



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

Number of Lots: Associated Files:
Property Owner Tyler Davis Mailing Address (include zip) 137 North Front Street Talent, OR 97540 Phone 541-531-8528
Street Address or Property Location 137 North Front Street Email Address tdavis800@gmail.com
Applicant/Consultant (if not owner) Mailing Address (including zip) Phone

Table with 4 columns: Assessor's Map Number (Township, Range, Section, Quarter Section), Tax Lots, Acres, Zone. Row 1: 38-1W- 26CB, 800, .58, RS-7. Row 2: 38-1W-

Subzone (if applicable)

Type of Application

(Application fees are calculated by ACTUAL PROCESSING COSTS)

Grid of checkboxes for application types: Subdivision, Flag Lot Partition, Subdivision or Partition Replat, Partition, Plat Vacation, Final Plat.

Required Submittals

- Pre-Application Conference Completed (if yes, then date) June 19th, 2018 July 10th, 2019
Application Form (signed).
Tentative Plat (15 copies/subdivision or 3 copies/partition) - Drawn to scale, including ALL applicable provisions of 8-2.320 of the Talent Subdivision Code.
Applicant's Statement (15 copies/subdivision or 3 copies/partition) - Including ALL applicable provisions of 8-2.330 of the Talent Subdivision Code.
One electronic copy of plat and applicant's statement in PDF format. Plat shall be reduced to 11x17.
Tree Removal Permit (if applicable).
Supplementary information as required by the Talent Subdivision Code or the Talent Zoning Code.

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Tyler Davis
Applicant's Signature

6/25/2019
Date

Tyler Davis
Property Owner's Signature (required)

6/25/2019
Date

This application is for a lot partition at 137 N Front St., the property is currently .58 of an acre and is zoned RS-7. Currently on the property is a single, family home that was built in 1982 and is 1,272 Sq. Ft. As shown on the submitted plan, the existing house will remain on parcel 3. The existing garage will be removed. All services are available to the property, there is one existing water meter and one sewer lateral to the property.

Please see the submitted partition plat and findings below for compliance with all City of Talent code and ordinance requirements for a partition, the City Criteria is in italics and the applicant's response in regular type.

8-2.330 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 and the provisions of the underlying zoning district shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of 8-3L.4-Variances;*

The submitted preliminary partition and these findings will demonstrate that this application complies with all of the applicable code sections and other applicable ordinances and regulations. No variance is needed nor requested.

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

This application is for a partition, so a plat name is not applicable.

- 3. The proposed streets, roads, sidewalk, 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;*

No new streets or roads are proposed with this application.

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

This application is for a 3-lot partition, so no common areas or improvements are required.

B. Residential Density

- 1. Minimum and Maximum Density Requirements.*

In RS-7 zone the minimum lot size is 6,000 sq. ft. and the size of proposed parcel #1 is 7,284 sq. ft, parcel #2 is 7,033 sq. ft and parcel #3 is 8,254 sq. ft, all exceed the minimum lot size of the zone.

2. Residential Density Calculation Procedure.

Using the RDC formula, $D=(0.58-0-0)(0.76)(7.26)$, yields 3.2 which rounds to 3 dwelling units permitted for this property. As this proposal is for three parcels, this criteria is met.

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 Section 250(J)-Street Connectivity and Formation of Blocks.*

The minimum lot width within the RS-7 zone is 50' and the width of parcel #1 is 69.13' and parcel #2 is 51' and parcel #3 is 122.79' - all exceed the minimum width of the zone.

a. *Single-family residential lot sizes may be averaged*

NA

2. *Setbacks shall be as required by the applicable zoning district.*

When a home is built or located upon a lot it shall meet all the applicable setbacks of the zoning district.

3. *Each lot shall conform to the standards of Section 260-Vehicular Access and Circulation.*

NA

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 the Zoning Code, Subdivision Code, and 8-3J.4*

There are no landscape or screening requirements with this application.

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, Section 260-Vehicular Access and Circulation.*

The deepest parcel is 134.44 feet so there will be no residence further than 150' from a public right of way.

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.*

There is no common driveway with this application

- D. *Conditions of Approval. City staff, Planning Commission, or City Council may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations. When not voluntarily accepted by the applicant, conditions shall be roughly proportional to the impact of development, and the written findings and decision shall include findings of proportionality.*

At the time of application submittal, no staff report, nor conditions of approval have been created.

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

No undeveloped properties are contiguous, so no reserve strips are required with this application

- F. *Future Re-division Plan*

No further division is possible with all 3 parcels.

- G. *Compliance. All submittals shall demonstrate compliance with Article 2, Development and Design Standards, and 8-3H.2 of the Talent Zoning Code.*

The applicant believes they have met all the requirements for lot partition on the subject parcel and respectfully requests approval from the City of Talent. Please feel free to contact me if there are any questions or concerns about this application.

Sincerely,



Tyler Davis
Property Owner

TENTATIVE LAND PARTITION

In the N.W. 1/4, S.W. 1/4 of Sec. 23, T.36S., R.1W. W.M.
City of Talent Jackson County, Oregon

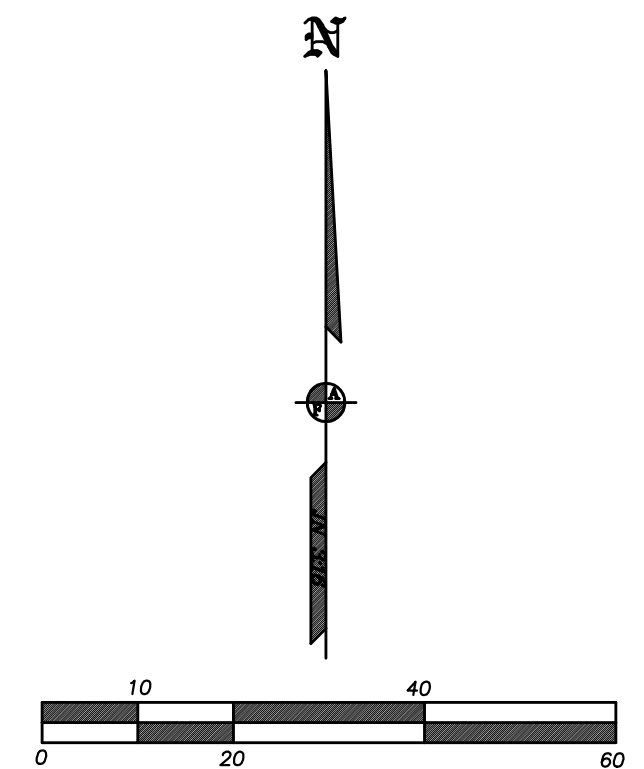
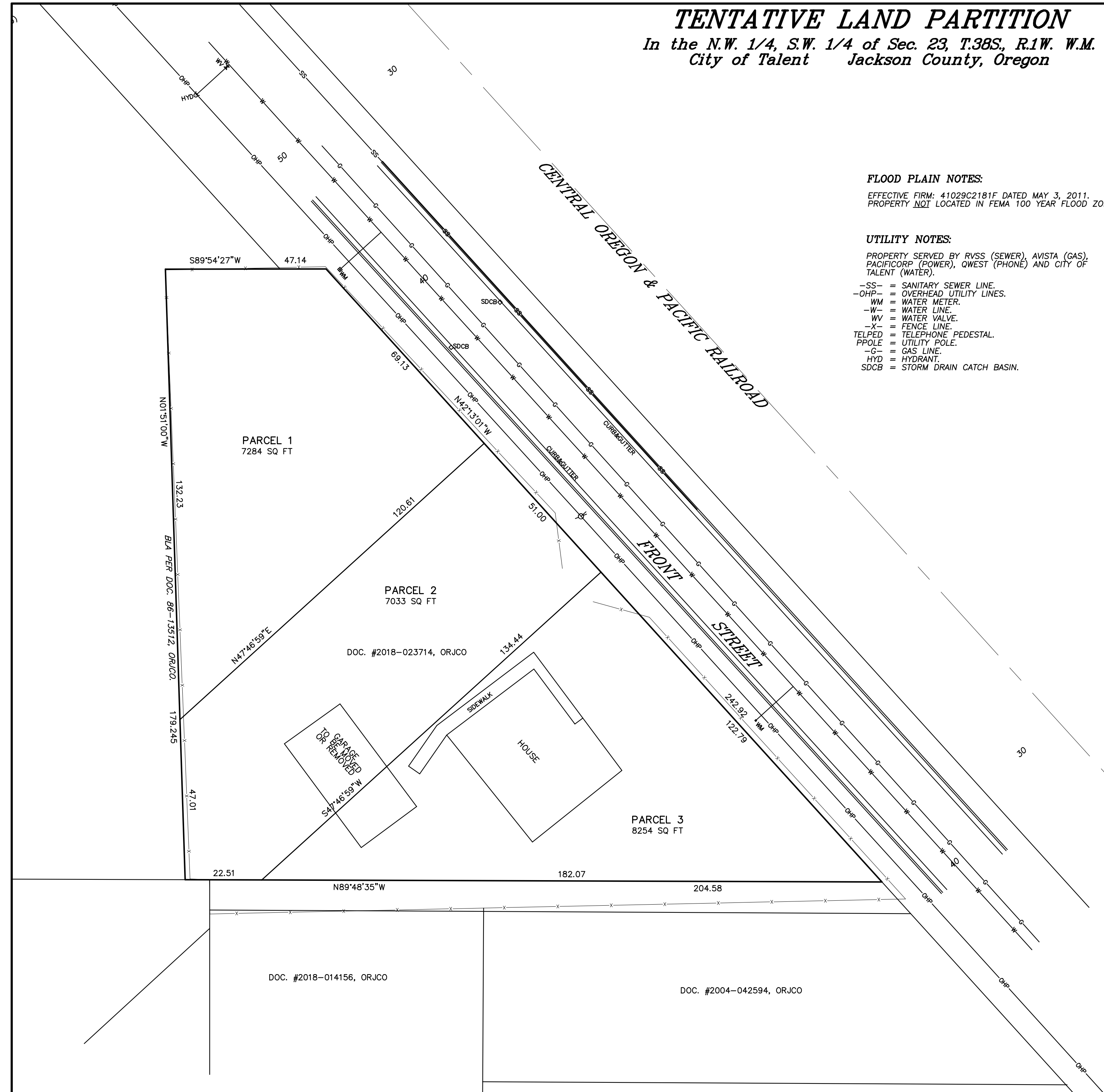
FLOOD PLAIN NOTES:

EFFECTIVE FIRM: 41029C2181F DATED MAY 3, 2011.
PROPERTY NOT LOCATED IN FEMA 100 YEAR FLOOD ZONE AE.

UTILITY NOTES:

PROPERTY SERVED BY RVSS (SEWER), AVISTA (GAS),
PACIFICORP (POWER), QWEST (PHONE) AND CITY OF
TALENT (WATER).

- SS- = SANITARY SEWER LINE.
- OHP- = OVERHEAD UTILITY LINES.
- WM = WATER METER.
- W- = WATER LINE.
- WV = WATER VALVE.
- X- = FENCE LINE.
- TELPED = TELEPHONE PEDESTAL.
- PPOLE = UTILITY POLE.
- G- = GAS LINE.
- HYD = HYDRANT.
- SDCB = STORM DRAIN CATCH BASIN.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-19

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TITLE: TENTATIVE PARTITION PLAT ASSESSOR'S MAP #: 381W26CB TL800 FOR: TYLER DAVIS 415 AZELEA COURT TALENT, OR 97540	DATE: 2019 JUNE 19 SCALE: 1 inch : 20 feet DRAWN BY: JEH CHK BY: ORIGIN: ROTATION: 0° JOB#: 18178FM
<div style="text-align: center;"> L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OR 97535 Phone: (541) 772-2782 lfriarandassociates@charter.net </div>	Sheet 1 of 1.