



STAFF REPORT and TENTATIVE DECISION

Type-2 Land Use Application — Administrative Review

Date: March 16, 2023
Prepared by: Kim Trimiew

Item: MLP 2023-002
Minor Land Partition

Applicant..... Pacific Geographic Consultants
4620 Fern Valley Road
Medford, OR 97504

Owner..... Sharon Anderson
614 Siskiyou Blvd. #1
Ashland, OR 97520

Application Received..... February 6, 2023

Application Complete February 24, 2023

Notice Mailed and Posted..... February 24, 2023

120-day deadline..... June 24, 2023

Requested Action..... Partition a single lot into two parcels

Assessor's Map Number..... 38-1W-23CA, Tax Lot 6500

Lot Size..... 0.23 Acres

Zoning..... Multiple-Family High-Density (RHD)

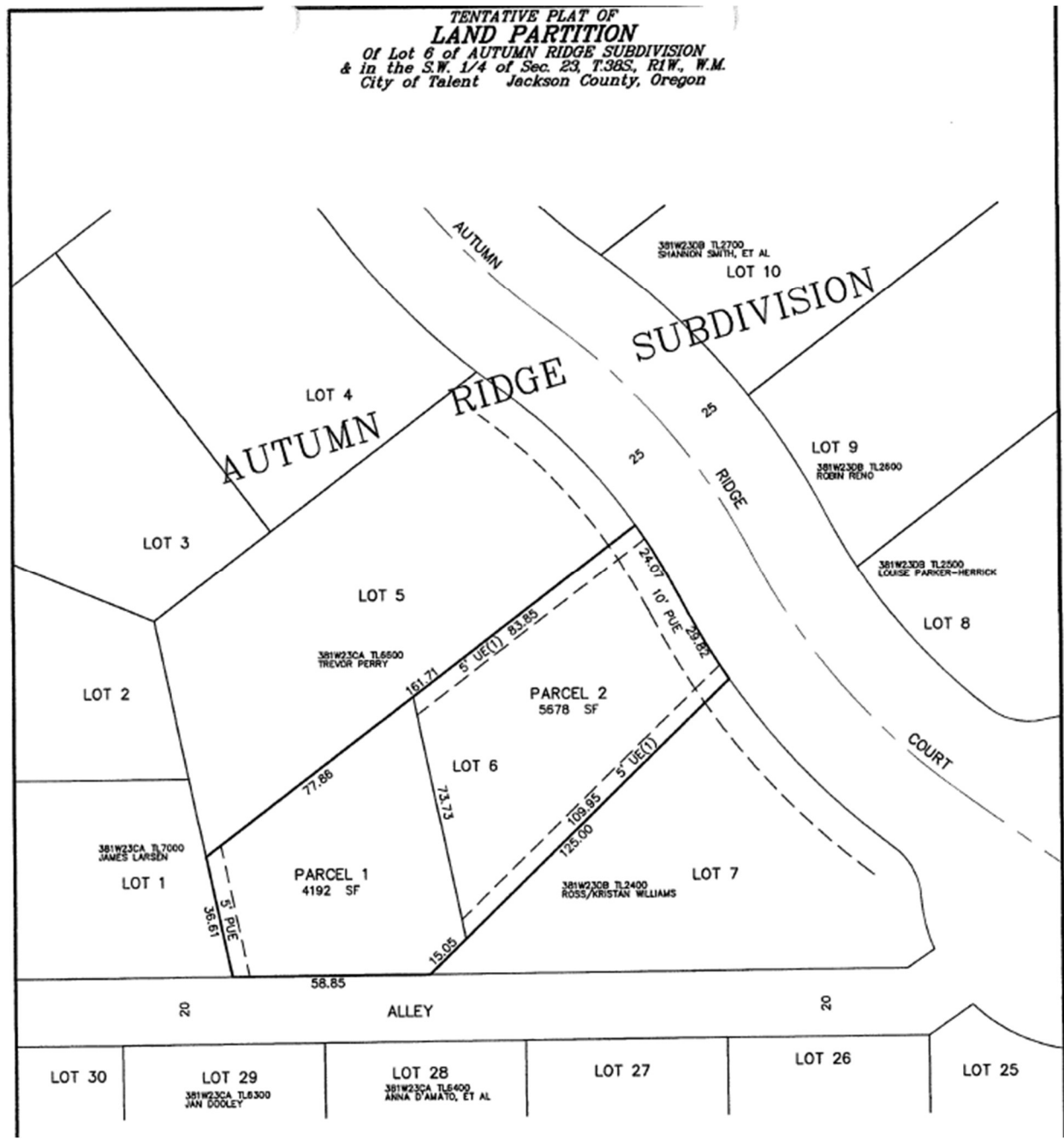
Other applicable code sections Talent Municipal Code (TMC):
Title 17, Subdivision Code
Title 18, Zoning Code

PROPOSAL

The request is for the approval of a preliminary plat to divide a 0.23-acre parcel into two (2) parcels. As proposed, Parcel 1 has an area of 4,192 SF and Parcel 2 has an area of 5,678 SF.

PROPERTY CHARACTERISTICS

This application is for a partition located at 166 Autumn Ridge Court. Prior to burning in the Alameda Fire of September 2020, the lot was occupied by a single-family dwelling. The subject property currently takes access off Autumn Ridge Court.



Transportation Service

Per the tentative partition plat map submitted by the applicant access is available to proposed Parcel 2 via Autumn Ridge Court and to Parcel 1 via a 20-foot-wide paved public alley. Autumn Ridge Court is fully improved with curb, gutter and sidewalk. The public alley is paved with gutter. Autumn Ridge Court is identified as a "Local" Street in the Transportation System Plan (TSP). Prior to final partition approval applicant shall provide a performance guarantee for future improvements on Autumn Ridge Court and the public alley.

Wastewater Service

The property is currently served by a 4-inch connection to the existing 8-inch main along the alley to the south.

Water Service

Water service is available in Autumn Ridge Court. Taps for each property will be required. All water meters shall be placed in the right of way on Autumn Ridge Court. All SDCs will be due at the time of issuance of building permits.

APPROVAL CRITERIA

- TMC Title 17, Subdivisions
- TMC Ch 18.40, Residential Zone, Multi-family High Density (RHD)

PUBLIC COMMENTS

Three public comment forms were received in response to the notice sent out on February 24, 2023.

- Three commenters encouraged approval of the proposed division.
- One of the three commenters encouraged approval but expressed concern about additional partitions occurring within the development.

Staff Response

Upon review of this project, the proposed partition meets all requirements of the Talent Municipal Code with respect to the Residential High Density zone (18.140 TMC), vehicle circulation (17.10.060 TMC), and parking (18.110 TMC).

AGENCY COMMENTS

Jackson County Fire District #5 – No comments or concerns

Talent Irrigation District – No comments

Talent Police Department – No comments

Rogue Valley Sewer Services- Provided comments and development requirements that are addressed in the findings below.

Talent Public Works Department – No comments

ANALYSIS

Preliminary administrative approval is subject to compliance with the criteria found in the Subdivision Code (Title 17, TMC), and the underlying zoning district (Ch 18.40, TMC). Text from the code appears in italics.

17.10.040 ***Street Trees***

A. Purpose. This section is intended to improve the comfort, safety and appearance of streets through the appropriate use of street trees. The standards in this section supplement, but do not replace, the provisions of Chapter 18.105 TMC.

B. Plantings. Street trees shall be planted in planter strips on all arterial and collector streets, for all developments that are subject to land division or site design review, except that street trees may be planted in planter wells as provided in subsection (E) of this section. Street trees are encouraged, but not required, for local

streets. When provided on local streets, street trees shall be in planter strips. Additional requirements for tree planting are provided in TMC 18.105.030. Planting on unimproved streets shall be deferred until the construction of curbs and sidewalks.

FINDING: The subject property has frontage along Autumn Ridge Court, a local street. Street trees are encouraged but not required. **The provisions of this section have been met.**

17.10.050 Transportation Facility Standards

B. *Development Standards.* No development shall occur unless the development has frontage or approved access to a public street, in conformance with the provisions of TMC 17.10.060, Vehicular access and circulation, as well as Chapter 18.115 TMC, and the following standards are met:

3. *The city may accept a future improvement guarantee (e.g., owner agrees not to remonstrate (object) against the formation of a local improvement district in the future) in lieu of street improvements if one or more of the following conditions exists:*

d. *The improvement is associated with an approved land partition on property zoned residential and the proposed land partition does not create any new streets.*

17.10.060 Vehicular Access and Circulation

C. *Access Permit Required.* A new or modified connection to a public street requires an Access Permit in accordance with the following procedures:

1. *Permits for access to City streets shall be subject to review and approval by the Public Works Director based on the standards contained in this Section and the provisions of TMC 17.10.050, Transportation Facility Standards. An access permit may be in the form of a letter to the applicant, or it may be attached to a land use decision notice as a condition of approval.*

FINDING: Any new or modified street connections will require an access permit. **The provisions of this section can be met subject to conditions of approval.**

D. *Traffic Study Requirements.* The City or other agency with access jurisdiction may require a traffic impact study (TIS) prepared in accordance with Chapter 18.185, Traffic Impact Study.

FINDING: The request is for the approval of a preliminary plat to divide a parcel into two (2) parcels. TIS is not required in accordance with Section 18.185.020 of the Talent Zoning Code. **The provisions of this section are not applicable.**

E. *Conditions of Approval.* The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public or private street.

FINDING: Properties will require an access permit at time of development. As a condition of approval, prior to issuance of building permits, the property owner shall obtain an access permit. **The provisions of this section can be met subject to conditions of approval.**

F. Access Options. *When vehicle access is required for development, access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are “options” to the developer/subdivider.*

1. Option 1. *Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.*
3. Option 3. *Access is from a public street adjacent to the development parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (G) of this section.*

FINDING: Access is available to Parcel 1 from an existing alley and to Parcel 2 from Autumn Ridge Court. **The provisions of this section have been met.**

G. Access Spacing. *Driveway access shall be separated from other driveways and public and private street intersections in accordance with the following standards and procedures:*

1. Local Streets. *A minimum 10 feet of separation (as measured from the sides of the driveway/street) shall be required on local streets (i.e., streets not designated as collectors or arterials), except as provided in subsection (G)(3) of this section.*

H. Number of Access Points. *For single-family (detached and attached), two-family, and three-family housing types, one street access point is permitted per lot. Alley access is strongly encouraged before other access points are considered; except that two access points may be permitted for two-family and three-family housing on corner lots (i.e., no more than one access per street), and subject to the access spacing standards in subsection (G) of this section. The number of street access points for multiple-family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (I) of this section, in order to maintain the required access spacing, and minimize the number of access points.*

J. Driveway Openings/Curb Cuts. *Driveway openings or curb cuts shall be the minimum width necessary to provide the required number of vehicle travel lanes (10 feet for each travel lane). The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize surface water runoff, and avoid conflicts between vehicles and pedestrians:*

1. *Access that serves up to four dwelling units shall have a minimum driveway opening/curb cut and driveway width of 10 feet and a maximum width of 24 feet.*
5. Driveway Aprons. *Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 17.10.060-1. Driveway aprons shall conform to ADA standards for sidewalks and pathways, which require a continuous accessible route of travel, with a cross slope not exceeding two percent.*

K. Fire Access and Parking Area Turnarounds. *A fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive. Parking areas shall provide adequate aisles or turnaround areas for service and delivery*

vehicles so that all vehicles may enter the street in a forward manner. For requirements related to cul-de-sacs, please refer to TMC 17.10.050, Transportation facility standards.

FINDING: Parcel 2 would take access from an existing 24-foot-wide access ramp off Autumn Ridge Court. Parcel 1 can take access via an existing paved ramp leading from the public alley. Both access points meet access spacing and minimum width criteria and no structures will be built further than 150 from an existing public street. **The provisions of this section have been met.**

M. Vision Clearance. No signs, structures or vegetation in excess of three feet in height shall be placed in vision clearance areas, as shown in Figure 17.10.060-2. The minimum vision clearance area may be increased by the city engineer upon finding that more sight distance is required (e.g., due to traffic speeds, roadway alignment, etc.).

FINDING: No signs, structures or vegetation in excess of 3' shall be located in the vision clearance areas described in 17.10.060. **The provisions of this section can be met subject to conditions of approval.**

N. Construction. The following construction standards shall apply to all driveways and private streets:

- 1. Surface Options. Driveways, parking areas, aisles, and turnarounds shall be paved with asphalt, concrete or comparable surfacing, or a durable nonpaving material that will support emergency vehicles may be used to reduce surface water runoff and protect water quality.*
- 2. Surface Water Management. When a paved surface is used, all driveways, parking areas, aisles and turnarounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facilities shall be constructed in conformance with city standards.*
- 3. Driveway Aprons. When driveway approaches or "aprons" are required to connect driveways to the public right-of-way, they shall be paved with concrete surfacing. (See also subsection (J)(5) of this section.) [Ord. 912 § 1 (Exh. A), 2016; Ord. 818 § 2 (Exh. A (§ 8-2.260)); Ord. 796; Ord. 692 § 7.]*

FINDING: Both driveways shall be paved with concrete surfacing and shall have on-site collection or infiltration of surface waters, built to city standards, to eliminate sheet flow onto the public right-of-way or abutting property. **The provisions of this section can be met subject to conditions of approval.**

17.10.070 Sanitary Sewer and Water Service Improvements

A. Sewers and Water Mains Required. Sanitary sewers and water mains shall be installed to serve each new development and to connect developments to existing mains in accordance with the City's construction specifications and the applicable Comprehensive Plan policies.

FINDING: Water service is available in Autumn Ridge Court for the newly created parcel. Taps for each property will be required. All SDCs will be due for the newly created parcel at the time of issuance of building permits. A recorded utility easement shall be provided for all underground utilities. **The provisions of this section can be met subject to conditions of approval.**

17.10.080 Storm Drainage and Surface Water Management

A. General Provisions. The city shall issue a development permit only where adequate provisions for storm water and surface water runoff have been made pursuant to Resolution 517, Storm Drainage Design Standards.

FINDING: Per RVSS, the property is currently served by a 4-inch connection to the existing 8-inch main along the alley to the south. Sewer service for one of the proposed parcels can be had by connecting the existing service the other parcel will require a new tap connection to the existing main. Sewer installation is not a condition of the partition itself. Future development of each lot will be subject RVSS stormwater standards if installing over 5,000 sf of impervious surface. **The provisions of this section can be met subject to conditions of approval.**

17.15.010 Review Procedures and Approvals Process

A. Subdivision and Partition Approval Through Three-step Process. Applications for subdivision or partition approval shall be processed through a three-step process: the pre-application conference, the preliminary plat, and the final plat.

- 1. A pre-application conference is required for all partitions and subdivisions.*
- 2. The preliminary plat for a partition and subdivision shall be approved by the Planning Commission before the final plat can be submitted for approval consideration.*
- 3. The final plat shall include all conditions of approval of the preliminary plat.*

FINDING: The applicant attended the required pre-application conference and submitted the required preliminary plat application to Community Development. **The provisions of this section have been met.**

17.15.030 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, the provisions of the underlying zoning district and the provisions of the Planned Unit Development Section, when applicable, shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 18.160 TMC, Variances;*

FINDING: The proposed partition complies with or can comply with provisions of TZC through the application of conditions of approval. **The provisions of this section have been met.**

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

FINDING: The proposed plat is a partition and does not have any naming requirements. **The provisions of this section do not apply.**

- 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

FINDING: No public streets, improvements or dedications are required as part of this request. **The provisions of this section have been met.**

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

FINDING: There are no common areas required or proposed as part of the partition request. **The provisions of this section are not applicable.**

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 TMC 17.10.050(J), Street Alignment and Connections.*
2. *Setbacks shall be as required by the applicable zoning district.*

FINDING: The minimum lot area for a single-family attached dwelling is 1,800 SF; duplexes require 2,500 SF of lot area; As proposed, Parcel 1 is 4,192 SF and Parcel 2 is 5,678 SF. Both parcels have ample space for development to meet the underlying zone (RHD) dimensional and set-back standards. **The provisions of this section have been met.**

3. *Each lot shall conform to the standards of TMC 17.10.060, Vehicular Access and Circulation.*

FINDING: The proposed partition complies with or can comply with provisions of TMC 17.10.060, Vehicular Access and Circulation through the application of conditions of approval. **The provisions of this section can be met subject to conditions of approval.**

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 TMC Titles 17 and 18 and Chapter 18.105 TMC.*

FINDING: Subject parcel is zoned RHD and is surrounded by other RHD zoned parcels; there are no conflicting uses necessitating screening or buffering.

Parcel 1 is 4,192 SF as proposed and requires 20% landscaping coverage (838 ft²). This necessitates a minimum of one (1) 2in+ caliper trees and four (4) five-gallon shrubs or accent plants.

Parcel 2 is 5,678 SF as proposed and requires 20% landscaping coverage (1,136 SF). This necessitates a minimum of one (1) 2in+ caliper trees and four (4) five-gallon shrubs or accent plants.

Landscaping will be addressed in conjunction with the development of both lots. **The provisions of this section can be met subject to conditions of approval.**

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 TMC 17.10.060, Vehicular Access and Circulation.*

FINDING: No portion of either proposed lot is more than 150 feet from the existing public streets. **The provisions of this section are not applicable.**

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.*

FINDING: A common drive has not been proposed for these properties. **The provisions of this section are not applicable.**

- F. *Future Redivision Plan. When subdividing or partitioning tracts into large lots (i.e., greater than two times or 200 percent the minimum lot size allowed by the underlying land use district), the city shall require that the lots be of such size, shape, and orientation as to facilitate future redivision in accordance with the requirements of the zoning district and this code. A redivision plan shall be submitted that identifies:*

FINDING: The proposed lots cannot be further divided; no re-division plan is required. **The provisions of this section are not applicable.**

- G. *Compliance. All submittals shall demonstrate compliance with Chapter 17.10 TMC, Development and Design Standards, and Chapter 18.85 TMC.*

FINDING: Staff finds the submittal, with additional conditions attached, complies with the pertinent code requirements. Subject parcels are not located near/within a riparian or wetland zone, therefore Chapter 18.85 does not apply. **The provisions of this section can be met subject to conditions of approval.**

17.20.070 Filing and Recording

- A. *Filing Plat with County. Within 60 days of the city approval of the final plat, the applicant shall submit the final plat to Jackson County for signatures of county officials as required by ORS Chapter 92.*
- B. *Proof of Recording. Upon final recording with the county, the applicant shall submit to the city a mylar copy and three paper copies of all sheets of the recorded final plat. This shall occur prior to the issuance of building permits for the newly created lots.*
- C. *Prerequisites to Recording the Plat.*
 1. *No plat shall be recorded unless all ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid in the manner provided by ORS Chapter 92;*
 2. *No plat shall be recorded until it is approved by the county surveyor in the manner provided by ORS Chapter 92. [Ord. 818 § 2 (Exh. A (§ 8-2.470)); Ord. 692 § 21.]*

FINDING: As a general condition of approval, once the City has approved (signed) the plat, the property owner shall follow the procedures outlined in Section TMC 17.20.070, Filing and Recording, in the Subdivision Code. **The provisions of this section can be met subject to conditions of approval.**

18.40.020 Buildings and uses permitted subject to Type I permit review.

No building, structure, or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered, except for the following uses:

C. *Alteration or expansion of and existing single-family dwellings.*

FINDING: The applicant is proposing to develop Parcel 1 with a single-family detached dwelling. Per TMC 2.10.020's grant of expanded authority, the City Manager in consultation with the City Council has implemented Executive Order 2023-01 allowing single-family detached homes destroyed in the Alameda Fire to be replaced on site with similarly sized single family detached homes in areas zoned "Residential High Density." Parcel 2 shall conform with the standards and criteria in Chapter 18.40. **The provisions of this section have been met.**

18.40.060 Yard regulations.

A. *Front Yard. The front yard shall have a depth of not less than 20 feet for dwellings and 24 feet for garages and carport entrances.*

B. *Side Yard.*

1. *Five feet for one- to two-story structures, plus five feet for three-story buildings; zero feet for attached single-family dwellings. The following additional provisions shall also apply to side setbacks:*

a. *Ten feet for street-facing side yards on corner lots when side street is a local or an alley; 15 feet when side street is a collector or arterial; 20 feet for garage and carport entrances.*

b. *Ten feet on one side for zero-lot-line lots.*

C. *Rear Yard. Ten feet; five feet for alley-access garages.*

FINDING: As proposed, both parcels can reasonably meet the yard regulations. **The provisions of this section are met.**

18.40.065 Density regulations.

A. *Minimum Density. The minimum density shall be 18 units per net acre.*

1. *Net Acre. For the purposes of this section, a net acre is the total development acreage net of undevelopable lands (as defined in Chapter 18.15 TMC) and a 24 percent reduction allowing for infrastructure. Development projects less than one and one-half acres in size do not need to subtract infrastructure allowance. Development proposals one and one-half acres or larger may not exempt one and one-half acres from calculating infrastructure allowance.*

B. *Maximum Density. There shall be no maximum density, provided minimum lot area and dimensional standards in TMC 18.40.070 are met. [Ord. 966 § 2 (Exh. B), 2021.]*

FINDING: The applicant is proposing to develop Parcel 1 with a single-family detached dwelling. Per Executive Order 2023-01, single-family detached homes destroyed in the Alameda Fire may be

replaced on site with similarly sized single family detached homes in areas zoned “Residential High Density.” Parcel 2 shall conform with the density regulations in Chapter 18.40, which requires a minimum density of 18 units per acre. Based on the lot area of Parcel 2 (5,678 SF), the minimum density required shall be 2.35 units. Parcel 2 can reasonably accommodate two units. **The provisions of this section have been met.**

18.40.070 Lot area and dimensions.

A. Minimum Lot Area.

1. For single-family detached (existing) and duplex dwellings: 2,500 square feet.
2. For single-family attached dwellings: 1,800 square feet.
3. For triplex, quadplex and multiple-family dwellings: 5,000 square feet.

B. Maximum Building Coverage.

1. Seventy-five percent.

C. Minimum Lot Width.

1. For single-family detached (existing) and duplex dwellings: 25 feet.
2. For single-family attached dwellings: 20 feet.
3. For triplex, quadplex and multiple-family dwellings: 50 feet.

D. Maximum Building Height.

1. Forty feet or three stories, whichever is less.

E. Nonconforming Lots of Record. A lot having an area of less than 2,500 square feet of record at the time of the passage of the ordinance codified in this title may be occupied by one single-family dwelling or one duplex dwelling if all other dimensional requirements of the zone are complied with. [Ord. 966 § 2 (Exh. B), 2021; Ord. 952 § 1 (Exh. A), 2019; Ord. 951 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.470, 2006.]

FINDING: As proposed, Parcel 1 will be redeveloped with a single-family dwelling requiring a minimum of 2,500 SF. Parcel 2 will be required to be developed in accordance with the current regulations and density requirement and therefore will at least need to be developed with a duplex or two single-family attached dwellings. Considering the development requirements and the fact that Parcel 2 is over 2,500 SF, the lot area standard is met. **The provisions of this section have been met.**

DISCUSSION

Overall, the application for a two-lot partition complies with City subdivision and zoning standards.

DECISION

Staff tentatively **APPROVES** the minor land partition with the following conditions:

GENERAL CONDITIONS

- 1. Once the City has approved (signed) the plat, the property owner shall follow the procedures outlined in Section TMC 17.20.070, Filing and Recording, in the Subdivision Code.

PRIOR TO FINAL PLAT

- 2. The applicant shall record a utility easement for any underground utility facilities to be shown on final plat.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- 3. The applicant shall obtain an access permit.
- 4. The applicant shall obtain water tap and connection permits for Parcel 1 and Parcel 2 from the City of Talent Public Works Department and pay required fees.
- 5. Per RVSS:
 - a. Applicant must obtain sewer service connection permits from RVSS and pay all related fees.
 - b. Project will be subject RVSS stormwater standards if the total ground disturbance is more than 5,000sf.
 - c. During Construction sewer and stormwater facilities must be constructed per RVSS standards.
 - d. Prior to final acceptance of project, all new sewer and stormwater facilities must be inspected and accepted by RVSS.

PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY

- 6. The property owner(s) of Parcel 1 and Parcel 2 shall complete landscaping per *18.105 TMC*.
- 7. Both driveways and driveway aprons shall be paved with concrete surfacing and shall have on-site collection or infiltration of surface waters, built to city standards, to eliminate sheet flow onto the public right-of-way or abutting property.
- 8. No signs, structures or vegetation in excess of 3’ shall be located in the vision clearance areas described in 17.10.060.

Attachments:

Rogue Valley Sewer Service Comment Letter

Approved by:

Kristen Maze
Community Development Director

March 16, 2023

Date

This matter has been approved administratively without a public hearing. The Talent Zoning Code allows administrative decisions under specified conditions. If no one requests a hearing on this matter

within **14 days** of this tentative decision, it becomes the final decision of the city. To appeal an administrative decision requires written notice and a \$257.00 deposit. Please refer to TMC 18.190.040(E)(5), “Procedures,” for specific provisions for appeals on Type-2 decisions.

This decision is being mailed to the applicant and all property owners who responded to the original notice.

For copies of any public documents or more information related to this application, please contact the Community Development Director at 541-535-1566 or via e-mail at KMaze@cityoftalent.org.



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

January 20, 2023

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

Re: PAC 2023-003, 166 Autumn Ridge, Map 38 1W 23CA, Tax Lot 6500

The property is currently served by a 4 inch connection to the existing 8 inch main along the alley to the south. Sewer service for one of the proposed parcels can be had by connecting the existing service the other parcel will require a new tap connection toe the existing main. Sewer installation is not a condition of the partition itself.

Future development of each lot will be subject RVSS stormwater standards if installing over 5000 sf of impervious surface.

Feel free to call me if you have any further questions.

Sincerely,

Nicholas R. Bakke, PE
District Engineer