



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: <u>2</u>		Associated Files:	
Property Owner <u>Matthew & Antoinette Lichtenstein</u>	Mailing Address (include zip) <u>P.O. Box 1927, Phoenix 97535</u>	Phone	<u>541-890-8411</u>
Street Address or Property Location <u>212 N. First St.</u>	Email Address:		
Applicant/Consultant (if not owner) <u>Shawn Kampmann</u>	Mailing Address (including zip) <u>P.O. Box 459, Ashland 97520</u>	Phone	<u>541-482-5009</u>

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lots	Acres	Zone
38-1W- <u>2300</u>	<u>1000</u>	<u>0.39</u>	<u>SF-MD(RS-7)</u>
38-1W-			

Subzone (if applicable)

Type of Application

(Application fees are calculated by ACTUAL PROCESSING COSTS)

<input type="checkbox"/> Subdivision	<input type="checkbox"/> Partition
<input checked="" type="checkbox"/> Flag Lot Partition	<input type="checkbox"/> Plat Vacation
<input type="checkbox"/> Subdivision or Partition Replat	<input type="checkbox"/> Final Plat

Required Submittals

- Pre-Application Conference Completed (if yes, then date) owner - 2 years ago?
- 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). N/A
- 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.

Matthew Gault
Applicant's Signature

Matthew Gault
Property Owner's Signature (required)

Antoinette Lichtenstein
Property Owner

6-13-19
Date

6-13-19
Date

6-13-19
Date

APPLICATION FEES & DEPOSITS

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.

Matthew Redburn 6-13-19
 Applicant's Signature Date

Matthew Redburn 6-13-19
 Property Owner's Signature (required) Date
Julius Lichtenstein 6-13-19
 Property Owner 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 Date

 Property Owner's Signature (required) Date

Property Owner Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$814.00	6/14/2019	JEFF WILCOX	MLP 2019-008

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

PRELIMINARY PARTITION MAP

LYING SITUATE IN

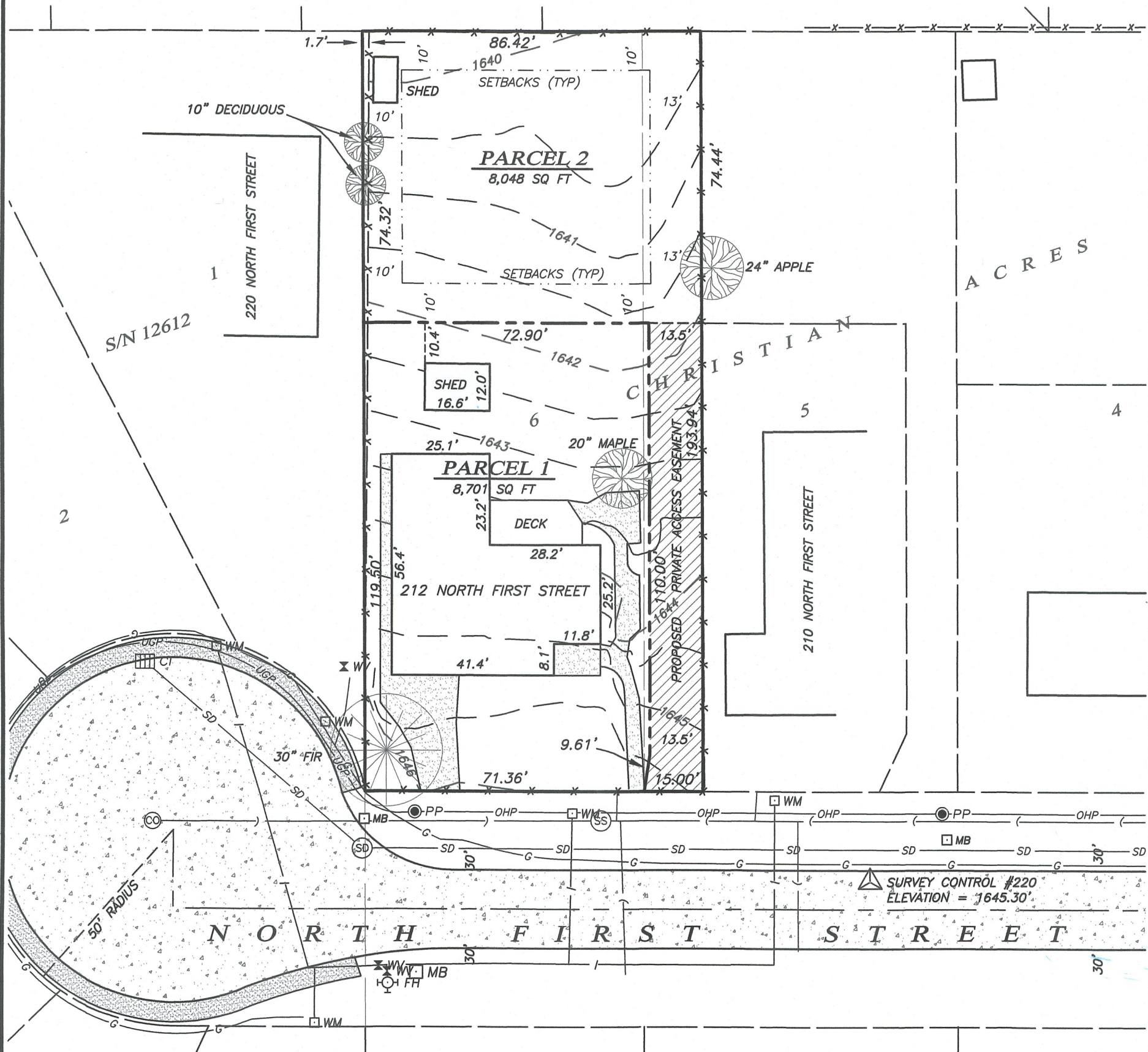
SOUTHWEST QUARTER OF SECTION 23
TOWNSHIP 38 SOUTH, RANGE 1 WEST, W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR

Matthew & Antoinette Lichtenstein

212 North First Street
Talent, Oregon 97540

SCALE: 1" = 30'



LEGEND

- | | | | |
|--|-------------------------|--|-----------------|
| | SUBJECT PROPERTY LINE | | SEWER CLEANOUT |
| | PARTITION DIVISION LINE | | WATER VALVE |
| | BOUNDARY LINE | | FIRE HYDRANT |
| | CENTERLINE | | MAILBOX |
| | FENCELINE | | CONIFEROUS TREE |
| | WATER LINE | | DECIDUOUS TREE |
| | BURIED NATURAL GAS LINE | | EASEMENT |
| | STORM DRAIN LINE | | BUILDING |
| | SANITARY SEWER LINE | | CONCRETE |
| | OVERHEAD POWER LINE | | |
| | UNDERGROUND POWER LINE | | |
| | CONTOUR LINE | | |
| | POWER POLE | | |
| | WATER METER | | |
| | STORM SEWER MANHOLE | | |
| | SANITARY SEWER MANHOLE | | |

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: MAY 24, 2019
PROJECT NO. 1246-19

Zoning District - RS-7
Assessor's Map No. 38 1W 23 CC, Tax Lot 1000

POLARIS LAND SURVEYING

**MINOR LAND PARTITION APPLICATION INCLUDING A FLAG LOT
APPLICANT'S STATEMENT**

Subject Property:

Property Addresses: 212 North First Street
Map & Tax Lot: 38 1W 23 CC; 1000
Zoning: RS-7
Adjacent Zones: RS-7
Lot Area: .39 / 16,749 sf

Property Owner: Matthew & Antoinette Lichtenstein
P.O. Box 1927
Phoenix, OR 97535

Surveyor: Polaris Land Surveying, LLC
PO Box 459
Ashland, OR 97520

Request:

The request is a flag lot partition of the property located at 212 North First Street.

The proposed partition appears that it can comply with the City of Talent Municipal Code.

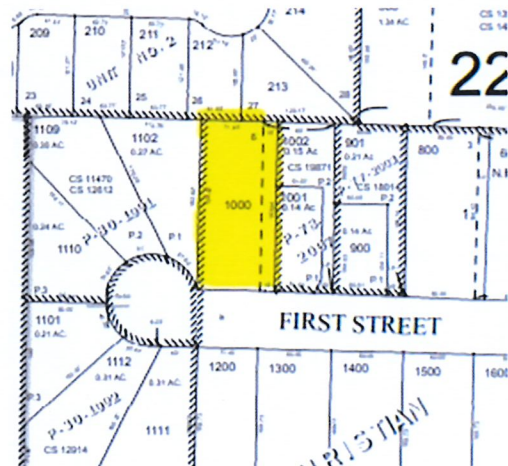
Property Description:

The subject property is last parcel on the north side of North First Street at the beginning of the cul-de-sac turn around.

The property and all adjacent properties are zoned for Single Family - Medium Density (RS-7).

The subject property is a .39-acre parcel. Has an average lot width of 86.4 feet and average lot depth of 193.8 feet.

The property is occupied by a 2,258 square foot one-story residence and a 200 square foot detached shed building.



There is a driveway that serves the existing, one vehicle garage at 212 North First Street.

The property has a gradual downhill slope to the north. There are a few trees in the yard area.

Proposal:

The request is to partition 212 North First Street into two separate parcels. Proposed Parcel 1 (212 N. First) would be 8,701 square feet and have the existing residence on the site.

Proposed Parcel 2 is proposed to be 8,048 square feet in area with a 13.5-foot wide flag pole connection. Flag lots require a 12-foot wide driveway access.

The minimum lot dimensions, area requirements, access, parking, etc., appear that they can be met for both properties and that future urbanization of the properties as envisioned in the Comprehensive Plan for the City is not prevented with the proposed partition.

Below are the findings addressing the approval criteria.

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.

Applicant's Finding:

To the applicant's knowledge, the proposed preliminary plat complies with the applicable code sections. Parcel 1 is proposed to have more than 6,000 square feet of lot area. The lot is proposed to have 71.36 feet of frontage. This exceeds the minimum lot width in the zone. The structures are existing on site comply with setback from all new property lines. Other setbacks exist and are not modified with the proposal.

The proposed lot coverage on Parcel 1 is 2,458 square feet or 28.5 percent. This is less than the maximum allowed coverage of 35 percent in the zone. There is a 72 square foot shed on proposed Parcel 2 and this structure is intended to be retained. The proposed lot coverage on proposed Parcel 2 is one percent, which is less than 35 percent.

The proposal does not preclude the future urbanization of the parcels 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.

Applicant's Finding:

Not applicable, no plat name required for Minor Land Partition.

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.

Applicant's Finding:

First Street is currently paved to a width of 20 feet. No other street improvements currently exist such as sidewalks, and curb and gutter. The proposed utilities will conform to and/or transition to existing facilities that are present on adjoining properties or within the public right-of-way.

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

Applicant's Finding:

A shared access easement is proposed to provide access and maintenance to the rear yard of Parcel 1.

B. Residential Density:

Applicant's Finding:

Both parcels meet the minimum density requirement for this zoning district.

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:

Applicant's Finding:

Not applicable, the proposed partition is mid-block and does not have legal connection to the parcels on the adjacent city block to the north.

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.

Applicant's Finding:

The existing dwelling on the property prevents the division of the land in a manner that meets the minimum lot width standard of its zoning district.

2. Only one flag lot is proposed.

Applicant's Finding:

Only one flag lot is proposed.

3. There will be only one residence on the flag lot.

Applicant's Finding:

The property would be vacant excepting a 72 square foot shed.

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

Applicant's Finding:

The proposed parcels each exceed minimum lot area in the zone. Both lots are more than 5,000 square feet in area and Parcel 1 is occupied by a detached single-family residence. The proposed lot area of Parcel 1 is approximately 8,701 square feet. The proposed lot area of Parcel 2 is 8,048 square feet. The proposed lot width of Parcel 1 is 71.36 feet. Parcel 2 is proposed as a flag lot. Proposed Parcel 2 has adequate area to allow for additional dwellings.

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.

Applicant's Finding:

Not applicable. The rear lot residence will be limited to not more than 18 feet in average height.

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 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.

Applicant's Finding:

The pole is 119.5 feet in length and will serve one residence. A private access easement is proposed to benefit Parcel 1 for access and maintenance purposes for the rear yard.

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

Applicant's Finding:

The pole would be under the ownership as the flag portion.

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 stormwater run-off is directed toward an appropriate location and not onto neighboring properties.

Applicant's Finding:

The access drive will be 13.5 feet wide and will be paved with concrete or asphalt. The driveway will be designed so that storm water run-off is directed in an appropriate location.

4. The flag lot and the existing lot will share the flag lot access pole for common access to the two lots.

Applicant's Finding:

The existing residence on proposed Parcel 1 takes access from the driveway that serves a front-loading garage that is attached to the residence.

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.

Applicant's Finding:

The flag lot does not have any dimension less than 40 feet in length.

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:

Applicant's Finding:

A residential dwelling exists on Parcel 1. The minimum setbacks are met with the structures except for the west side yard setback on Parcel 1 which is seven feet. Any future site development would comply with the required setbacks.