



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540
Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

PRELIMINARY/FINAL PLAT APPLICATION

Number of Lots: Associated Files:
Property Owner: JOHN GIBBS
Mailing Address: 180 LITHIA WY STE 102 ASHLAND OR 97520
Phone: 541-631-8133
Street Address: 849 TALENT AVE
Email Address:
Applicant/Consultant: HOFFBUHR & ASSOC. INC
Mailing Address: 880 GOLF VIEW DR STE 201 MEDFORD 97514
Phone: 541-779-4641

Table with 4 columns: Assessor's Map Number, Tax Lots, Acres, Zone. Row 1: 38-1W- 25B, 2306, 0.30, RS-MH. Row 2: 38-1W-

Subzone (if applicable)

Type of Application

(Application fees are calculated by ACTUAL PROCESSING COSTS)

Grid of checkboxes for application types: Subdivision, Flag Lot Partition, Subdivision or Partition Replat, Partition, Plat Vacation, Final Plat. Partition is checked.

Required Submittals

- Pre-Application Conference Completed (if yes, then date)
Application Form (signed)
Tentative Plat (15 copies/subdivision or 3 copies/partition)
Applicant's Statement (15 copies/subdivision or 3 copies/partition)
One electronic copy of plat and applicant's statement in PDF format
Tree Removal Permit (if applicable)
Supplementary information as required by the Talent Subdivision Code or the Talent Zoning Code.

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Applicant's Signature: [Signature]
Property Owner's Signature (required): [Signature]

Date: 12-2-15
Date: 12/2/15

APPLICATION FEES & DEPOSITS

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

Fixed Fee Applications: Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

<i>David L. Heald</i> Applicant's Signature	12-2-15 Date
 Property Owner's Signature (required)	12/2/15 Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

Applicant's Signature	Date
Property Owner's Signature (required)	Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$518.00	12/03/15	JW	MLP 2015-001

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider



CSA Planning, Ltd

4497 Brownridge, Suite 101
Medford, OR 97504

Telephone 541.779.0569
Fax 541.779.0114

Craig@CSAplanning.net

December 2, 2015

CITY OF TALENT
c/o Mr. Zack Moody, Planning Director
110 East Main Street
Talent, OR 97540

TRANSMITTAL

Tentative Plat for Minor Land Partition
John Gibbs, Applicant

Dear Planning Commission and Mr. Moody:

This letter is accompanied by a tentative plat for a land partition which creates two lots from a single parcel. The subject property is located on the northeast corner of the intersection of Talent Avenue and Lani Way. The property comprises an aggregate 20,071 gross square feet (0.46 gross acre) and, following dedications, will have 13,167 net square feet (0.30 net acre). The property is within a RS-MH zoning district. The Land Partition Tentative Plat was prepared by registered/licensed land surveyors, Hoffbuhr and Associates, Inc. The property is owned in fee simple by John Gibbs.

The subject property was formerly partitioned in a configuration similar to that now proposed. The earlier plat, then approved by the City of Talent, has since expired. This application seeks to reestablish the earlier approval. A copy of the Tentative Plat has been attached, along with the requisite filing fee.

The City of Talent has a special ordinance that governs the division of land — the City of Talent Subdivision Code (“TSC”). TSC Section 8-2.330 establishes the approval criteria for preliminary plats (for land divisions) and Applicant John Gibbs addresses the criteria as follows:

* * * * *

Criterion 1. The proposed preliminary plat complies with all of the applicable code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Chapter and the provisions of the underlying zoning district shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of 8-3L.4—Variances; [amended 15 October 2008; Ord. No. 847]

Findings of Fact and Conclusions of Law: An earlier tentative plat for this land division was earlier approved by the City. However, tentative plats are only valid for a specified period before they expire. In this instance, the originally approved tentative plat expired before a Final Plat could be submitted. Therefore, the owner of the property is required to begin anew and has done so by submitting this application for tentative plat approval. As to the tentative plat complying with all applicable code sections, Applicant asserts that the tentative plat itself provides evidence as to how this land division is consistent with all of the relevant substantive requirements of the TSC. Therefore, the City of Talent concludes that this application is consistent with the requirements of the City of Talent Subdivision Code (TSC) and other applicable municipal ordinances and regulations.

* * * * *



Criterion 2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;

Findings of Fact and Conclusions of Law: The proposal is a land partition and not a subdivision. Therefore, it has no name associated with it. As such, it does not have a plat name similar to that for a subdivision already recorded. Moreover, the City of Talent Comprehensive Plan (including its Subdivision Code) has been acknowledged by the Land Conservation and Development Commission (LCDC). The acknowledgment means that the City’s plan and supporting ordinances have been deemed to comply with the Statewide Planning Goals and other state laws and regulations that govern land use. Therefore, this application is consistent with Criterion 2.

* * * * *

Criterion 3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction, and in all other respects; and are consistent with the City’s Transportation System Plan. All proposed public improvements and dedications are identified on the preliminary plat; and

Findings of Fact and Conclusions of Law: As mentioned, this land division involves the division of a single parcel into two lots. The proposal does not involve the creation of any streets as the subject property fronts upon both Talent Avenue and Lani Way; actual access for both lots can be taken from Lani Way. There are no issues with respect to the transition of public facilities and utilities because none will come through nor exit from subject property; all public facilities and utilities are available within the adjacent public streets rights-of-way. This land division is also not inconsistent with the City’s Transportation System Plan as this partition does not involve the creation of any new streets. Therefore, this application is deemed to be consistent with the requirements of Criterion 3.

* * * * *

Criterion 4. All proposed private common areas and improvements (e.g., home owner association property) are identified on the preliminary plat.

Findings of Fact and Conclusions of Law: This project involves only a land partition to create two lots from a single parcel and does not involve private commonly held areas or improvements. Therefore, this application is consistent with the requirements of Criterion 4 by reason that this project does not involve the creation of any common areas nor common area improvements and has no homeowners association.

Respectfully submitted on behalf of Applicant John Gibbs:

CSA Planning, Ltd.

Craig A. Stone
President

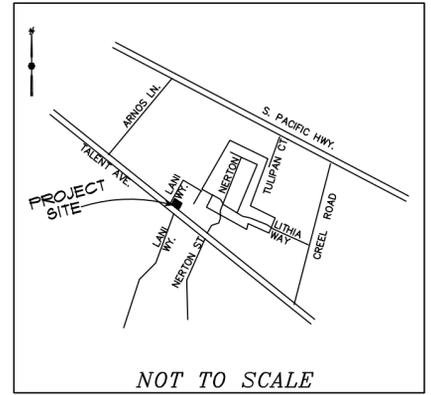
CAS/m

cc. John Gibbs
Darrell Huck

LAND PARTITION TENTATIVE PLAT

LOCATED IN:
 Lot 1, Block 2 of Isabelle Subdivision
 in the S.W. 1/4 of Section 25, T.38S., R.1W., W.M.,
 City of Talent, Jackson County, Oregon
 Tax Lot 2306 (38 1W 25bd)

VICINITY MAP



NOT TO SCALE

OWNER/APPLICANT

John Gibbs Jr,
 180 Lithia Way ste 102
 Ashland, Or. 97520
 (541) 631-8133

AGENT

HOFFBUHR AND ASSOC., INC.
 880 GOLF VIEW DRIVE, #201
 MEDFORD, OR 97504
 (541) 779-4641

SCHOOL DISTRICT : PHOENIX/TALENTS DIST. 4
 IRRIGATION DISTRICT : TID
 SANITATION DISTRICT : RVSS
 GROSS AREA : 0.46 ACRES (20,071 SF)
 NET AREA : 0.30 ACRES (13,167 SF)
 ZONING : RS-MH
 EXISTING USE : RESIDENTIAL
 PROPOSED USE : RESIDENTIAL

38 1W 25BD
 TAX LOT 2304
 DEAN RONEY

38 1W 25BD
 TAX LOT 2305
 CLIFFORD CONNER-COASH

38 1W 25BD
 TAX LOT 2307
 GENE BRUNSVOLD

38 1W 25BD
 TAX LOT 2314
 CHRISTOPHER RANDALL

38 1W 25BD
 TAX LOT 2315
 STEPHEN JOSLIN
 ROBERT KAISER

PARCEL 2
 AREA=6,154 SF

PARCEL 1
 AREA=7,013 SF

TID EASEMENT PER
 PLAT OF ISABELL SUBD.
 NO WIDTH GIVEN

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023
 Expires 6/30/2017

CONTOUR INTERVAL = 1'

<p>HOFFBUHR & ASSOCIATES, INC. (SURVEYORS/PLANNERS) 880 Golf View Drive SUITE 201 MEDFORD, OR 97504 (541) 779-4641 FAX (541) 770-2573</p>	BY: DARRELL L. HUCK	LS 2023
	PROJECT:	GIBBS
	PROJECT NO.:	15-096
	DRAWING FILE NO.:	15096 tent.dwg
	SCALE: 1" = 30'	October 9, 2015
	REVISION NO.:	
	REVISION DATE:	
	SHEET 1 OF 1	
	BASIS OF BEARING:	S/N 13968
	ELEVATION DATUM:	NAVD 88 (NGS BM Y548)
DRAWN BY:	DLH	
REVIEWED BY:	DLH	