



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

November 2, 2022

City of Talent
Community Development Department
PO Box 445
Talent, OR 97540

Re: Land Partition Application, Tax Lot 1904, Map 38 1W 23D

Rogue Valley Sewer Services is requesting a land partition on the aforementioned tax lot. The proposed partition will conform to the City of Talent Municipal Code and the attached proposed partition plat. This application is for the proposed partition only. Future submittals will be made for the construction of the proposed stormwater facility and associated storm drain easements. Please find the attached submittals:

1. Completed City of Talent Land Partition Request form
2. Proposed Partition Plat
3. City of Talent Pre-Application findings memo

Please contact me if you need any further information.

Sincerely,

Nicholas R. Bakke, PE
District Engineer



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

Table with 3 columns: Field Name, Value, and Phone. Rows include Number of Lots (1), Associated Files (PAC 2022-008), Property Owner (West Valley View, LLC), Mailing Address (1175 E. Main Street, Suite 2B Medford, OR 97504), Street Address or Property Location (1175 E. Main Street, Suite 2B Medford, OR 97504), Email Address (tombecker@becker-properties.com), Applicant/Consultant (Rogue Valley Sewer Services), and Mailing Address (138 W Vilas, Central Point, 97502).

Table with 4 columns: Assessor's Map Number (Township, Range, Section, Quarter Section), Tax Lot Number, Acres, and Zone. Row 1: 38-1W-23D, 1904, 4.07. Row 2: 38-1W-

Subzone (if applicable) _____

APPLICATION TYPE

Form with checkboxes for Subdivision, Flag Lot Partition, and Subdivision or Partition Replat.

Form with checkboxes for Partition, Plat Vacation, and Final Plat.

REQUIRED SUBMITTALS

- Pre-Application Conference Completed (if yes, then date) April 15th, 2022
Application Form (signed).
Tentative Plat (15 copies/subdivision or 3 copies/partition) - Drawn to scale, including ALL applicable provisions of 17.15.020 of the Talent Subdivision Code.
Applicant's Statement (15 copies/subdivision or 3 copies/partition) - Including ALL applicable provisions of 17.15.030 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.

ACCURACY STATEMENT

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: Tom Becker, Member
Property owner's Signature (required)

Date: 11/2/2022

OVER

APPLICATION FEES & DEPOSITS



(Application fees are calculated by ACTUAL PROCESSING COSTS)

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.

 _____ Applicant's Signature	11/2/2022 _____ Date
 _____ Property owner's Signature (required)	11/2/2022 _____ 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	11/2/2022 _____ Date
 _____ Property owner's Signature (required)	11/2/2022 _____ Date

<i>FOR OFFICE USE ONLY</i>			
<i>Deposit Paid (Amount):</i>	<i>Date:</i>	<i>Received By:</i>	<i>File Number:</i>

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

BASIS OF BEARINGS:

SURVEY NO 13205 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 50'

TENTATIVE PLAT

LAND PARTITION

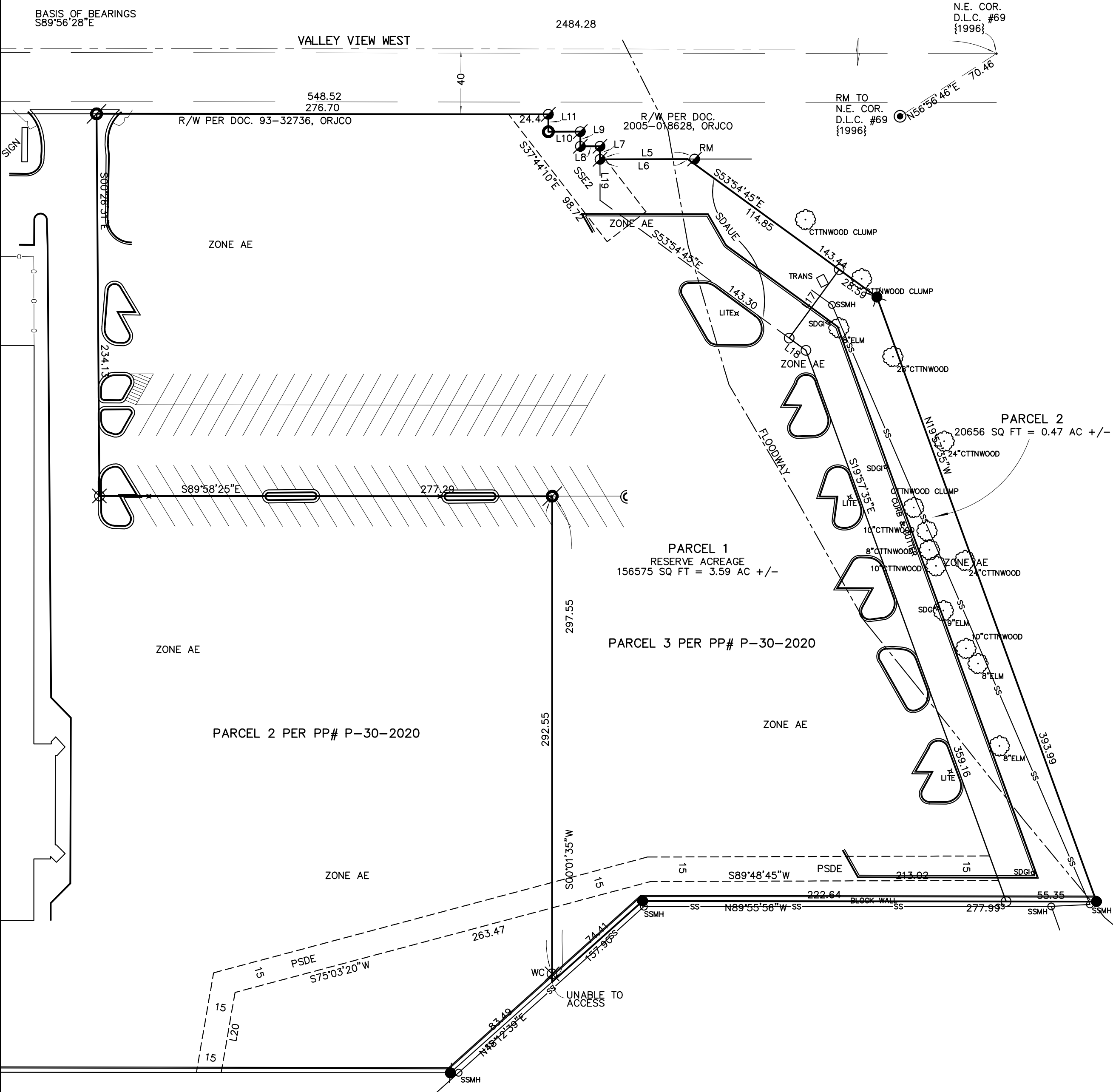
Of Parcel 3 per Partition Plat No. P-30-2020 & located in the S.E. 1/4 of Sec. 23, T.38S., R.1W., W.M. City of Talent Jackson County, Oregon

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS5688.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS9088 OR 10992.
- = FD. BRASS CAP MKD. L.J. FRIAR & ASSOC PER FS13205.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TETSUKA ASSOC. INC. PER FS19863.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OBEC LS65696 PER FS19706.
- ⊙ = FD. 1" BRASS DISC MKD. OBEC PER FS19706.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS15012 OR FS23165.
- ⊗ = FD. "X" ON CONCRETE WALL PER FS1701.
- ⊗ = FD. 1" BERNSTEIN BP1P COPPER MARKER MKD. L.J. FRIAR & ASSOC. IN CONCRETE PER FS23165.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

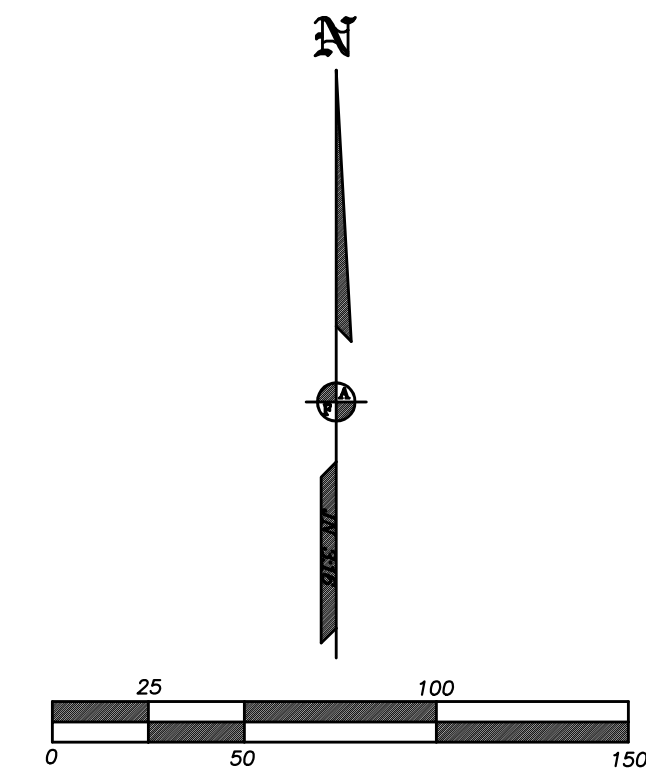
LEGEND:

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RM = REFERENCE MONUMENT.
- FS = FILED SURVEY #.
- L1/C1 = SEE COURSE DATA TABLE.
- WC = WITNESS CORNER MONUMENT.
- SSE2 = 30' WIDE SEWER EASEMENT PER DOC. 70-00306, ORJCO.
- PSDE = PUBLIC STORM DRAINAGE EASEMENT PER DOC. # _____, ORJCO.
- SDAUE = PUBLIC STORM DRAINAGE, ACCESS & UTILITY EASEMENT PER THIS PLAT.



COURSE DATA TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L5	N89°50'41"E	57.92	L14	S52°15'50"E	24.90
L6	N89°50'38"E	53.68	L15	S61°39'44"E	55.50
L7	S00°08'48"E	7.98	L16	N67°52'03"W	20.00
L8	N89°51'12"E	12.00	L17	N36°05'15"E	52.00
L9	S00°10'43"E	9.00	L18	S53°54'45"E	12.71
L10	N89°49'39"E	19.56	L19	S00°08'48"E	25.12
L11	S00°10'54"E	10.69	L20	S09°46'41"W	49.79



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>James E. Hibbs</i></p> <p>OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE: 6-30-23</p>	<p>TITLE: TENTATIVE PARTITION PLAT</p> <p>ASSESSOR'S MAP #: 381W23D TL1904</p> <p>FOR: R.V.S.S. 137 WEST VILAS ROAD CENTRAL POINT, OR 97502</p>	<p>DATE: 1 NOV 2022</p> <p>SCALE: 1 inch : 50 feet</p> <p>DRAWN BY: JEH</p> <p>CHK BY:</p> <p>ORIGIN:</p> <p>ROTATION: 0°</p> <p>JOB#: 20186FM</p>
	<p>L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. Box 1947, Phoenix, OR 97535 Phone: (541) 772-2782 Email: lfriarandassociates@charter.net</p>	<p>Sheet 1 of 1.</p>



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PRE-APPLICATION MEMO

TO: Nick Bakke, Rogue Valley Sewer Services
FROM: Kristen Maze
DATE: April 15, 2022
RE: PAC 2022-009824-Stormwater Quality Facility and Land Partition

The following comments are “preliminary” in nature and subject to change based upon the submittal of additional or different information. The Planning Commission or City Council are the final decision-making authority of the City and are not bound by the comments made by the Staff as part of this pre-application. The information is based on the materials submitted through March 4, 2022, as part of a pre-application submittal:

SUBJECT PROPERTY

Zoning: Highway Commercial (CH)
Assessor’s Map 38-1W-223D Tax Lot 1904
Location: 300 West Valley View, 4.07Acres

LAND USE REVIEW TYPES AND FEES

Site Plan Review: Use – Type 2
Fees: Site Plan Review (Type 2) - \$370.00
Public Notice - \$148.00
Land Partition - \$814.00
Final Plat - \$222.00

DEVELOPMENT STANDARDS and ORDINANCE CRITERIA

15.15 – Flood Damage Prevention
17.25 – Subdivision Application Requirements and Approval Criteria
18.85 – Natural Areas Parks and Floodplains
18.160 – Highway Commercial Zone

PROPOSED USE

The applicant is requesting a land partition and the construction of a stormwater quality facilities within the floodplain and adjacent to the regulatory floodway of Bear Creek.

AGENCY COMMENTS

Jackson County FD#5 – No Comments
Talent PD – No Comments or concerns.

RVSS – Applicant
City of Talent Public Works – No Comments
DSL – No Comments

USE

Per TMC 18.85.030 Safe harbor protection of wetland and riparian areas.

D. Regulations within Setback Areas.

1. Vegetation shall not be removed or disturbed in a setback area except for the following:

a. Replacement of nonnative vegetation with native plants.

b. Removal of vegetation necessary for approved development of water-related or water-dependent uses.

2. There shall be no permanent alteration to the setback area by grading, filling, impervious surfaces or structures, except for the following uses, which shall be designed to minimize intrusion into the riparian or wetland area. Any permanent alteration within a setback area is subject to planning approval.

b. Drainage facilities, utilities and irrigation pumps;

c. Water-related and water-dependent uses;

STAFF COMMENTS

The applicant shall apply for a minor land partition to create the 4 acre parcel to construct the stormwater quality facility.

The proposed facility has a 50 foot setback from the bank of Bear Creek therefore will be outside of the greenway setback, however is designated on the FEMA map as floodplain at the edge of the regulatory floodway.

Applicant shall demonstrate that the proposed facility will not impact the floodplain and that such encroachment will not result in any increase in flood levels during the occurrence of the base flood discharge.

APPLICATION REQUIREMENTS

- 1. Application Form.* Application must be accompanied by a legal description of the property (a copy of the deed, title papers or recorded survey), a copy of a site development plan, and a filing fee.
- 2. Statement.* Provide a written statement explaining how the application satisfies the relevant development standards and ordinance criteria in sufficient detail for review and decision-making.
- 3. Applicant may submit digital copies of all plans and findings.*

