



REQUEST FOR AGENCY OR PUBLIC COMMENT

Notice Date: **April 29, 2022**
Planning File No.: **2022-002**
Address: **314 Lithia**
Map & Taxlot: **38-1W-26AA-2200**

A **Minor Land Partition** application to divide one parcel (.21 acre) into two legal lots has been received by the City of Talent. This is a Type-2 (Administrative) land use application, which the Community Development Department approves or denies based on the criteria in Title 17 Chapter 17.15; 17.20 of the Talent Subdivision Code and Title 18 Chapter 18.190.040 of the Talent Zoning Code. Appeals are subject to review by the Planning Commission. The property is zoned Residential High Density (RHD).

Applicant: Pacific Geographic Consultants, LLC Owner: Carmen Steinbergs, et al.

Please fill out the comment form on the reverse side and return by **May 13, 2022** so your comments, if any, may be expressed in the staff report. For additional information, the application can be found online at: www.cityoftalent.org/currentplanning. Please direct questions to the Community Development Department at 541-535-7401.

Return form via mail to:

City of Talent, Community Development Department
P.O. Box 445
Talent, Oregon 97540

Or, return form in person to:

City of Talent, Community Development Department
110 East Main Street
Talent, Oregon 97540

OVER

Comment Form

File No. 2022-002

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

My main concern is parking. I've owned 305 Lutua Ave for over 25 years. Parking and vehicle traffic is a problem before all the additional vehicles/units are being rebuilt. Almost every house has an additional unit

- We encourage denial of this request for the following reasons:

on the property now, back at the end of the street where this property is located.

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Krista Peterson

Mailing Address: 1120 Pacific Ln.
Phoenix, OR 97535

Date: 5/2/2022

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- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:

It will decrease the value of our lots and then there is a water issue !!

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: _____

Mailing Address: _____

_____ Date: _____

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- We encourage approval of this request.
- Please address the following concerns should this application be approved:



We encourage denial of this request for the following reasons:

- Overcrowding our short Dead end road.
- Increasing traffic (less safe for kids + dogs + people)
- Encouraging more lots to be divided.



Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments. Please read the

Comments by: Pauline Hurme attached letter from our kids who will be living at 338
Mailing Address: 2380 Road E Lithia Ave.

Redwood Valley, CA
95470

Date: 5/11/22

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Robert & Jodie Dilansa
338 Lithia Ave /PO Box 808
Talent, OR 97540

May 11, 2022

Kristen Maze
City of Talent Community Planning Department
PO Box 445
Talent, OR 97540

Dear Kristen Maze,

My family of four will be returning to our rebuilt home at 338 Lithia Avenue in Talent later this month. We're greatly looking forward to our return. We love our town. We love the rural feel of it while we live in proximity to the shopping offered in Medford, the cultural opportunities offered by Ashland, and the stunning natural beauty of our region. Our two children feel safe playing on our street and walking down to the library, the skate park, and Ray's. We've lived in three different locations during the twenty months of our displacement, and none of them have felt like home.

Our return home has not been an easy journey. It's been punctuated by a series of gut punches following the devastating blow of the Almeda Fire:

- It's one thing to lose one's home in a wildfire. It's another layer of challenge to lose one's home during a pandemic which causes the progress of rebuilding to be slowed to a snail's pace due to supply chain disruptions and labor shortages. We were hoping to return home in December of last year.
- Not only has our return been delayed, it has been significantly more expensive than we initially estimated. Because our insurance compensation could not have possibly covered the cost of our rebuild, we have had to borrow in order to complete our home.
- Of course, we couldn't refinance in December when our house was half built and interest rates were low. Now that our home is nearly complete, we are refinancing at an interest rate that makes our mortgage unsustainable.

It's been hard enough. Proposals like the division of the tax lot at 314 Lithia Ave. are like pouring salt in an open wound. It's a jerk move. While families like ours struggle to get back to normal, developers seize on an opportunity to profit from the losses that our community has suffered. We're the only property to have rebuilt on our side of Lithia Ave. If 314 is divided into two lots, it sets a precedent for the other vacant lots on the street. Suddenly, our street could have twice as many homes and twice as much traffic as it used to have, making it less safe and more crowded. The sanctity of our little neighborhood is violated and we receive yet another gut punch in our efforts to get back to the lives we had before the Almeda Fire.

We know we have no legal recourse. The proposal for the lot at 314 is not in violation of the CC&Rs of our neighborhood. We cannot afford a legal battle, and it would do no good.

We appeal to your sense of justice and morality. Please preserve the integrity of our neighborhood and our town by denying requests to divide the vacant lots left by this destructive fire. Such profiteering is an insult to those of us who've struggled so hard just to get back home.

At the very least, we would like to know that this concern has been heard. Please contact Robert (541-324-8628) or Jodie (541-324-7541) to discuss the reasoning behind this decision.

Sincerely,

Robert & Jodie Dilansa



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- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: DAVID BRIDGES

Mailing Address: 317 Talent Ave
Talent, OR 97540

Date: 5-7-22

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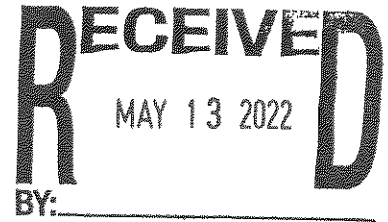
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Comment Form

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- We encourage approval of this request.
- Please address the following concerns should this application be approved:

SEE ATTACHED

- We encourage denial of this request for the following reasons:

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: ROBERT K. PIERCE / JUDY K. PIERCE

Mailing Address: 237 TALENT AVE
TALENT, OR 97540

Date: 5-12-2022

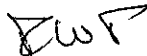
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TO: CITY OF TALENT, COMMUNITY DEVELOPMENT DEPARTMENT

FROM: ROBERT W. PIERCE 

SUBJECT: PROPOSED MINOR PARTITION of TAX LOT 38-1W-26AA-2200

DATE: MAY 11, 2022

To whom it may concern,

Pursuant to the request for a minor partition which would divide Lot 13, block 1 of Pacific Estates Unit 1, into two parcels.

The Minor Partition, specifically, is not the subject of our concerns. My concerns are with the after-effects of the division of the lot. The division of the lot will generate the potential for an additional dwelling unit in an area that was originally intended to have a single dwelling unit. We are aware of the City of Talent's desire to increase population densities and our properties are zoned accordingly. However, in the case of Lithia Avenue, we believe an exception to the high-density desires should be made for the following reasons:

- Lithia Ave. is a narrow dead-end street with only one point of ingress/egress and one small old, limited capacity water line.
- There are currently only two fire hydrants, one at each end of the street approximately 400 feet apart.
- For proper fire protection, fire hydrants should be no more than 300-feet apart.
- All water lines that provide water for fire protection should be reinforced (looped into another line)
- The only water line running down Lithia Ave. is a 6-inch PVC line.
- From a maintenance standpoint, it is my personal experience that PVC water lines are more problematic than Ductile Iron water lines.
- The PVC waterline on Lithia Ave. was constructed in 1973, 49-years ago.
- Most municipalities no longer "spec" PVC pipes for water lines, but rather call for Ductile Iron water lines.
- The 6-inch water line on Lithia Ave is a dead-end line (not Reinforced).
- The most recent flow test (2019) for the hydrant at the termination of the 6-inch Lithia Ave. water line yielded 690 gallons per minute (GPM).
- Under these existing conditions a "Tender Truck" would likely be needed to fight a house fire, and certainly necessary to fight multiple fires.
- Several multiple-unit apartment buildings are located at the end of Lithia Ave. causing congestion and parking issues, as well as firefighting capabilities due to questionable water availability.

(OVER)

- Additional dwelling units would drastically increase the probability of congestion, especially during an emergency.
- Along with the parcel in question, there are two additional parcels along Lithia Ave that have the potential to be partitioned allowing the construction of six dwelling units and six auxiliary units which would put 12-families in the space where 3-families lived prior to the Alameda Fire.
- On September 8, 2020, the emergency early warning system failed to be properly implemented. Consequently, we, here in Talent, were given only a few minutes warning of the approaching fire.
- The added congestion from additional dwelling units, along with extreme time limitations due to a failed early warning system, would add to the inability to exit the area safely and in a timely manner during an emergency.
- With added congestion from additional traffic, emergency vehicles will have a difficult time traversing the street.

My wife and I have owned our property at 331 Lithia Ave for 45-years and had lived there for 43 of those years, until the Alameda Fire destroyed our home and neighborhood.

Prior to the fire, we enjoyed a small friendly neighborhood where we all knew one-another and lived peacefully and in harmony with one another. Nine additional dwelling units along Lithia Ave. will not only destroy the overall livability of our Lithia Avenue neighborhood as we knew it but will also greatly exacerbate already frustrating parking issues, as well as create an unsafe environment in the case of another catastrophic event.

For fire and general safety concerns I do not find it prudent to increase densities along Lithia Ave without connecting Lithia Ave. to another street and looping the waterline to another line as well as upgrading the 6-inch PVC pipe to an 8-inch Ductile Iron pipe.

I, therefore, find it very difficult to endorse the probable result of creating this minor partition.

Comment Form

File No. 2022-002

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

please see attached statement

- We encourage denial of this request for the following reasons:

Safety

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Marian Teleski, John Morrison
Mailing Address: 331 Talent Ave
Talent 97540 Date: 5/13/2022

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RE: 314 Lithia Way

We are opposed to this action for the following reasons:

The CCand R's of the subdivision stipulate single family dwellings. To attempt to logically outmanouever this ignores the reality of safety and capacity on a narrow dead end street. There are several considerations to study:

_fire safety- difficult to exit a congested a one way, one exit street with many vehicles and vehicle trips onto a congested and overbuilt Rapp Road. Heavier residential density will only exacerbate that situation during an emergency.

-6inch water service deadends on Lithia way. Is there adequate service for fire, expanded residences?

-It is difficult for emergency response in 4 minutes, for fire or ambulance to access and exit with increased traffic and only one egress.

I am aware that "infill" is a City policy to prevent urban sprawl. Yet, a city is built of neighborhoods to accommodate and serve its citizens. The requested variance does not serve the safety needs of this small neighborhood.

Mariam Teleski
file # 2022-002

