



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 rows and 3 columns: Number of Lots (2 Parcels), Associated Files (PAC2019-066, LLA2013-002), Property Owner (WEST VALLEY VIEW LLC), Mailing Address (1175 E. MAIN ST, SUITE 2B, MEDFORD, OR 97501), Phone (541-944-3704), Street Address (WEST VALLEY VIEW RD), Email Address (EVANARCHERD@YAHOO.COM), Applicant/Consultant (L.J. FRIAR & ASSOCIATES, PC. (Consultant)), Mailing Address (PO BOX 1947 Phoenix, OR 97535), Phone (541 772-2782)

Table with 4 columns: Assessor's Map Number (Township, Range, Section, Quarter Section), Tax Lot Number, Acres, Zone. Row 1: 38-1W-23D, 900, 14.68, CH. Row 2: 38-1W-

Subzone (if applicable) \_\_\_\_\_

APPLICATION TYPE

Subdivision [ ]
Flag Lot Partition [ ]
Subdivision or Partition Replat [ ]

Partition [X]
Plat Vacation [ ]
Final Plat [ ]

REQUIRED SUBMITTALS

- Pre-Application Conference Completed (if yes, then date) 11-13-2019
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.

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. 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.

Evan Archard
Applicant's Signature
Property owner's Signature (required)
West Valley View LLC member

5-4-2020
Date
5-4-20
Date

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.

Evan Archerd  
 Applicant's Signature  
Reinaltor  
 Property owner's Signature (required)

5-4-2020  
 Date  
5-4-20  
 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)

\_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$592.00	5/6/2020	JEFF WILCOX	MLP 2020-003

(\$\$\$ CREDIT FROM WLA PERZAC MOODY 5/5/2020)

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*

**SURVEY FOR:**  
WEST VALLEY VIEW, LLC  
1175 E. MAIN ST., SUITE 20  
MEDFORD, OR 97504

**SURVEY BY:**  
L.J. FRAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
PO BOX 1947  
PHOENIX, OR 97530  
PHONE: (541) 773-2782  
LJFRAR@ASSOCIATESPCWATER.NET

**DATE:**  
JUNE 3, 2020

**TENTATIVE PLAT**  
**FOR LAND PARTITION**  
Located in the SE 1/4 of Sec 23, T.38S, R.1W, W.M.  
City of Talent Jackson County, Oregon

**COURSE DATA TABLE**

NEW	DELTA	ARC	RADIUS	CHORD
C1	S70°07'12"	38.83	34.00	N33°07'26"W 37.26
C2	S1°43'24"	134.28	128.00	S30°28'47"E 128.26
C3	N1°31'00"	81.53	444.00	N59°16'27"W 81.57

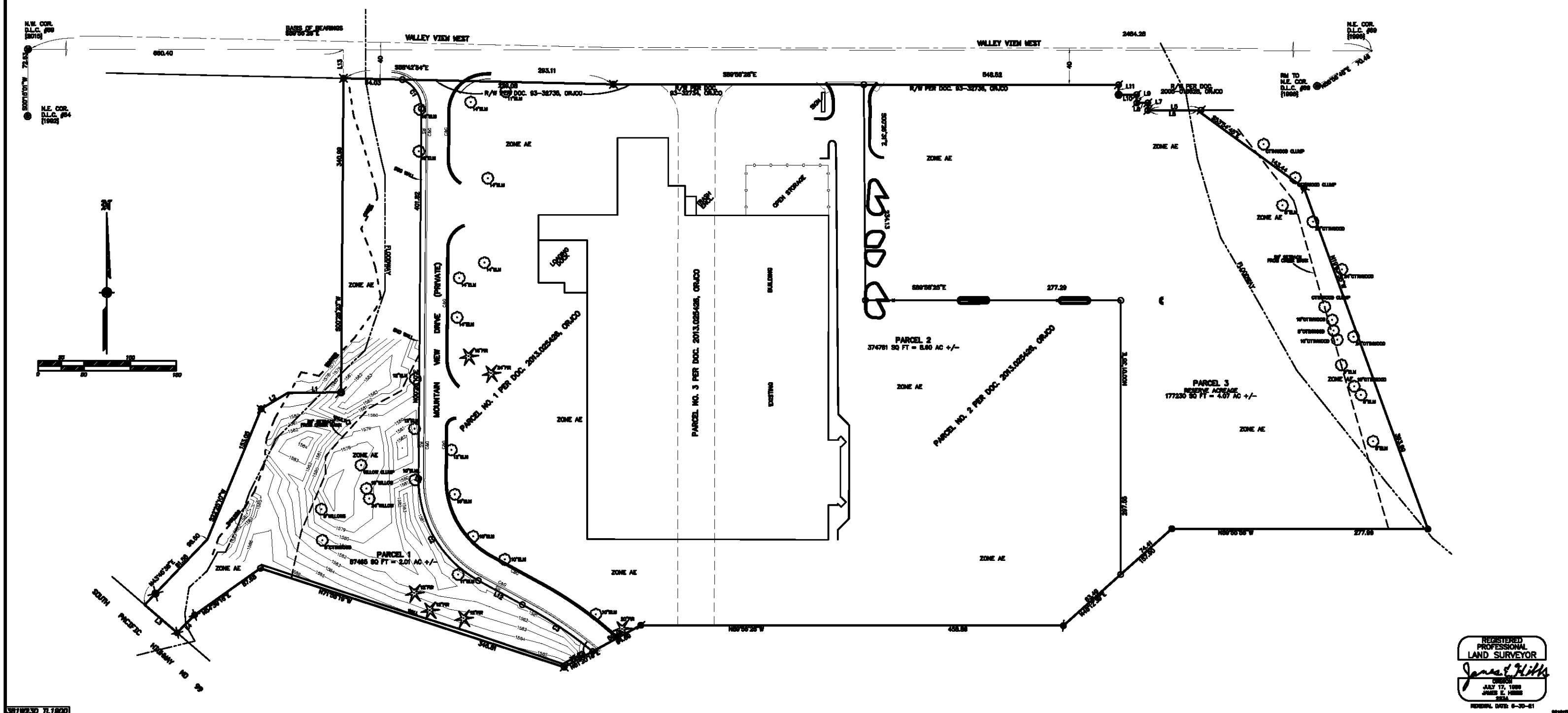
  

NEW	BEARING	DISTANCE	NEW	BEARING	DISTANCE
L1	N89°28'23"E	67.25	L8	N89°16'12"E	12.00
L2	N89°28'23"E	33.67	L9	S00°0'43"E	8.00
L3	N49°16'33"W	48.86	L10	N89°49'30"E	18.88
L4	S44°16'28"W	37.03	L11	S00°10'54"E	10.69
L5	N89°50'41"E	87.82	L12	N81°17'44"W	64.49
L6	N89°50'38"E	83.88	L13	S00°03'32"W	31.19
L7	S00°02'48"E	7.98			

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER (YEAR) RE-ESTAB'S.
  - ⊙ = FD. 5/8" IRON PIN PER FS0886.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS L5505 PER FS0886 OR 10682.
  - ⊙ = FD. BRASS CAP MKD. L.J. FRAR & ASSOC PER FS13805.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TETSUKA ASSOC. INC. PER FS18863.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OBEC L585886 PER FS18706.
  - ⊙ = FD. 1" BRASS DISC MKD. OBEC PER FS18706.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRAR & ASSOC PER FS18012.
  - ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRAR & ASSOC.

**BASE OF MEASUREMENT:**  
SURVEY NO 13205 AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET

- LEGEND:**
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - RM = REFERENCE MONUMENT.
  - FS = FILED SURVEY.
  - APL = ADJUSTED PROPERTY LINE.
  - OPL = OLD PROPERTY LINE.
  - ATL = ADJUSTED TAX LOT #.
  - L1/C1 = SEE COURSE DATA TABLE.



# Applicant's Statement Addressing Section 8.2.330 Of The City of Talent Code

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## 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;[amended 15 October 2008; Ord. No. 847]

***The proposed partition complies with all applicable code sections of this chapter. No variances are requested in this application.***

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

***The proposed partition plat name is not already recorded by any other subdivision in Jackson County and satisfies the provision of ORS chapter 92.***

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 Application Requirements and Approval Criteria page 29 Subdivision Code 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

***The proposed partition includes existing commercial improvements on Lot 2. This parcel is improved with the Cummins office and manufacturing facility. An existing residential improvement is located to the South. The property borders Wagner Creek to the West. On the other side of Wagner Creek is additional unimproved commercial land. Access to Parcel 1 is provided by an existing private street. Access to Parcels 2 and 3 is via Valley View Road. No public improvements are proposed at this time.***

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

***This is an application for a partition no private common areas or improvements are planned at this time.***

#### B. Residential Density

1. Minimum and Maximum Density Requirements. When lots are created through a subdivision, the development shall achieve a minimum of forty percent (40%) and a maximum of one hundred percent (100%) of the dwelling unit density permitted by the applicable zoning district. The minimum density provisions shall not apply to parcels that are smaller than one (1) acre. For purposes of this section, the minimum number of dwelling units required shall be determined by multiplying the maximum density by 0.4. The result shall be rounded up for any product with a factor of 0.5 or greater and rounded down for any product with a fraction of less than 0.5. [amended 15 October 2008; Ord. No. 847]

**This is an application for a partition, so this section is not applicable to the current proposal.**

2. Residential Density Calculation Procedure. The number of dwelling units permitted on a parcel of land is calculated after determining how much of the area is unconstrained. Constraints include undevelopable lands, area devoted to street rights-of-way and other infrastructure, and area devoted to non-residential uses. Dedicated parkland (when accepted by the City) is not considered constrained land for the purposes of calculating density. The Zoning Ordinance permits limited density transfers in the case of steep slopes (8-3J. 140) and wetlands and riparian setbacks (8-3H. 240), subject to conditions described in those Articles. The following steps describe how to calculate density (For density calculation in the RM-22 zone, refer to Zoning Code, 8-3C. 460. Do not use the method below for the RM-22 zone):

**This is an application for a partition, so this section is not applicable to the current proposal.**

Step 1. Determine the amount of land, in acres, intended for development.

Step 2. Subtract areas either devoted to or to be developed as commercial and other non-residential developed uses. Step

3. Subtract undevelopable lands (as defined in the Zoning Code, 8-3B. 1). Step

4. Multiply the result of Step 3 by 0.76 to account for a 24-percent standard deduction for infrastructure.

Step 5. Multiply the result of Step 4 by the gross base density, which is determined by dividing 43,560 (one acre) by the minimum lot size of the zone in question (e. g. , in the RS-5 zone, gross base density is 5.445; in the RS-7 and RS-MH zones it is 7.26).

Step 6. Round the result of Step 5 to nearest whole number. The preceding steps may be expressed by the following formula:

$D = (A - N - U)RB$ , where D = density permitted (in nos. of dwelling units)

Application Requirements and Approval Criteria page 30 Subdivision Code

A = total site area (in acres)

N = area devoted to non-residential uses (not including parks, open space ,infrastructure or undevelopable lands)

U = undevelopable lands

R = 0.76 standard deduction for right-of-way and other infrastructure

B = base density (43,560 ÷ min. lot size of the zone)

The resulting density (D) is the number of units that may be distributed on the developable portions of the site. [Subsection B amended 1 December 2004; Ord. No. 777 and 2 November 2005; Ord. No. 793]

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:

**This is an application for a partition, so this section is not applicable to the current proposal.**

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.

a. Single-family residential lot sizes may be averaged to allow lots less than the minimum lot size in the RS-5 and RS-7 residential districts, as long as the average area for all lots is not less than allowed by the district. In order to prevent exceeding the maximum allowable densities, no lot shall be created that can be divisible in the future unless a re-division plan is filed for the subject lot, pursuant to Section 330(F). No lot created under this provision shall be less than eighty-five (85%) percent of the minimum lot size allowed in the zone. For example, in the RS-5 zone the following three lots could be created from a 24,000-square-foot tract: 6,800 square feet; 8,000square feet; and 9,200 square feet. [amended 1 December 2004; Ord. No. 777]

b. In the High-Density S&MF Residential (RM-22) zoning district, individual lots may not be created that are too small to provide a residential building footprint, adequate access, any required undeveloped or landscaped areas, and covered off-street parking for at least two dwelling units.

**This is an application for a partition, so this section is not applicable to the current proposal**

2. Setbacks shall be as required by the applicable zoning district. [amended 15 October 2008;Ord. No. 847]

**This is an application for a partition, so this section is not applicable to the current proposal**

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

**This is an application for a partition. The parcels are accessed by existing public and private streets.**

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.

***This is an application for a partition, so this section is not applicable to the current proposal.***

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.

***This is an application for a partition, so this section is not applicable to the current proposal***

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.

***Parcel 1 is accessed by an existing private street. A reciprocal easement which will ensure access and maintenance shall be recorded with the approved partition plat.***

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.

***The applicant understands this requirement***

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

***The applicant understands this requirement***

F. Future Re-division 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 re-division in

accordance with the requirements of the zoning district and this Code. A re-division plan shall be submitted that identifies:

1. Potential future lot division(s) in conformance with the housing and density standards of the underlying zoning district.

**A schematic site plan indicating the proposed development of Parcel 1 was submitted with the pre application document. Parcel 2 is already improved. There are no plans for development of Parcel 3.**

2. Potential street right-of-way alignments to serve future development of the property and connect to adjacent properties, including existing or planned rights-of-way.

***No right of way alignments or street development of any kind are proposed for these parcels. The western boundary of the property is Wagner Creek and no connectivity across the riparian corridor is anticipated or proposed. No connectivity across the riparian corridor of Bear Creek to the east is anticipated or proposed.***

3. A disclaimer that the plan is a conceptual plan intended to show potential future development. It shall not be binding on the City or property owners, except as maybe required through conditions of land division approval. Development activities that prevent implementation of the re-division plan shall not be permitted unless they achieve the housing densities and street connections required by the applicable zoning district and this ordinance. The City may require dedication and improvement of rights-of-way within the future plan area to provide needed secondary access and circulation.

***The plan presented at the pre application conference for Parcel 1 was conceptual. The applicant understands that is not binding upon the city or the property owner.***

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

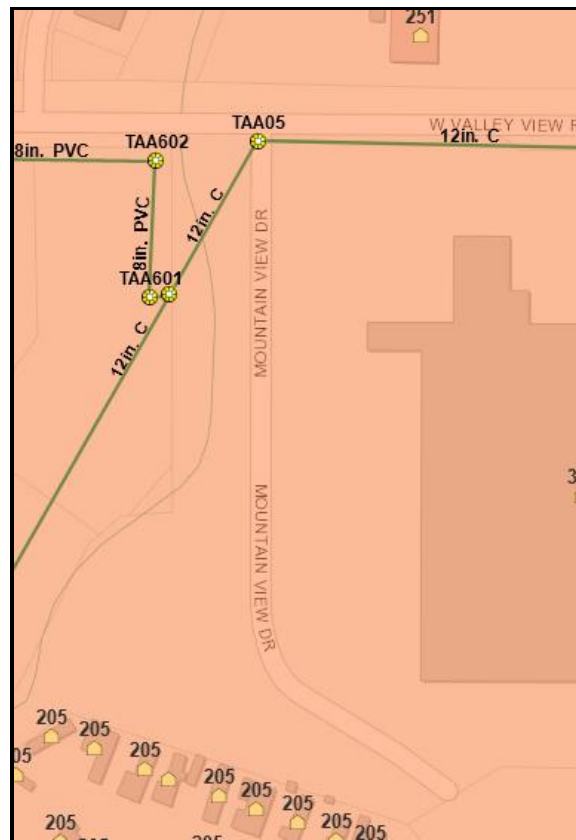
***This section is not applicable to the current proposal.***



## Applicant's Statement Addressing Section 17.15.020 Of The City of Talent Code

C. Utilities. Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest ones.

***Electricity is available to the Parcel 1 from Pacific Power both on Valley View Rd and on Mountain View Dr. According to the city of Talent Public Works Department, there is both a 12" water main and 12" storm drain main located in Mountain View Dr. adjacent to the property. The Rogue Valley Sewer Service has a 12 inch sewer line at the north end of the site at the intersection of Valley View road. See map below.***



***Parcels 2 and 3 have all public utilities available to them in Valley View Road.***

d. Ground elevations shown by contour lines at five-foot vertical intervals for ground slopes exceeding 10 percent and at two-foot intervals for ground slopes of less than 10 percent. Such ground elevations shall be related to some established benchmark or other datum approved by the county surveyor. This

requirement may be waived for partitions of one acre or less with grades, on average, less than five percent.

***A revised partition map has been submitted by James Hibbs of LJ Friar and Associates showing these areas.***

f. Potential natural hazard areas, including any floodplains, areas subject to high water table, landslide areas, and areas having substantial erosion potential.

***A revised partition map has been submitted by James Hibbs of LJ Friar and Associates showing these areas.***

g. Sensitive lands, including wetland areas, streams, wildlife habitat, greenways, and other areas identified by the city or natural resource regulatory agencies as requiring protection (see Chapter 18.85 TMC).

***A revised partition map has been submitted by James Hibbs of LJ Friar and Associates showing these areas.***

j. The location, size and species of trees having a caliper (diameter) of four inches (dbh) or greater at four feet above grade.

***A revised partition map has been submitted by James Hibbs of LJ Friar and Associates showing these areas.***

k. Identification of the base flood elevation for development in floodplains. Evidence of contact with the National Flood Insurance Program to initiate a floodplain map amendment shall be required when development is proposed to modify a designated 100-year floodplain. Elevation certificates are required for all construction in floodplains prior to occupancy.

***We have no plans to initiate any flood plain amendments. The revised survey map shows the floodplain elevations.***

m. Evidence of contact with the applicable natural resource regulatory agency(s) for any development within or adjacent to jurisdictional wetlands and other sensitive lands, as identified in Chapter 18.85 TMC.

***We are not aware at this time of any jurisdictional wetlands. Prior to the development and during the planning for any new improvements on these lots, we will contact and work with the applicable regulatory agencies.***