



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: Number of Lots, Associated Files, and Phone. Rows include Property Owner (Bryce Brooks / Derek Sherrell), Street Address (1710 Talent Ave), and Applicant/Consultant (Derek Sherrell).

Table with 4 columns: Assessor's Map Number, Tax Lot Number, Acres, and Zone. Row 1: 38-1W- 25 DC, 5401, .57, Zone blank.

Subzone (if applicable) _____

APPLICATION TYPE

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

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

REQUIRED SUBMITTALS

- List of required submittals including Pre-Application Conference Completed (1/30/20), Application Form (signed), Tentative Plat, Applicant's Statement, One electronic copy of plat, Tree Removal Permit (N/A), and Supplementary information.

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.

Applicant's Signature (with handwritten signature)

Date 3/19/20

Property owner's Signature (required) (with handwritten signature)

Date 3/19/20

OVER

APPLICATION FEES & DEPOSITS

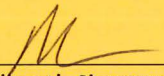
(Application fees are calculated by ACTUAL PROCESSING COSTS)

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



 Property owner's Signature (required)

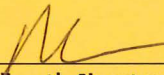
3/19/20

 Date


3/19/20

 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



 Property owner's Signature (required)

3/19/20

 Date

3/19/20

 Date

| FOR OFFICE USE ONLY | | | |
|------------------------------------|--------------------|-----------------------------|------------------------------|
| Deposit Paid (Amount): \$962.00 | Date: 3/20/2020 | Received By: JEFF WILCOX | File Number: MLP 2020-002 |

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider

Proposed Flag Lot Partition at 1710 Talent Ave.

Property Owner: Bryce Brooks

Applicants: Derek Sherrell and Bryce Brooks

Surveyor: Mr. Jim Hibbs

Good day all!

We are proposing a flag lot partition that is consistent with the City of Talent's codes and requirements. This is the first home purchased by the owner/applicant and the only way that it makes financial sense is to be able to split the lot at the rear of the property off and sell it. The other benefit besides the owner being able to purchase her first home is that this will provide one additional lot to help with the extreme housing shortage that currently exists in Talent. This proposal is also in line with Oregon Statewide planning goals, The Talent Comprehensive Plan and the need for infill/ missing middle.

We have talked to the neighboring property owners on all four sides of the property and informed them of our application. We are conscious of the fact that even a small minor land partition like this can affect a neighborhood. We did not receive any negative feedback but look forward to and support the City of Talents process that allows all of our neighbors within 250' to submit public comment if they wish.

Below is the Preliminary plat and flag lot partition code and the applicants answer in italics after each item:

8-2.3300 APPROVAL CRITERIA: PRELIMINARY PLAT

- A. General approval Criteria: The City may approve, approve with conditions or deny a preliminary plat based on the following criteria:
1. The proposed preliminary plat complies with all of the applicable code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Chapter and provisions of the underlying zoning district shall apply.

The proposed flag lot partition meets the minimum density requirement since only one flag lot is allowed. The minimum lot size will be met since parcel 1 will be 7,421Sq. Ft. and parcel 2 will be 15,085Sq. Ft. which give an average lot size of 11,253 Sq. Ft. and parcel 1 is only 7% less than the standard allowed. Maximum lot coverage will be met since the house on parcel 1 only covers 25% of the lot. The lot coverage for parcel 2 is currently zero. The proposal does not preclude the future urbanization of to the densities envisioned in the Talent Land Use Ordinance and the City of Talent Comprehensive Plan.

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

Not applicable, there is no name requirement for a minor land partition

3. The proposed streets, road, sidewalks, bicycle lands, 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 properties 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.

Talent Ave is currently paved but not other street improvements currently exist such as sidewalks, curb or gutter. There are no other surrounding or connecting subdivisions or partitions to connect to. This is a simple driveway that connects to Talent Ave.

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

The Talent Ave access will be shared as required. In addition, we propose a shared access agreement easement/ common area, on the east side of the current structure, for the length of the shared access. We believe this unobstructed shared access easement meets the intent for access and side yard setbacks because it is under shared ownership.

A. Residential Density

The proposed flag lot partition meets the minimum density requirement since only one flag lot is allowed. The minimum lot size will be met since parcel 1 will be 7,421Sq. Ft. and parcel 2 will be 15,085Sq. Ft. which give an average lot size of 11,253 Sq. Ft. and parcel 1 is only 7% less than the standard allowed. Maximum lot coverage will be met since the house on parcel 1 only covers 25% of the lot. The lot coverage for parcel 2 is currently zero. The proposal does not preclude the future urbanization of to the densities envisioned in the Talent Land Use Ordinance and the City of Talent Comprehensive Plan.

- B. 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:

Not applicable, since only a private drive is proposed.

8-2.630 FLAG LOT PARTITIONS The following standards apply to flag lots in all residential zones:

A. Purpose. These standards allow the creation of a single flag lot out of a parent lot in limited circumstances. The limitations minimize the negative impacts of flag lots on an area while allowing land to be divided when other options are not achievable.

B. When a flag lot is allowed. A flag lot is allowed only when the following are met:

1. An existing dwelling unit on the site is located so that it precludes a land division that meets the minimum lot width standard of its zoning district.

The existing dwelling is located in a place that precludes a land division that meets the minimum lot width standards of its zoning district.

2. Only one flag lot is proposed;

Only one flag lot is proposed with this application

3. There will be only one residence on the flag lot (except in RM-22 zone);

There will only be one residence on the proposed flag lot, which will be verified at time of home submittal at a later date.

4. Minimum density, minimum lot size and maximum building coverage requirements of the zone will be met; and

The proposed flag lot partition meets the minimum density requirement since only one flag lot is allowed. The minimum lot size will be met since parcel 1 will be 7,421Sq. Ft. and parcel 2 will be 15,085Sq. Ft. which give an average lot size of 11,253 Sq. Ft. and parcel 1 is only 7% less than the standard allowed. Maximum lot coverage will be met since the house on parcel 1 only covers 25% of the lot. The lot coverage for parcel 2 will be demonstrated upon plan submittal at a later date

5. In the interest of protecting existing neighborhood context, structures taller than 18 feet will not be allowed if more than 50 percent of the lots sharing common lot lines, not including the parent lot, have houses on them that are less than 18 feet tall. Lots without houses on them will not be considered.

Parcel 2 only has single story homes around it so no new home will be proposed that is taller than 18'.

C. Flag lot access pole. The pole portion of the flag lot must meet the following standards. Adjustments are prohibited:

1. The pole must connect to a street and must be at least 13 feet wide at the street and for Special Partitions and Subdivisions page 40 Subdivision Code its entire length, or 24 feet if the length from the centerline of the street right-of-way to the flag portion is more than 150 feet or if there will be more than one residence on the flag lot;

As shown on the submitted plans the pole of the flag lot is not longer than 150' (30' right of way and 120' in length), the width of the driveway is 13'.

2. The pole portion must be part of the flag lot and must be under the same ownership as the flag portion.

As shown on the submitted plans the pole is under the same ownership as the flag portion of the lot and has a shared access agreement.

3. The access drive must be at least 12 feet wide (or 24 feet; see paragraph 1, above) and paved with concrete or asphalt. The drive must be designed so that storm water run-off is directed toward an appropriate location and not onto neighboring properties.

The paved portion will be paved to at least 12' wide and storm water will be kept on the property and directed to the front storm water collection.

4. The flag lot and the existing lot will share the flag lot access pole for common access to the two lots unless the City Planner finds such a set-up physically impractical.

The flag lot and existing lot will share the same access at Talent Ave.

D. Minimum lot dimensions. No dimension of a flag lot may be less than 40 feet, excepting the pole portion. For the purposes of this subsection width and depth are measured at the midpoint of the opposite lot lines. All other lot dimension standards must be met.

As shown on the submitted plans both parcel 1 & 2 meet all minimum lot dimensions.

E. Flag lot development standards. The following standards apply to development on flag lots:

1. Setbacks (See Figure 630-E). Flag lots have required building setbacks that are the same along all lot lines, except that the setback on the pole portion side shall be at least 13 or 24 feet, as appropriate, plus an additional 20 feet for garage entrances, or more if there is a possibility the pole may someday become part of a larger public right-of-way. The City reserves the right to require greater setbacks in such cases for garages and/or entire structures. The required setbacks for primary structures, including houses and garages, are:

The applicant is aware and accepts that the setbacks for the flag lot will be 15' on the three sides and 13' on the pole side with the garage entrance requiring an additional 20', unless the City reduces the set back requirements at a future date. Due to the TID canal there is no possibility of the pole become part of a large public right of way.

8-2.320 2. Site analysis info not covered above can be found on the attached plot plan.

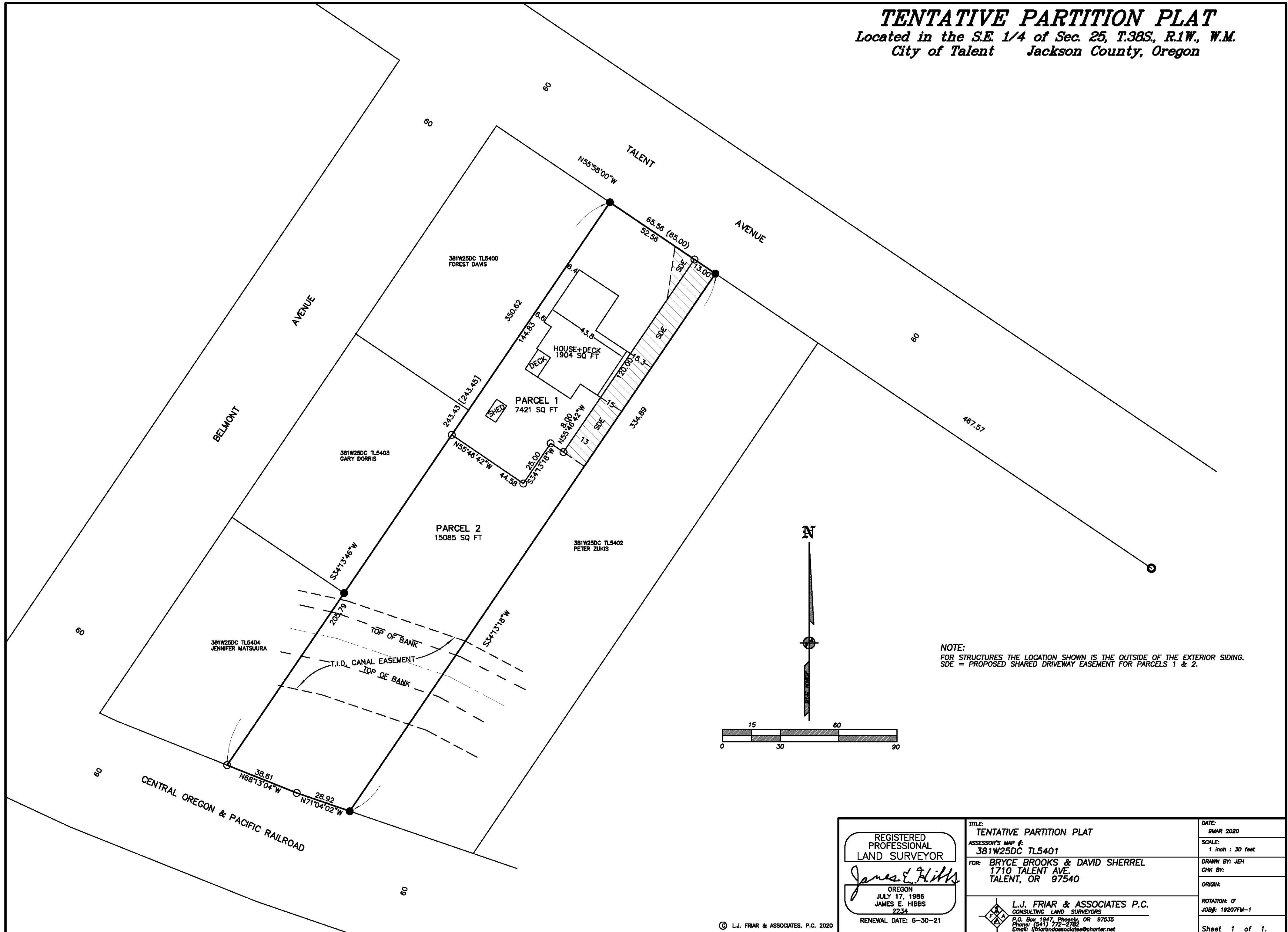
We feel that we are in compliance with all City codes and requirements and respectfully request the approval of this flag lot application.

Thank you for your time!

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a horizontal line.

Derek and Bryce

TENTATIVE PARTITION PLAT
 Located in the S.E. 1/4 of Sec. 25, T.38S., R.1W., W.M.
 City of Talent Jackson County, Oregon



NOTE:
 FOR STRUCTURES THE LOCATION SHOWN IS THE OUTSIDE OF THE EXTERIOR SIDING.
 SDE = PROPOSED SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2.

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| REGISTERED PROFESSIONAL LAND SURVEYOR <i>James E. Hibbs</i> OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE: 6-30-21 | TITLE: TENTATIVE PARTITION PLAT | DATE: 9MAR 2020 |
| | ASSESSOR'S MAP #: 381W25DC TL5401 | SCALE: 1 inch : 30 feet |
| | FOR: BRYCE BROOKS & DAVID SHERREL 1710 TALENT AVE. TALENT, OR 97540 | DRAWN BY: JEH CHK BY: |
| | L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. Box 1947, Phoenix, OR 97535 Phone: (541) 772-2782 Email: lfriarandassociates@charter.net | ORIGIN: ROTATION: 0° JOB#: 19207FM-1 |
| | | Sheet 1 of 1. |