



STAFF REPORT and TENTATIVE DECISION

Type-2 Land Use Application — Administrative Review

Date: February 1, 2022
Prepared by: Kristen Maze

Item: MLP 2021-006
Minor Land Partition

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

Owner..... John and Carmen Steinbergs
248 N. Laurel St.
Ashland, Or 97520

Application Received..... November 22, 2021

Application Complete December 9, 2021

Notice Mailed and Posted..... December 14, 2021

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

Assessor's Map Number..... 38-1W-26 AB, Tax Lot 102

Lot Size..... 0.19 Acres

Zoning Multiple-Family High-Density (RHD)

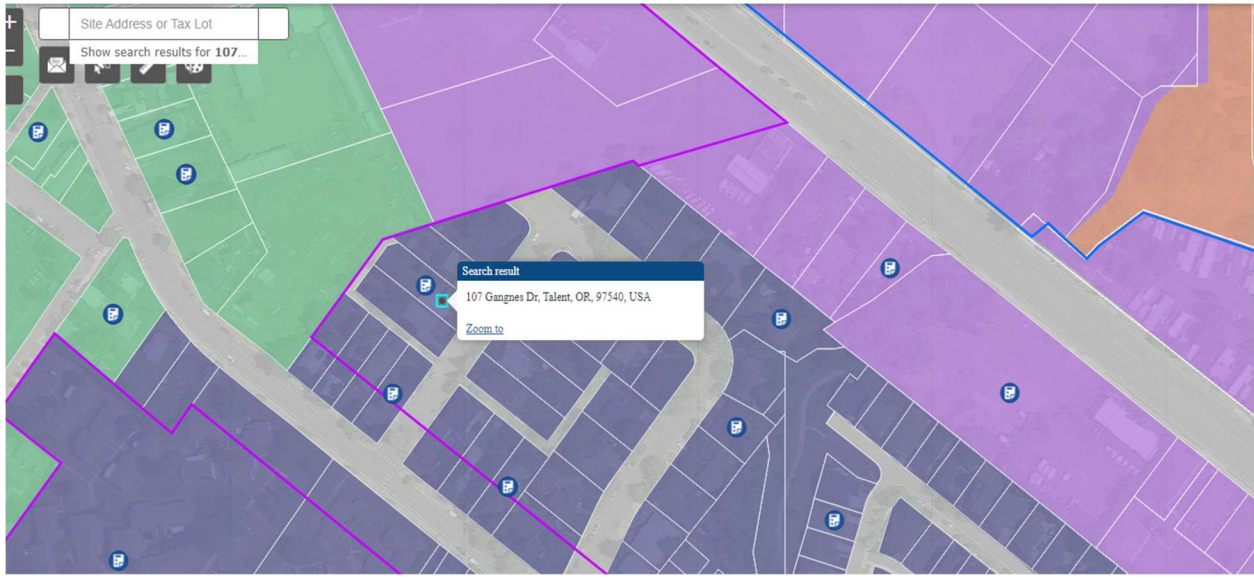
Other applicable code sections Talent Municipal Code (TMC):
Title 17, Subdivision Code
Title 18, Zoning Code

PROPOSAL

The request is for the approval of a preliminary plat to divide a 0.19-acre parcel into two (2) parcels. As proposed, Parcel 1 has an area of 4,057ft² and Parcel 2 has an area of 4,1215ft².

PROPERTY CHARACTERISTICS

This application is for a partition located at 107 Gangnes. The property is in the area burned in the Almeda Fire. The subject property is relatively flat with access from Gangnes and the public alley.



Transportation Service

Per the tentative partition plat map submitted by applicant access is available to proposed Parcel 1 on Gangnes Drive, while Parcel 2 will be accessed off an existing alley. This section of Gangnes Drive features partial improvements, i.e. paved roads without curbs, gutters or sidewalks. Gangnes Drive is identified as a "Local" Street in the Transportation System Plan (TSP). Applicant/ owners agree that prior to building permits being issued for each parcel that they will not remonstrate against the formation of a local improvement district in the future.

Wastewater Service

There is an existing 8 inch main along Gangnes Drive and a 4-inch service stubbed to the property. One of the proposed parcels may connect to the existing service, the other parcel will require a new sewer tap connection to the existing 8-inch sewer line in Gangnes Drive. An easement, acceptable to RVSS, must be recorded for the benefit of Parcel 2.

Water Service

Water service is available in Gangnes Drive for the newly created parcels. Taps for each property will be required. An easement shall be provided for water service lines benefitting Parcel 2. All water meters shall be placed in the right of way on Gangnes Drive. 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

The City received a comment dated December 17, 2021 from a property owner who encouraged denial of the request stating the following concerns: subdividing already small lots into smaller lots indiscriminately will potentially only exacerbate dangerous conditions, more obstructions, crowded conditions, limited parking, and straining resources, the commenter also states high density is fine in high density approved developments.

The City received a comment dated December 18, 2021 from a property owner which encouraged approval.

The City received a comment dated December 23, 2021 in response to the notice sent out on December 14, 2021. The commenter stated concerns over a new structure being placed on this site and asking that two story structures if allowed do not have a clear view into the neighbor's backyard, also requesting that a new structure or landscaping should not impeded sunlight to the roof of the single level dwelling planned for next door. The same commentor discouraged approval stating that the prior single level dwelling on the lot at 107 Gangnes was in keeping with the aesthetics of the neighborhood which provided privacy for the neighbors; the commenter also expressed concerns that more lots will create parking issues for the street.

AGENCY COMMENTS

Jackson County Fire District #5 responded that the proposed alley access to parcel 2 exceeds 150 feet in length. In order to build a structure on the proposed parcel 2, the applicant is required to install a fire apparatus turn around or install a residential fire sprinkler system. In addition, the alley access must meet **flag driveway requirements** and be designated a **no street (alley) parking zone** with conspicuous signage or curb paint.

Talent Irrigation District -No comment.

Talent Public Works - Unpaved Alleys – Alleys which are not paved to City standard (e.g. dirt and gravel alleys) are not funded for any maintenance, repair, or improvements by the City. **Paved Alleys and Unpaved Alleys** - shall be maintained by adjacent property owners. Owners can maintain or make improvements to the alleys at their expense. All work requires a right-of-way construction permit from the Talent Public Works Department.

Talent Police Department – No comment no concerns.

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

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

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 4 below. 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 Section 8-3J.422. Planting on unimproved streets shall be deferred until the construction of curbs and sidewalks.

FINDING: The subject property takes access from Gangnes Drive, 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.

FINDING: Owner agrees not to remonstrate against the formation of a local improvement district in the future. Owner agrees to sign a non-Remonstrance Agreement. The applicant shall improve the alley with a gravel surface of 12+ feet wide to support the weight of an emergency vehicle. **The provisions of this section have been met with conditions.**

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: Access is available to proposed Parcel 1 from Gangnes Drive; Parcel 2 takes access from the public alley. Encroachment permits will be required to modify the connection to the public street subject to approval by the Public Works Director at time of development. **The provisions of this section have been 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 0.19-acre 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(encroachment)

permit. The Fire District is requiring that prior to building lot 2 either the applicant install fire apparatus turn around or install fire sprinkler system and the alley access shall meet flag lot driveway requirements. The alley is a public alley therefore flag lot requirements are not required. **The provisions of this section have been met subject to conditions of approval.**

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:

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. Single-family, two-family, and three-family uses shall have a minimum driveway opening/curb cut width of 10 feet and a maximum width of 24 feet.*

FINDING: Parcels shall comply with City of Talent Public Works Standards. **The provisions of this section have been 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.*

FINDING: The existing driveway is not improved following the Alameda Fire. All driveways, parking areas and driveway aprons shall be surfaced to a minimum width of 10 feet. The alley shall be graveled to a width of at least 12 feet that will support emergency vehicles and that it will reduce the surface water runoff. No Parking signs shall also be installed to reduce in alley parking from the proposed development and other development on that alley access. **The provisions of this section have been 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: Sewer -According to RVSS comments, there is an 8 inch sewer main along Gangnes Drive and a 4 inch service stubbed to the property, one of the proposed parcels may connect to the existing service, the other parcel will require a new sewer tap connecting to the main.

The following are specific requirements from RVSS. As a condition of approval, prior to the issuance of building permits, the property owner of Parcel 2 shall:

- a. Obtain a sewer tap permit from RVSS and pay all related fees.
- b. Construct sewer facilities per RVSS standards
- c. All new sewer facilities must be, inspected, and accepted per RVSS standards.
- d. Have a recorded easement through Parcel 1 to service Parcel 2 and approved by RVSS.

Water - service is available in Gangnes Drive, parcel 2 will require a new tap and an easement through Parcel 1 to provide water service. Easement benefitting Parcel 2 shall be approved by the City of Talent Community Development Director. Water meters shall be placed in the right of way of Gangnes Drive.

The provisions of this section have been 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 the Community Development Department. **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 are 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; and*

FINDING: The subject property (parcel 1) shall take access from Gangnes Drive, which is classified as a "Local Street" according to the 2015 Transportation System Plan (TSP). Parcel 2 shall take access of an existing alley. As a condition of approval, prior to issuance of building permits, the property owner shall obtain an encroachment permit. Until such time that the City of Talent improve the alley access the property owner enter a non-remonstrance agreement for future improvements. The applicant shall gravel the 12-18 foot wide alley to the standard that will accommodate the size and weight of emergency vehicles. **The provisions of this section have been met subject to conditions of approval.**

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 an existing single-family detached dwelling on Parcel 1 is 2,500 sq ft, duplexes also require 2,500 sq ft of lot area; As proposed, Parcel 1 is 4,057 sq ft and Parcel 2 is 4,121 sq ft. 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 have been met.**

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 4,131 ft² as proposed and requires 20% landscaping coverage (826.2 ft²). This necessitates a minimum of one (1) 2in+ caliper trees and four (4) five-gallon shrubs or accent plants.

Parcel 2 is 4,056 ft² as proposed and requires 20% landscaping coverage (811.2 ft²). This necessitates a minimum of one (1) 2in+ caliper trees and 4 (4) five-gallon shrubs or accent plants.

Landscaping will be addressed in conjunction with the development of both lots. **The provisions of this section have been 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: The new lots are adjacent to the public right-of-way and alley access. This lot division is creating one lot with access from Gangnes Drive and the other lot that will only have access from the public alley as stated in TMC 17,10.060 (1) Option 1, access is from an existing alley..... the proposed parcel 2 lot depth is 83 feet. Fire District #5 is requiring that if the alley access exceeds 150 feet in length that it will be required prior to construction of a structure the applicant shall install a fire apparatus turn around or install a residential fire sprinkler system. In addition, the alley shall be designated with not street parking signs. **The provisions of this section have been met subject to conditions of approval.**

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: The proposed lot split will create two lots. Parcel 2 to be served by a public alley to ensure access and the maintenance of that alley will be borne by the property owners that use that alley for access. The access drive must be at least 12 feet wide (or 24 feet if the length from the centerline of the street right-of-way to the lot is more than 150 feet or if there will be more than one residence using the alley access the alley shall be graveled to its full wide of 12+ feet so that it will maintain the weight of an emergency vehicle. The access must also be designed so that storm water runoff is directed toward an appropriate location and not onto neighboring properties. **The provisions of this section have been met subject to conditions of approval.**

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

FINDING: Adjoining properties have full access to Gangnes Drive. **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 have been 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 have been met subject to conditions of approval.**

18.40.020 Building 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 subject lot is vacant as a result of the Alameda Fire on September 8, 2020, but as per the October 5, 2021, Planning Inquiry by the Community Development Director, Parcel 1 retains its single family dwelling land use entitlement involuntarily destroyed by the Fire. The newly created parcel will conform to the Talent Municipal Code development standards for the Residential High Density (RHD) zone district. **This provisions of this standard are 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: The proposed lots are buildable and can reasonably meet the yard setbacks. Parcel 1 will front on Gangnes Drive and can meet all the front side and rear yard setbacks. Parcel 2 will front on the alley access and utilize the five-foot setback to accommodate a garage and subsequent parking requirements for the future dwelling units. The length of driveways shall be designed in accordance with the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. **The provisions of this standard 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

FINDING: Proposed Parcel 1 will be redeveloped with a single-family dwelling. In accordance with a Planning Inquiry prepared on October 5, 2021, by the community development director, the parent parcel following the partition will retain the right to rebuild a single-family detached dwelling, while the newly create parcel will conform to the RHD development standards of the Talent Municipal Code **The provisions of this section have been met subject to conditions of approval.**

Proposed Parcel 2 will be approximately 4, 121 sq. ft. (.09 acres) resulting in a minimum density of 1.70 units. The proposed size of the parcel can accommodate a duplex in accordance with the Lot Area and Dimension requirements. The minimum lot size for a duplex is 2,500 sq. ft. **The provisions of this standard are 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.*

FINDING: The proposed Parcel 1 will be redeveloped with a single-family dwelling requiring a minimum of 2,500 sq ft. Parcel 2 will be required to develop in accordance with the current regulations and density requirements and therefore will at least need to be developed with a duplex or two single-family attached dwellings. Parcel 2 is proposed to be 4,121 sq. ft. therefore meets the lot area standards. The preliminary Plat demonstrates that both lots meet the minimum standards. **The provisions of this standard are met.**

18.115.050 ***Transportation facility standards.***

A. Purpose. The purpose of this section is to ensure that developments provide a safe and efficient public street system for pedestrians and vehicles, in conformance with the city's transportation system plan and applicable ordinances.

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 [18.115.060](#), Vehicular access and circulation, and the following standards are met:

1. Streets within or adjacent to a development shall be improved in accordance with the transportation system plan standards;

FINDING: The applicant is proposing a two parcel split with the proposed Parcel 1 having frontage and access on Gangnes Drive. Proposed Parcel 2 will have access only from the alley way. The alley access shall be maintained by the property owner that uses that access. All gravel shall be completed by the property owner utilizing Parcel 2, the city will not maintain the alley access. In addition, the city is requiring that a non-remonstrative agreement be signed prior to recording the plat map. **The provisions of this section have been met subject to conditions of approval.**

DISCUSSION

Overall, the application for a two-lot partition complies with City subdivision and zoning standards. The proposed lot 2 that will take access from the public alley is serving other property's that will be taking access. Access that serves between five and eight dwelling units shall have a minimum driveway opening/curb cut and driveway width of 20 feet and a maximum width of 24 feet. The alley is not 20 feet wide it is a maximum of 12 feet wide and therefore will require that the future development on lot 2 be equipped with a fire sprinkler system and there shall be no parking signage along the alley way at any time.

The fire department has requested that the alley to the proposed lot 2 be treated as a flag lot access. The alley will act as a driveway to the parcel as per the TMC Driveways, private streets, aisles, turnaround areas and ramps shall have a minimum vertical clearance of 13 feet, six inches for their entire length and width.

A clear vision area shall be maintained at all driveways and accessways and on the corners of all property adjacent to an intersection. A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction. In addition, driveways, parking areas, aisles, and turnarounds shall be paved with asphalt, concrete or comparable surfacing, or a durable non-paving material that will support emergency vehicles may be used to reduce surface water runoff and protect water quality.

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(s) shall follow the procedures outlined in Section TMC 17.20.070, Filing and Recording, in the Subdivision Code.

PRIOR TO FINAL PLAT

2. The property owner(s) shall record a utility easement for all underground utility facilities to be shown on final plat
3. The property owner of Parcel 1 shall sign a non-remonstrative agreement with the City of Talent.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

4. The property owner(s) shall obtain an encroachment permit if new access is proposed, or existing access is modified. If required curb, gutter and sidewalk modifications are to be built to City standards.
5. (RVSS) The property owner of Parcel 1 and Parcel 2 shall:
 - a. Obtain Tap and connection permits from RVSS prior to sewer construction
 - b. Pay related sewer fees prior to construction.
 - c. Water meters shall be placed in the right of way of Gangnes Drive
6. The property owner shall obtain tap and connection permits for water from the City of Talent Public Works Department and pay required fees.
7. Utility easements for all underground utilities benefitting Parcel 2 shall be recorded prior to issuance of building permits.
8. Owners to sign a Non-Remonstrance Agreement suitable to the City of Talent.
9. Parcel 2 development shall be constructed with a sprinkler system or provide an emergency vehicle turn around.

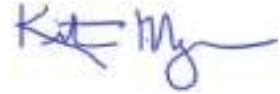
DURING CONSTRUCTION

10. Sewer facilities must be constructed per RVSS standards. Prior to final acceptance of project, all new sewer facilities must be, inspected, and accepted per RVSS standards.
11. All water facility construction shall be inspected and accepted per City of Talent Public Works Standards.
12. All street and driveway approaches shall meet City of Talent Public Works Standards.
13. Alley access shall be graveled shall at a width of 12+ feet along the entire alley to accommodate emergency vehicles and stormwater runoff.

PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY

14. The property owner(s) of Parcel 1 and Parcel 2 shall complete landscaping per *18.105 TMC*.

Approved by:



Kristen Maze
Community Development Director

February 1, 2022

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.