiple land use applications may be applied for at one time. An applicant may request reviews be conducted parallel to one another, or concurrently. If reviewed concurrently, they will be reviewed under the highest Land Use classification (i.e. a Type I review application concurrent with a Type IV, both are reviewed as a Type IV)



MP-23-14, 2379 & 2381 W 9th Ave

CITY OF JUNCTION CITY LAND USE APPLICATION

1171 Elm Street/PO Box 250 Junction City OR 97448
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Date Submitted:	Received By:	Fee Paid: \$	Supplemental Application:
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Section 1
LAND USE ACTION (SEE TABLE 1):
Minor 2-Parcel Land Partition

Section 2	
Site Address:	Location Description:
95262 Oaklea Drive	South side 9th Street and east side Darlington Dr
Property Size: +/-6,840 square feet	Assessor's Map & Tax Lot #: 150431320 2500
Present Use: Vacant lot	Proposed Use: Single-family attached dwellings
Brief Summary of Action Requested: Land Partition into two parcels for the permitted use allowing single-family attached dwellings.	
Are there other permit applications associated with this application? If yes, list: Prior approved SUB-20-26; PUD-20-27; AMD-22-37	

Section 3
I have the following legal interest in the property (Circle one):
<input checked="" type="checkbox"/> Owner of Record <input type="checkbox"/> Lessee <input type="checkbox"/> Contract Purchase <input type="checkbox"/> Holder of an exclusive Option to Purchase <i>Written authorization from the owner to act as his/her agent must be provided if not the owner of record</i>

Section 4	
Applicant:	
Pacific National Development, Inc.	
Address:	
PO Box 3550, Salem, Oregon 97302	
Phone:	E-Mail:
503-990-7003	pndi@comcast.net
Property Owner:	
Pacific National Development, Inc.	
Address:	
PO Box 3550, Salem, Oregon 97302	
Phone:	E-Mail:
503-990-7003	pndi@comcast.net
Contact:	
(if different than Applicant) AGENT: Rhine-Cross Group, LLC	
Address:	
112 N 5th Street - Suite 200, PO Box 909, Klamath Falls, OR 97601	
Phone:	E-Mail:
541-851-9405	lani@rc-grp.com

City of Junction City
 LAND USE APPLICATION

Section 5	
Required Information	
	Written statement describing proposal in detail
	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
	Three (3) paper copies of application packet including any plan sets
	Digital copy of application packet including any plan sets
	Non-refundable Application Fee

Section 6		
Supplemental Application:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Attachment(S):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Section 7
<p>Your signature below acknowledges the following:</p> <ol style="list-style-type: none"> Payment of the base fee may not cover the City's costs associated with processing the Application. <i>Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</i> <i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i> <i>Signer agrees to pay all direct costs associated with processing this land use application.</i> <p>Applicant Signature: <i>Serge Dardis</i></p> <p>Date: <i>3/17/2023</i></p>



CITY OF JUNCTION CITY LAND USE APPLICATION LAND DIVISION CHECKLIST

1171 Elm Street/PO Box 250 Junction City OR 97448
Ph 541-998-3125 ■ www.junctioncityoregon.gov

Criteria: See Junction City Municipal Code Title 16	Major	minor
Complete applications packets must be legible and include:		
Complete application packet folded to 8½"x11" (add'l may be requested)	4 sets	4 sets
Digital set of complete application packet	X	X
Deed & Preliminary Title Report with encumbrances (produced in last 30 days)	X	X
Written Statement addressing applicable criteria (JCMC 16.05)	X	X
Prepared by Oregon licensed Landscape Architect or Engineer per ORS 92 with affidavit	X	X
Grading Plan prepared by Oregon Licensed Civil Engineer	X	X
Drawings shall include:		
• Names and addresses of subdivider or partitioner, property owner, and engineer or surveyor	X	X
• Vicinity Map, Scale, Revision Date(s), North Arrow	X	X
• Name, Location & dimension of existing features (buildings, trees, impervious surfaces etc) to remain &/or be removed	X	X
• Required setbacks to the proposed new property lines for existing structures	X	X
• Proposed name for subdivision or major partition (per ORS 92.090)	X	X
• 100-year floodplain boundaries (current FEMA Flood Insurance Rate Map, Letter of Map Amendment/ Revision)	X	X
• Location, size and type of proposed plantings and street trees	X	X
• Riparian areas, and/or wetland boundaries	X	X
• Location/boundaries of proposed subdivision with names of all contiguous recorded plats	X	
• Location & dimensions of existing/proposed (include adjacent) streets, alleys, dedications, right-of-ways, reserve strips, public utility easements, ramps, pedestrian/bicycle/access (per master road plan), traffic controls, hydrants, power poles, street lights, transformers, mailbox units and similar public facilities. Indicate proposed connection points.	X	X
• Street Cross Sections – existing/proposed locations, names, dimensions, grade of typical improvements	X	
• Contour Elevations Intervals: 1-ft slopes up to 5%; 2-ft slopes 5% to 10%; & 5-ft slopes over 10%	X	X
• Approximate radii of all curves	X	
• Soil types & water table information using the Lane County Soils Survey	X	X
• Dimension and area of proposed lots or parcels	X	
• Roof drainage patterns and discharge locations		
• Location & Flow Direction of stormwater overflow/inundation, areas covered by water/waterways	X	
• Existing/Proposed property use(s)	X	
• Proposed sewer lines, flood controls, & drainage easements or deeds (include drainage profile & flow direction)	X	
• Proposed dedications for public area(s) and proposed use(s) thereof	X	
• Proposed Improvements and timeframe for completion	X	
• Legal description of proposed subdivision or partition (affidavit to accompany preliminary plan)	X	
• Information, conditions and standards set forth in ORS 92.090(1) and (2)	X	
• Pervious and impervious area drainage patterns	X	X
• Size & location of storm water management systems (drain lines, catch basins, dry wells, detention ponds etc.)	X	X
• Storm water quality measures	X	X
• Natural drainage ways to be retained	X	X
• Amount of proposed cut and fill	X	X

Phased Development Plan required if re-division proposed: include boundaries and sequencing of proposed re-division, must progress in sequence promoting street connectivity between development phases and accommodate required public improvements

Land Division Submittal Information

Additional materials (*Applicant responsible for determining if additional standards/applications apply*)

- Proposed deed restrictions and a draft of any Homeowner's Association Agreement
- Additional plans and documentation for Planned Unit Development proposal as specified in JCMC 17.65
- Site-specific topographical survey, if in or partially in, a Wetland Resource Overlay District (17.60)
- Soils Survey
- Wetland delineation approved by Oregon Division of State Lands if wetland on the property
- Geotechnical Report prepared by a licensed engineer, if unstable soils and/or a high water table present
- Stormwater Mgmt System Study: plan, supporting calculations & documentation), consistent with Public Works Design Standards
- Oregon Department of Transportation (ODOT) Right-of-Way Approach Permit required if site fronts ODOT facility.
- Required federal or state permit(s) submitted with application or evidence a permit application has been submitted
- Traffic Impact Analysis (TIA) prepared by Traffic Engineer (City &/or State land use & transportation policies/objectives)

MINOR LAND PARTITION PND ROLLING MEADOWS

DESCRIPTION

The applicant is proposing a two-parcel land partition within an R2 zoned lot of the prior approved Phase 1 of PND Rolling Meadows PUD. The purpose of the partition is to allow for the development of single-family attached dwelling which is a permitted use within R2 zoning. The lot to be partitioned is currently vacant with streets, utilities, sidewalks constructed. No change of layout of the overall approved PUD is proposed.

16.05.030 Minor partition procedure.

A. Application. An application shall be made by the person proposing the minor partition or his authorized agent or representative on a form prescribed by the city, following procedures outlined in JCMC [17.150.070](#), and submitted to the secretary of the planning commission, together with a tracing and nine additional copies of a preliminary plan.

FINDINGS OF FACT: The application is being submitted by the owner and person proposing the minor partition.

B. Drafting. The preliminary plan shall be legibly drawn to scale on sheets of tracing paper or cloth measuring eight and one-half by 11 inches. The scale will be 10, 20, 30, 40, 50 or 60 feet to the inch. The city superintendent of public works shall furnish such eight and one-half by 11 inch tracing sheets on request.

C. Preliminary Plan Contents. The preliminary plan shall contain the following:

1. The dimensions and parcel lines of all parcels.
2. An accurate map describing the boundaries of all contiguous land in the same ownership as the area encompassed in the preliminary plan area.
3. The date, north point and scale of the drawing, and sufficient legal description and dimensions of the land to define the boundary thereof and the assessor's account number.
4. Name, address and telephone number of the owner, the partitioner and engineer or surveyor.

5. Location of property in relation to existing streets, name and present width of all streets and alleys, and proposed right-of-way lines for existing or projected streets as shown on the master street plan.

6. The layout of the parcels proposed and the dimensions of each, with a number within each proposed parcel.

7. The location of each building or structure above ground. Dimension distance to parcel lines being created.

8. The width and location of all easements for drainage or public utilities.

9. In addition, when all or a portion of the area encompassed in a minor partition application has not been previously included in a recorded plat (subdivision) of lots averaging a maximum of one-half acre each, the following information is also required:

a. The affidavit of a surveyor who is an Oregon licensed land surveyor, and who prepared the preliminary plan for the area encompassed in the proposed partition.

b. The names of all recorded subdivisions contiguous to the subject area.

c. The elevations of all points used to determine contours; said points given to true elevation above mean sea level as determined by the city engineer. The base data used shall be clearly indicated and shall be compatible to city datum if bench marks are not adjacent. The following intervals are required:

Contour Intervals	Ground Slope
One foot	Up to 5%
Two feet	Over 5% through 10%
Five feet	Over 10%

d. The approximate width and location of all proposed or existing public utility easements.

e. The approximate location of areas subject to inundation or stormwater overflow, all areas covered by water, and the location, width and direction of flow of all water courses.

f. All proposals for sewage, disposal, flood control, and easements or deeds for drainage land, including profiles of proposed drainage ways.

g. All public areas proposed to be dedicated by the partitioner and the proposed uses thereof. In this connection, the application is subject to the requirements pertaining to reserve strips as stipulated in JCMC [16.05.050](#). Said reserve strips shall be clearly indicated on the proposed partition.

h. All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.

i. A legal description of the boundaries of the entire area owned by the partitioner of which the proposed partition is a part; provided, that where the proposed partition comprises all of such area, an affidavit of such fact shall accompany the application.

FINDINGS OF FACT: The items above (9)(a-i) have been included on the tentative plat as appropriate.

D. Preliminary Plan Review.

1. City Superintendent of Public Works Review. The superintendent of public works shall review the preliminary plan and forward any comments he may have about the plan and send the original plan and seven copies to the planning commission for action, retaining one copy for his file.

2. Planning Commission Review.

a. The planning commission shall approve the plan or ask for further information from the partitioner.

b. Approval Findings. Approval of the plan must include affirmative findings that:

i. Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder of any adjoining land or access thereto;

ii. The minor partition complies with Junction City policies and plans as well as the intent and purpose of JCMC [16.05.010](#);

FINDINGS OF FACT: The applicant acknowledges and will comply with JCMC 16.05.010

iii. Either:

(A) Improvements as required by the city and this code have been completed, and a certificate of fact has been filed with the planning department by the city engineer; or

(B) A performance agreement (bond), or suitable substitute as agreed upon by the applicant and the city, has been filed with the city recorder in sufficient amount to ensure the completion of all required improvements; or

(C) A petition for improvements has been properly executed by the partitioner who is effecting the partition and will be assessed for said improvements;

iv. The minor partition tentative plan is accompanied by five accurate copies thereof; and

v. Public assessments, liens, utility charges and fees with respect to the minor partition area have been paid, or a segregation of assessments and liens has been applied for and granted by the council.

Except as provided for in the procedures for modification as stipulated in JCMC [16.05.070](#), approval as stipulated herein does not relieve the applicant from other applicable provisions of this chapter or Oregon Revised Statutes.

vi. Minor partition applications for land occupied by existing buildings shall show the location of buildings and give dimensions to existing and proposed lot lines.

3. Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

4. Notification by Commission. When such a plan is approved, conditionally approved or disapproved by the commission, it shall forthwith deliver in person or by mail a copy of such plan with the action thereon to the person having filed the plan. Such action by the commission shall become final in the absence of any appeal. Copies of the plan with the action thereon shall be delivered to the Lane Council of Governments, and the commission shall retain the original copy thereof in the office of the city engineer.

5. Unless appealed, the planning commission's decision shall become effective on the eleventh day after it is rendered.

E. Appeal to the Council. If any person filing a minor partition plan is dissatisfied with the action of the planning commission, he may, no later than 12 days after such action by the commission, appeal in writing to the council and file same with the council.

F. Limitation of Appeal. The conditional approval of such plan shall be valid for a period of one year from the date of final action thereon. During said period, all the conditions of approval shall be met. Such conditional approval may be extended for a period not to exceed one additional year by the council, upon written request; provided, such request is made prior to the expiration of the one-year period.

G. Ownership Verification of Dedications. In the event approval of a minor partition is conditioned upon the dedication of a portion of the area to the public, the applicant shall submit to the public works department a title report issued by a title insurance company licensed in the state of Oregon verifying ownership by the applicant of the real property that is to be dedicated to the public.

H. Expedited Land Divisions. All applications for expedited land divisions shall comply with ORS [197.360](#) through [197.380](#) and the Junction City comprehensive plan. ORS [197.360](#) through [197.380](#) details criteria, application and notice requirements and action and appeal procedures for expedited land divisions. [Ord. [1112](#) § 1, 2003; Ord. [1065](#) § 1, 1999; Ord. [809](#) § 3, 1980.]

FINDINGS OF FACT: Applicant acknowledges the above.

Chapter 16.05 SUBDIVISIONS

16.05.050 Platting and mapping standards.

E. Lots. Lot sizes in mobile home subdivisions shall conform to the provisions of Chapter [17.100](#) JCMC, Mobile Homes, rather than this subsection (E).

1. Size and Frontage.

a. General Requirements.

i. Width. Each lot shall have an average width between the lot side lines of not less than 60 feet. Each corner lot and each authorized key lot and butt lot shall have an average width between the lot side lines of not less than 65 feet.

FINDINGS OF FACT: The applicant submitted and was approved for a City of Junction City Code Amendment which became final March 16, 2023. The code amendment allows for single-family attached dwelling within R-2 (Medium Density) zones as an allowed use at a density of 3,500 square feet per unit and to reduce the minimum lot depth standard by 5 feet to 70 feet. It was the intent of the applicant to reduce the lot width to 35 feet with a lot depth to 100 feet. This was an oversight on the applicant's intent and was not caught until the submission of the Land Partitions for Phase 1. It is also the understanding that the City of Junction City is reviewing this oversight and is in the process of reviewing and revising the Municipal Code to reflect these additions. Without the reduction of the lot width, single-family attached dwellings are not reasonable within the current code requirement of 50 feet under Section 17.15.030 (Lot Size).

ii. Depth. Each lot shall have an average depth between the lot front line and the lot rear line of not less than 80 feet and not more than two and one-half times the average width between the lot side lines. Each double frontage lot shall have an average depth between the lot front line and lot rear line of not less than 120 feet, unless a lesser depth is approved by the planning commission where necessitated by unusual topographic conditions.

FINDINGS OF FACT: Lot depths for the proposed Land Partitions exceed 100 feet meeting the necessary criteria upon acceptance of this code exception as explained below.

iii. Area. Minimum lot area shall be in accord with requirements for the zoning district within which the lot is located.

FINDINGS OF FACT: The minimum lot areas meet the required minimum of 3,500 square feet with the 5% reduction that was approved for lots within R-2 zoning with the Rolling Meadows PUD Masterplan. The proposed Land Partitions are located within R-2 Medium Density Residential zoning of the PUD Masterplan and meet this criteria as submitted.

b. Exceptions.

i. Partition or Subdivision Area Developed as a Unit. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein where the partitioner or subdivider presents a plan satisfactory to the planning commission whereby the entire partition or subdivision area will be designed and developed with provision for proper maintenance of recreation and park area which will be commonly available for recreation and park purposes to the residents of the partition or subdivision area, and which the planning commission determines will be of such benefit to said residents as is equal to that which would be derived from observance of the parcel or lot size and frontage requirements otherwise specified, and will be in accordance with the purpose of this chapter.

FINDINGS OF FACT: The applicant is asking the planning commission to authorize relaxation of the parcel lot frontage requirements from the required 50' within R-2 zoning to 35 feet. It was the intent of the applicant at the time of the Code Modification allowing for single-family attached dwelling to reduce the lot width frontage requirements, however this was an oversight on the applicant's submittal and the lot width was discussed but not codified at 35 feet within the Municipal Code. It is also the applicants understanding that the City of Junction City is working to address this and "clean" up the code to modify the lot width and lot depth for single-family attached dwellings. Understanding that this is a lengthy process, the applicant is asking for relaxation for lot frontage requirements.

ii. Land Zoned for Commercial or Industrial Use. The planning commission may, in its discretion, authorize relaxation of the parcel or lot size and frontage requirements specified herein in the case of land zoned for commercial use, where such relaxation is necessary in consideration of the suitability of the land for such use, and in accordance with the purpose of this chapter.

FINDINGS OF FACT: ii above is not applicable to this lot frontage width request.

iii. Parcel or Lot Retained for Future Partition or Subdivision. The planning commission may, in its discretion, waive parcel or lot frontage requirements where, in its judgment, a parcel or lot should and will be retained by the partitioner or subdivider, and future partition or subdivision of such parcel or lot will be the highest and best use thereof, and such use will be best protected by the creation of a reserve strip separating such parcel or lot from any street.

i. An access easement maintenance agreement shall be required and shall be recorded in the Lane County office of deeds and records;

ii. There shall be adequate room elsewhere on the abutting property to meet off-street parking requirements for that property;

FINDINGS OF FACT: The submitted land partitions are not being retained for Future Partition or Subdivision.