



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 Shel Harris	Mailing Address (include zip) 467 Arnos Street; Talent, OR 97540	Phone	
Street Address or Property Location 467 Arnos Street	Email Address shawn@polarissurvey.com		
Applicant/Consultant (if not owner) Polaris Land Surveying LLC	Mailing Address (including zip) PO BOX 459, Ashland OR 97520	Phone 541-488-5009	

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lots	Acres	Zone
38-1W- 25B	2901	.41	RM-22
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) _____
- 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.


 Applicant's Signature _____

 Property Owner's Signature (required) _____

7-10-2013
 Date _____
 7/16/13
 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.

Shawn Krumpal
Applicant's Signature

7-10-2018
Date

[Signature]
Property Owner's Signature (required)

7/16/18
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.

Shawn Krumpal
Applicant's Signature

7-10-2018
Date

[Signature]
Property Owner's Signature (required)

7/16/18
Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount): \$ 814 ⁰⁰	Date: 7-16-18	Received By: C. Bradley	File Number: MLP #18-005

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

July 10, 2018

**MINOR LAND PARTITION APPLICATION
INCLUDING A FLAG LOT**

Subject Property

Property Addresses: 467 Arnos Street
Map & Tax Lot: 38 1W 25B; 2901
Zoning: RM-22
Adjacent Zones: RM-22
RS-MH
Lot Area: .41 / 17,859.6 sf

Property Owner: Shel Harris
467 Arnos Street
Talent, OR 97540

Surveyor: Polaris Land Surveying
PO BOX 459
Ashland, OR 97520

Request:

The request is to partition the property at 467 Arnos. A flag lot proposal is also being requested on the adjacent property at 461 and 463 Arnos. The property owners have agreed to share the required 24-foot wide required "pole" connection to the public street and to provide necessary access and maintenance agreements.

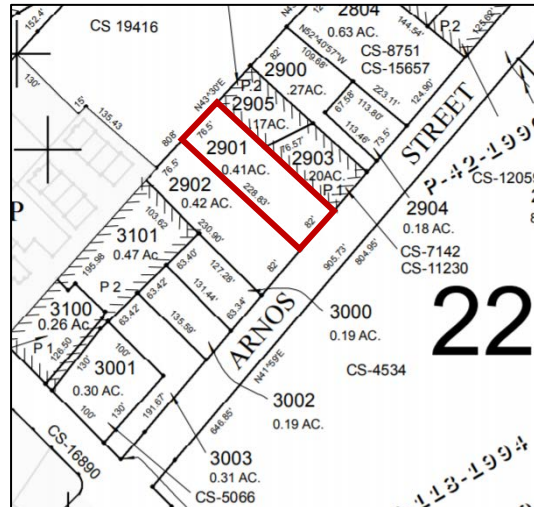
The proposed partition appears that it can comply with the City of Talent Municipal Code.

Property Description:

The subject property is on the north side of Arnos Street approximately mid-block between Talent Avenue to the south and Highway 99 (South Pacific Highway) to the north.

The property and the adjacent properties to the north, south and west are zoned for Multiple Family – High Density (RM-22). The properties to the east (across) Arnos are zoned Single Family Manufactured Housing (RS-MH).

The subject property is a .41-acre parcel. Has an average lot width of 79.25 feet and average lot depth of 229.86 feet.



The property is occupied by a 1978, 1,212 square foot, single-story residence, and a 550 square foot, detached garage / shop building.

There is a driveway that serves the existing, two vehicle garage at 467 Arnos.

The property has a gradual slope to the northwest. There are a few trees in the yard area. There is a five-foot wide public sidewalk and a landscape parkrow along the frontage of the property.

Proposal:

The request is to partition 467 Arnos into two separate parcels. Proposed Parcel 1 (467 Arnos) would be 9,204 square feet and have the existing residence on the site.

Proposed Parcel 2 is proposed to be 8,813 square feet in area with an 11-foot wide flag pole connection. Flag lots require a 24-foot wide driveway access. The adjacent property at 461 Arnos is also in the process of a minor land partition including a flag lot with a 13-foot wide flag pole. The combined widths shared between the two properties provide adequate access. With the request to share the driveway, and more importantly, the required 24-foot wide flag pole connection, driveways are able to be minimized.

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. Please advise if a shared access easement will suffice for compliance with the standards for development in the RM-22 zone.

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 5,000 square feet of lot area. The lot is proposed to have 70.88 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 1,212 square feet or 13 percent. This is less than the maximum allowed coverage of 40 percent in the zone. There is a 594.64 square foot shed on proposed Parcel 2, this structure is intended to be retained. The proposed lot coverage on proposed Parcel 2 is six percent, which is less than 40 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; and

Applicant's Finding:

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:

Shared access easements and maintenance agreements will be created for the shared driveway.

B. Residential Density

Applicant's Finding:

Proposed Parcel 1 exceeds the minimum lot area to allow for multi-family dwellings. The proposed flag lot parcel exceeds minimum dimensions and lot areas required for single family residential dwellings.

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 (except in RM-22 zone);

Applicant's Finding:

The property would be vacant excepting the detached garage / shop building.

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

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 are occupied by a detached single-family residence. The proposed lot area of Parcel 1 is approximately 9,204 square feet. The proposed lot area of Parcel 2 is 8,813 square feet. The proposed lot width of Parcel 1 is 70.88-feet. Parcel 2 is proposed as a flag lot that shares the required driveway access serving the properties to the south at 461 and 463 Arnos Street. The flag lot connection for that proposal is 24-feet shared between the two parcels. Necessary access and maintenance easements will be provided for the shared driveway. Proposed Parcel 1 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 more than 150-feet in length and will serve more than one residence. With the shared driveway access, between 461 Arnos, and the subject property has a 24-foot wide access.

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 24-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 unless the City Planner finds such a set-up physically impractical.

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:

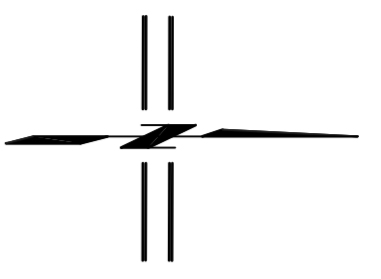
The residential dwellings exist on both the proposed parcels. The minimum setbacks are met with the structures. Any future site development would comply with the required setbacks.

PRELIMINARY MAP
LAND PARTITIONS

LOCATED AT
461 & 467 Arnos Street
Talent, Oregon

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR
Shel Harris & Don Steyskal
461 & 467 Arnos Street
Talent, Oregon



SCALE: 1" = 20'



- LEGEND**
- 5/8" IRON PIN MONUMENT
 - ▲ SURVEY CONTROL POINT, AS DESCRIBED
 - PROPERTY BOUNDARY LINE
 - NEW PARTITION LINE
 - BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - FENCELINE
 - WATER LINE
 - BURIED GAS LINE
 - BURIED PHONE LINE
 - STORM DRAIN LINE
 - SEWER LINE
 - OVERHEAD POWER LINE
 - GUY ANCHOR
 - POWER POLE
 - ◻ WM WATER METER
 - ◻ WV WATER VALVE
 - ◻ FH FIRE HYDRANT
 - ◻ CI CURB INLET
 - ◻ SDM STORM DRAIN MANHOLE
 - ◻ SSM SANITARY SEWER MANHOLE
 - ◻ EM ELECTRIC METER
 - ◻ GM GAS METER
 - CONIFEROUS TREE (AS DESCRIBED)
 - DECIDUOUS TREE (AS DESCRIBED)
 - ▭ BUILDING STRUCTURE
 - ▭ ASPHALT SURFACE
 - ▭ CONCRETE / GRAVEL SURFACE

ELECTRONIC COPY
REGISTERED PROFESSIONAL
LAND SURVEYOR
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: MARCH 23, 2018
PROJECT NO. 1190-17

POLARIS LAND SURVEYING

Assessor's Map No. 38 1W 25 B, Tax Lots 2901 & 2902 Zoning - RM-22