



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 <u>MIKE DAVIS</u>	Mailing Address (include zip) <u>8475 Wagner Creek Rd ^{Talent} 97540</u>	Phone <u>541 210 3129</u>
Street Address or Property Location	Email Address <u>Mike.davis555@charter.net</u>	
Applicant/Consultant (if not owner)	Mailing Address (including zip)	Phone

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lots	Acres	Zone
38-1W- <u>2S DB</u>	<u>300</u>	<u>.29</u>	<u>RS-7</u>
38-1W-			

Subzone (if applicable)

Type of Application

(Application fees are calculated by ACTUAL PROCESSING COSTS)

<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Partition
<input type="checkbox"/> Flag Lot Partition	<input type="checkbox"/> Plat Vacation
<input type="checkbox"/> Subdivision or Partition Replat	<input type="checkbox"/> Final Plat

Required Submittals

- Pre-Application Conference Completed (if yes, then date) 12-11-15
- Application Form (signed).
- Tentative Plat (15 copies/subdivision or 3 copies/partition) – Drawn to scale, including ALL applicable provisions of 8-2.320 of the Talent Subdivision Code.
- Applicant's Statement (15 copies/subdivision or 3 copies/partition) – Including ALL applicable provisions of 8-2.330 of the Talent Subdivision Code.
- One electronic copy of plat and applicant's statement in PDF format. Plat shall be reduced to 11x17.
- 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.

Mike Davis

Applicant's Signature

12-23-15

Date

Mike Davis

Property Owner's Signature (required)

12-23-15

Date

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.

<u>Mike Davis</u>	<u>12-23-15</u>
Applicant's Signature	Date
<u>Mike Davis</u>	<u>12-23-15</u>
Property Owner's Signature (required)	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.

<u>Mike Davis</u>	<u>12-23-15</u>
Applicant's Signature	Date
<u>Mike Davis</u>	<u>12-23-15</u>
Property Owner's Signature (required)	Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$518.00	12/23/15	JW	MLP 2015-002

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

This application is for a lot partition at 1411 Lithia Way, the property is currently .29 of an acre and is zoned RS-7. Currently on the property is a single family home that was built in 1930 and is 1,032 Sq. Ft. there is also a shed at the rear of the property. As shown on the submitted site plan the new property line would run through the existing house, it is the applicant's intent to relocate the existing house to parcel 2. All services are available to the property, there are two water meters to the property, two sewer laterals, storm drain is thru the curb and gas, power, cable and telephone are also available.

Please see the submitted partition plat and findings below for compliance with all City of Talent code and ordinance requirements for a partition, The city Criteria is in italics and the applicants response in regular type.

8-2.330 APPROVAL CRITERIA: PRELIMINARY PLAT

A. General Approval Criteria. The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

- 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;*

The submitted preliminary partition and these findings will demonstrate that this application complies with all of the applicable code sections and other applicable ordinances and regulations. No variance is needed nor requested.

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

This application is for a partition so a plat name is not applicable.

- 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;*

No new streets or roads are proposed with this application.

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

This application is for only a 2 lot partition so no common areas are improvements are required.

B. Residential Density

- 1. Minimum and Maximum Density Requirements.*

In RS-7 zone the minimum lot size is 6,000 and the size of proposed lot #1 is 6,148 and parcel #2 is 6,496 – both of which exceeds the minimum lot size of the zone.

- 2. Residential Density Calculation Procedure.*

C. Block and Lot Standards. All proposed blocks (i.e., one or more lots bound by public streets), lots, and Parcels conform to the specific requirements below:

1. *All lots shall comply with the lot area, setback, and dimensional requirements of the applicable zone district, and the standards of Section 250(J) – Street Connectivity and Formation of Blocks.*

The minimum lot width within the RS-7 zone is 50' and the width of parcel #1 is 53' and parcel 2 is 56' - both of which exceeds the minimum width of the zone.

a. *Single-family residential lot sizes may be averaged.*

NA

2. *Setbacks shall be as required by the applicable zoning district.*

When a home is built or located upon a lot it shall meet all the applicable setbacks of the zoning district.

3. *Each lot shall conform to the standards of Section 260-Vehicular Access and Circulation.*

NA

4. *Landscape or other screening may be required to maintain privacy for abutting uses and buffering for pathways, through lots abutting an arterial or collector street, grade changes and retaining walls, development on flag lots, and similar situations, consistent with the provisions of the Zoning Code, Subdivision Code, and 8-3J.4*

There are no landscape or screening requirements with this application.

5. *In conformance with the Uniform Fire Code, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also, Section 260-Vehicular Access and Circulation.*

Each proposed parcel is 116' deep so there will be no residence further than 150' from a public right of way.

6. *Where a common drive is to be provided to serve more than one lot, a reciprocal easement, which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.*

There is no common driveway with this application

- D. *Conditions of Approval. City staff, Planning Commission, or City Council may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations. When not voluntarily accepted by the applicant, conditions shall be roughly proportional to the impact of development, and the written findings and decision shall include findings of proportionality.*

At the time of application submittal no staff report nor conditions of approval have been created.

- E. *The City may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties.*

No undeveloped properties are contiguous so no reserve strips are required with this application

- F. *Future Re-division Plan*

No further division is possible with either parcel

- G. *Compliance. All submittals shall demonstrate compliance with Article 2, Development and Design Standards, and 8-3H.2 of the Talent Zoning Code.*

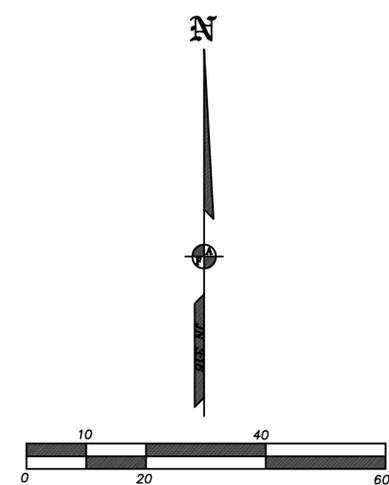
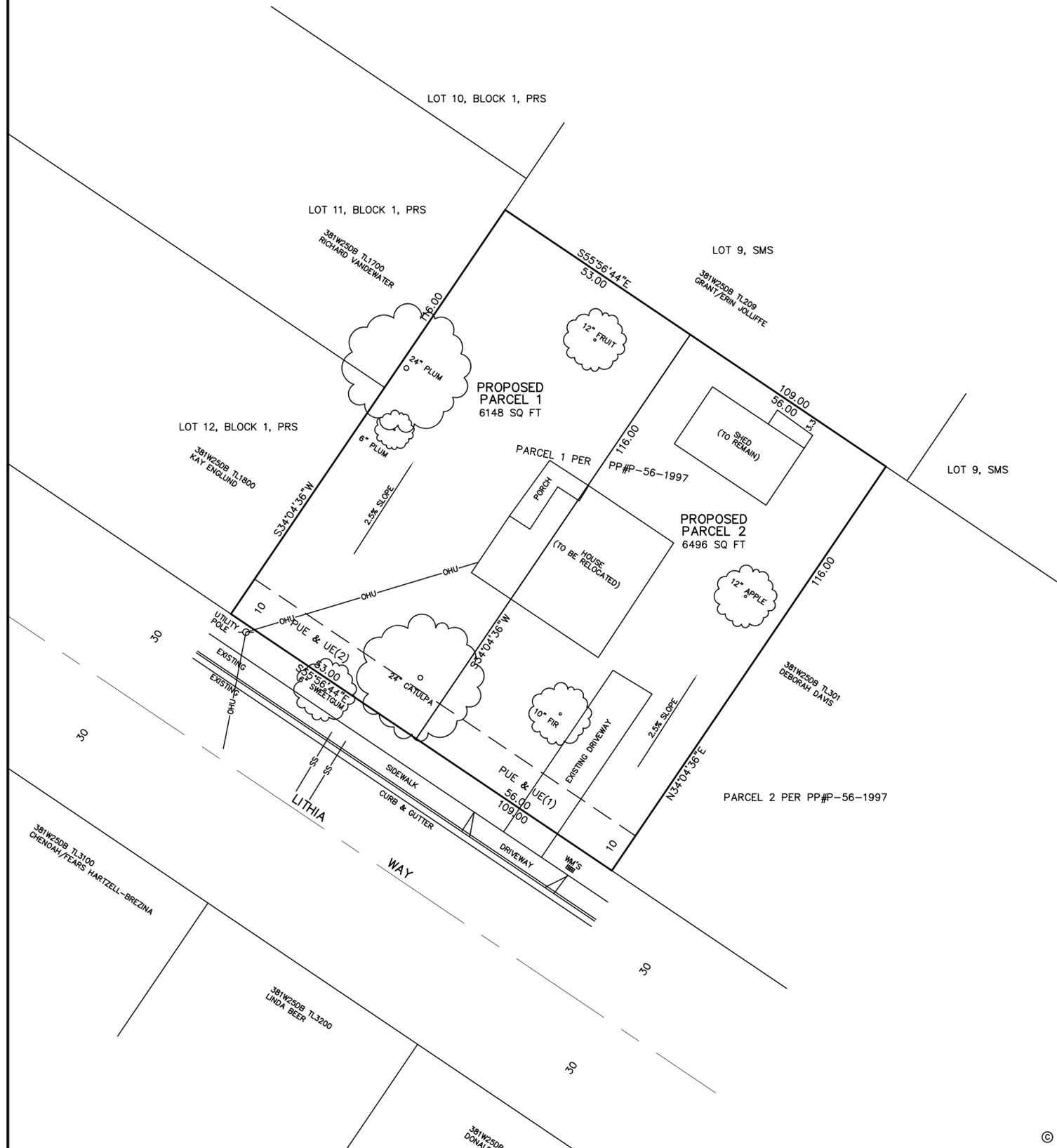
The applicant believes they have met all the requirements for lot partition on the subject parcel and respectfully requests approval from the City of Talent. Please feel free to contact me if there are any questions or concerns about this application.

Sincerely,

A handwritten signature in black ink that reads "Mike Davis". The signature is written in a cursive style with a large, prominent "M" and "D".

Mike Davis
Property owner

TENTATIVE PARTITION PLAT
 Of Parcel 1 per Partition Plat No. P-56-1997
 & in the SE 1/4 of Sec. 25, T.38S., R.1W., W.M.
 City of Talent Jackson County, Oregon



BENCHMARK NOTE:
 CITY OF TALENT BM #1. BRASS DISK IN CONCRETE AT THE NORTH SIDE OF THE ENTRANCE TO THE TALENT PUBLIC WORKS YARD AT SUNCREST ROAD. ELEVATION 1598.00' (NAVD 1988)

UTILITY NOTES:
 PROPERTY SERVED BY RVSS (Sewer), AVISTA (Gas), PACIFICORP (Power), QWEST (Phone) and CITY OF TALENT (Water).
 -SS- = SANITARY SEWER LINE.
 -OHU- = OVERHEAD UTILITY LINES.
 WM = WATER METER.
 PUE = PUBLIC UTILITY EASEMENT.
 UE(#)= PRIVATE UTILITY EASEMENT (PARCEL BENEFITTING)

REGISTERED PROFESSIONAL LAND SURVEYOR <i>James E. Hibbs</i> OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-17	TITLE: TENTATIVE PARTITION PLAT	DATE: 2015 DEC 21
	ASSESSOR'S MAP #: 381W25DB TL300	SCALE: 1 inch : 20 feet
FOR: MIKE DAVIS 206 S. PACIFIC HWY TALENT, OR 97540	L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OR 97535 Phone: (541) 772-2782 Email: lfriar@charter.net	ORIGIN: ROTATION: 0° JOB#: 15242FM
		Sheet 1 of 1.