



STAFF REPORT and TENTATIVE DECISION

Type-2 Land Use Application — Administrative Review

Date: November 29, 2021
Prepared by: Kim Trimiew

Item: MLP 2021-005
Minor Land Partition

Applicant..... Tom Malot Construction
Malotconstruction@gmail.com

Owner..... John Hill
1407 Kings Hwy
Medford, OR 97501

Application Received..... October 15, 2021

Application Complete November 9, 2021

Notice Mailed and Posted..... October 28, 2021

Requested Action..... Partition a single lot into two

Assessor's Map Number 38-1W-26AA, Tax Lot 2800

Lot Size..... 0.17 Acres

Zoning Multiple-Family High-Density (RHD)

Other applicable code sections Talent Municipal Code (TMC):
Title 17, Subdivision Code
Title 18, Zoning Code

PROPOSAL

The request is for the approval of a preliminary plat to divide a 0.17-acre parcel into two (2) parcels. As proposed, Parcel 1 has an area of 3,743.8ft² and Parcel 2 has an area of 3,743.6ft².

PROPERTY CHARACTERISTICS

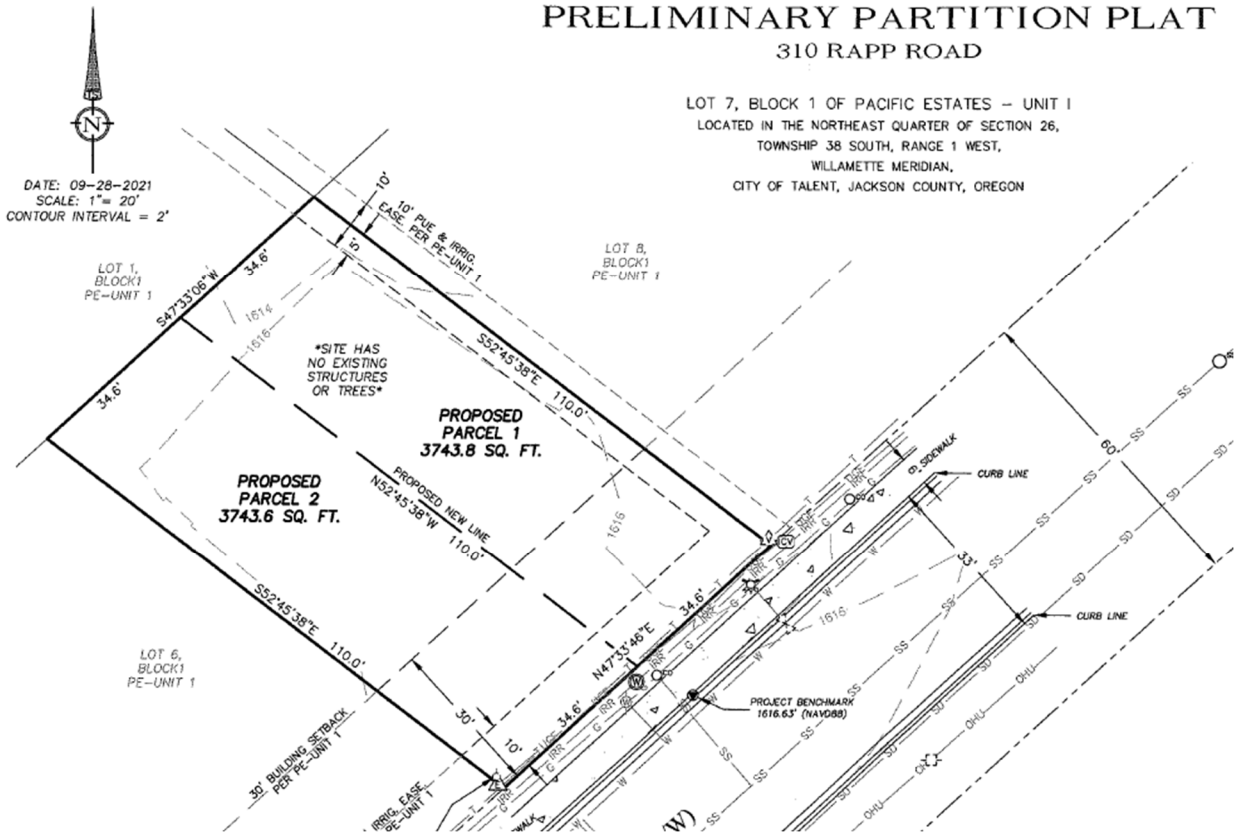
This application is for a partition located at 310 E Rapp Road. The property is in the area burned in the Almeda Fire. The subject property is relatively flat. This part of Rapp Road has been improved with curbs, gutters and sidewalks, most of which is intact after the Almeda Fire.

Community Development Map



PRELIMINARY PARTITION PLAT 310 RAPP ROAD

LOT 7, BLOCK 1 OF PACIFIC ESTATES - UNIT I
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 38 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN,
 CITY OF TALENT, JACKSON COUNTY, OREGON



DATE: 09-28-2021
 SCALE: 1" = 20'
 CONTOUR INTERVAL = 2'



Transportation Service

Primary access is available to the property from Rapp Road, a City “Collector Street.” The proposed partition would create two new lots; however, no new streets, public improvements or dedications are required.

Wastewater Service

Wastewater service is currently provided to the subject parcel by Rogue Valley Sewer Service (RVSS).

Water Service

Water service is available in Rapp Road for the newly created parcels. Taps for the new parcel will be required. All SDCs will be due at the time of issuance of building permits.

APPROVAL CRITERIA

- TMC Title 17, Subdivisions
- TMC Ch 18.40, Residential Zone, Multi-family High Density (RHD)

PUBLIC COMMENTS

Three public comment forms were received in response to the notice sent out on October 28, 2021. The following is a summary of the concerns with staff responses in **bold**:

1. One commenter encouraged approval of the proposed division.
2. Another commenter expressed concern that changing existing parcel sizes and increasing density will contribute to parking shortages, congestion and other problems. **The proposed partition meets all requirements of the Talent Municipal Code with respect to vehicle circulation (17.10.060 TMC). Future development proposals for the subject parcels will need to meet the parking requirements as detailed in 18.110 TMC.**
3. The third commenter was similarly concerned with increased traffic congestion, and lack of compatibility between low and high density parcel arrangements. **The proposed partition meets the required block and lot standards of the High Density Residential Zone (18.40.070 TMC).**

AGENCY COMMENTS

Jackson County Fire District #5 responded with: No comment. Talent Police Department commented that parking on Rapp Road is limited. Talent Irrigation District provided a letter addressing water rights, easements, facility upgrades and drainage/stormwater (letter has been provided to applicant). Rogue Valley Sewer Services provided comments and development requirements that are addressed in the findings below (letter also provided to applicant).

ANALYSIS

Preliminary administrative approval is subject to compliance with the criteria found in the Subdivision Code (Title 17, TMC), and the underlying zoning district (Ch 18.40, TMC). Text from the code appears in italics.

17.10.040 ***Street Trees***

Plantings. Street trees shall be planted in planter strips on all arterial and collector streets, for all developments that are subject to land division or site design review, except that street trees may be planted in planter wells as provided

in subsection (E) of this section. Street trees are encouraged, but not required, for local streets. When provided on local streets, street trees shall be in planter strips. Additional requirements for tree planting are provided in TMC 18.105.030. Planting on unimproved streets shall be deferred until the construction of curbs and sidewalks.

FINDING: The subject property takes access from Rapp Road, which is classified as a “Collector Street” according to the 2015 Transportation System Plan (TSP). Street tree planting will be required at this site. **The provisions of this section can be met subject to conditions of approval.**

17.10.050 Transportation Facility Standards

B. Development Standards. No development shall occur unless the development has frontage or approved access to a public street, in conformance with the provisions of TMC 17.10.060, Vehicular access and circulation, as well as Chapter 18.115 TMC, and the following standards are met:

3. The city may accept a future improvement guarantee (e.g., owner agrees not to remonstrate (object) against the formation of a local improvement district in the future) in lieu of street improvements if one or more of the following conditions exists:

d. The improvement is associated with an approved land partition on property zoned residential and the proposed land partition does not create any new streets.

17.10.060 Vehicular Access and Circulation

C. Access Permit Required. A new or modified connection to a public street requires an Access Permit in accordance with the following procedures:

1. Permits for access to City streets shall be subject to review and approval by the Public Works Director based on the standards contained in this Section and the provisions of TMC 17.10.050, Transportation Facility Standards. An access permit may be in the form of a letter to the applicant, or it may be attached to a land use decision notice as a condition of approval.

FINDING: Although the subject property is located on a street with fully improved curb, gutter and sidewalk, the driveway will likely be reconfigured from its original condition. Encroachment permits will be required to modify the connection to the public street subject to approval by the Public Works Director at time of development. **The provisions of this section can be met subject to conditions of approval.**

D. Traffic Study Requirements. The City or other agency with access jurisdiction may require a traffic impact study (TIS) prepared in accordance with Chapter 18.185, Traffic Impact Study.

FINDING: The request is for the approval of a preliminary plat to divide a 0.17-acre parcel into two (2) parcels. TIS is not required in accordance with Section 18.185.020 of the Talent Zoning Code. **The provisions of this section are not applicable.**

E. Conditions of Approval. The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public or private street.

FINDING: Properties will require an access permit at time of development. As a condition of approval, prior to issuance of building permits, the property owner shall obtain an access (encroachment) permit. **The provisions of this section can be met subject to conditions of approval.**

F. Access Options. *When vehicle access is required for development, access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are “options” to the developer/subdivider.*

3. Option 3. *Access is from a public street adjacent to the development parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (G) of this section.*

G. Access Spacing. *Driveway access shall be separated from other driveways and public and private street intersections in accordance with the following standards and procedures:*

1. Local Streets. *A minimum 10 feet of separation (as measured from the sides of the driveway/street) shall be required on local streets (i.e., streets not designated as collectors or arterials), except as provided in subsection (G)(3) of this section.*

2. Arterial and Collector Streets. *Access spacing on collector and arterial streets shall be determined by the public works director. Access to State Highway 99 shall be subject to review and approved by the Oregon Department of Transportation (ODOT), based on the applicable standards contained in the city’s transportation system plan and policies contained in the 1999 Oregon Highway Plan.*

FINDING: Applicant proposes two separate driveway access aprons with 2’ separation. To meet the provisions of this section both parcels will need to share one consolidated access, per conversation with Public Works Supervisor on November 29, 2021. **The provisions of this section can be met subject to conditions of approval.**

J. Driveway Openings/Curb Cuts. *Driveway openings or curb cuts shall be the minimum width necessary to provide the required number of vehicle travel lanes (10 feet for each travel lane). The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize surface water runoff, and avoid conflicts between vehicles and pedestrians:*

1. *Single-family, two-family, and three-family uses shall have a minimum driveway opening/curb cut width of 10 feet and a maximum width of 24 feet.*

FINDING: Proposed division would create 34.6’ frontage at each taxlot, which would accommodate a driveway of the required minimum size serving both taxlots. **The provisions of this section have been met.**

17.10.070 Sanitary Sewer and Water Service Improvements

A. *Sewers and Water Mains Required. Sanitary sewers and water mains shall be installed to serve each new development and to connect developments to existing mains in accordance with the City’s construction specifications and the applicable Comprehensive Plan policies.*

FINDING: According to RVSS comments, there is a 4 inch sewer serving the existing house on the property from the 8 inch sewer main along Rapp Road. One of the proposed parcels may connect to the existing service, while the other parcel will require a new sewer tap connection to the 8” mainline.

The following are specific requirements from RVSS. As a condition of approval, prior to the issuance of building permits, the property owner of Parcel 1 shall:

- a. Obtain a sewer tap permit from RVSS and pay all related fees.
- b. Prepare a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual as applicable.
- c. Applicant must record a Declaration of Covenants for all new stormwater quality features.
- d. Construct sewer facilities per RVSS standards
- e. All new sewer facilities must be, inspected, and accepted per RVSS standards.
- f. Applicant must have all stormwater quality facilities, including vegetation when applicable, inspected and approved by RVSS.

The provisions of this section can be met subject to conditions of approval.

17.15.010 Review Procedures and Approvals Process

A. Subdivision and Partition Approval Through Three-step Process. Applications for subdivision or partition approval shall be processed through a three-step process: the pre-application conference, the preliminary plat, and the final plat.

1. *A pre-application conference is required for all partitions and subdivisions.*
2. *The preliminary plat for a partition and subdivision shall be approved by the Planning Commission before the final plat can be submitted for approval consideration.*
3. *The final plat shall include all conditions of approval of the preliminary plat.*

FINDING: The applicant attended the required pre-application conference and submitted the required preliminary plat application to Community Development. **The provisions of this section have been met.**

17.15.030 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, the provisions of the underlying zoning district and the provisions of the Planned Unit Development Section, when applicable, shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 18.160 TMC, Variances;*

FINDING: The proposed partition complies with or can comply with provisions of TZC through the application of conditions of approval. **The provisions of this section have been met.**

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

FINDING: The proposed plat is a partition and does not have any naming requirements. ORS 92.090(6) requires the City to obtain certification from Talent Irrigation District that all conditions of the District have been met. As a condition of approval, prior to final plat, the applicant shall provide the Community Development Department with certification from Talent Irrigation District that all requirements have been met or are bonded for in accordance with ORS 92.090(6). **The provisions of this section can be met subject to conditions of approval.**

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*

FINDING: The subject property takes access from Rapp Road, which is classified as a "Collector Street" according to the 2015 Transportation System Plan (TSP). This section of Rapp Road is a fully improved City road. Any future configuration of street curb, gutter or sidewalk along the frontage of these taxlots will require an encroachment permit. As a condition of approval, prior to issuance of building permits, the property owner shall obtain an encroachment permit. **The provisions of this section have been met subject to conditions of approval.**

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

FINDING: There are no common areas required or proposed as part of the partition request. **The provisions of this section are not applicable.**

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 TMC 17.10.050(J), Street Alignment and Connections.*
 - 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 redivision plan is filed for the subject lot, pursuant to subsection (F) of this section. No lot created under this provision shall be less than 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; 8,000 square feet; and 9,200 square feet.*
 - b. *In the high-density S&MF residential (RM-HD) 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.*

FINDING: As proposed, Parcel 1 is 3,743.8 ft² and Parcel 2 is 3,743.6 ft². The minimum lot area for single family detached or duplex in the applicable zone is 2,500 ft²; and 1,800 ft² for single family attached homes.

The minimum allowable lot width in the applicable zone is 20 ft for single family attached dwelling and 25 ft for single family detached or duplex; as proposed, both lots would have a lot width of 34.6 ft.

The maximum building coverage in RHD is 75%.

As proposed, both parcels have ample space for future development to meet the underlying zone (RHD) dimensional standards. Both parcels have adequate space for building, access, landscape and parking for at least two dwelling units. **The provisions of this section have been met.**

3. *Each lot shall conform to the standards of TMC 17.10.060, Vehicular Access and Circulation.*

FINDING: The proposed partition complies with or can comply with provisions of TMC 17.10.060, Vehicular Access and Circulation through the application of conditions of approval. **The provisions of this section can be met subject to conditions of approval.**

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 TMC Titles 17 and 18 and Chapter 18.105 TMC.*

FINDING: Subject parcel is zoned RHD and is surrounded by other RHD zoned parcels; there are no conflicting uses necessitating screening or buffering.

Parcel 1 is 3,743.8 ft² as proposed and requires 20% landscaping coverage (749 ft²). This necessitates a minimum of one (1) 2in+ caliper trees and four (4) five-gallon shrubs or accent plants.

Parcel 2 is 3,743.6 ft² as proposed and requires 20% landscaping coverage (749 ft²). This necessitates a minimum of one (1) 2in+ caliper trees and 4 (4) five-gallon shrubs or accent plants.

Landscaping will be addressed in conjunction with the development of both lots. **The provisions of this section can be met subject to conditions of approval.**

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 TMC 17.10.060, Vehicular Access and Circulation.*

FINDING: The new lots are adjacent to the public right-of-way and lot depth is less than 150 feet. **The provisions of this section are not applicable.**

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.*

FINDING: Applicant proposes individual driveway aprons for the future development of these two parcels. However, per 17.10.060(G), both parcels will need to have a single access ramp that meets the minimum driveway width per 17.10.060(F). A reciprocal easement will not be required under this configuration. **The provisions of this section have been met.**

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

FINDING: Adjoining properties have full access to Rapp Road. **The provisions of this section are not applicable.**

F. *Future Redivision 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 redivision in accordance with the requirements of the zoning district and this code. A redivision plan shall be submitted that identifies:*

FINDING: The proposed lots would be greater than two times the minimum lot size for single family attached dwellings in this zone (RHD). If further divided, this is the only type of development that could be accommodated. This limited option does not require a redivision plan. **The provisions of this section are not applicable.**

G. *Compliance. All submittals shall demonstrate compliance with Chapter 17.10 TMC, Development and Design Standards, and Chapter 18.85 TMC.*

FINDING: Staff finds the submittal, with additional conditions attached, complies with the pertinent code requirements. Subject parcels are not located near/within a riparian or wetland zone, therefore Chapter 18.85 does not apply. **The provisions of this section have been met subject to conditions of approval.**

17.20.070 Filing and Recording

A. *Filing Plat with County. Within 60 days of the city approval of the final plat, the applicant shall submit the final plat to Jackson County for signatures of county officials as required by ORS Chapter 92.*

B. *Proof of Recording. Upon final recording with the county, the applicant shall submit to the city a mylar copy and three paper copies of all sheets of the recorded final plat. This shall occur prior to the issuance of building permits for the newly created lots.*

C. *Prerequisites to Recording the Plat.*

1. *No plat shall be recorded unless all ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid in the manner provided by ORS Chapter 92;*
2. *No plat shall be recorded until it is approved by the county surveyor in the manner provided by ORS Chapter 92. [Ord. 818 § 2 (Exh. A (§ 8-2.470)); Ord. 692 § 21.]*

FINDING: As a general condition of approval, once the City has approved (signed) the plat, the property owner shall follow the procedures outlined in Section TMC 17.20.070, Filing and Recording, in the Subdivision Code. **The provisions of this section can be met subject to conditions of approval.**

DISCUSSION

Overall, the application for a two-lot partition complies with City subdivision and zoning standards.

DECISION

Staff tentatively **APPROVES** the minor land partition with the following conditions:

GENERAL CONDITIONS

1. Once the City has approved (signed) the plat, the property owner shall follow the procedures outlined in Section TMC 17.20.070, Filing and Recording, in the Subdivision Code.

PRIOR TO FINAL PLAT

2. The property owner(s) shall record a utility easement for all underground utility facilities to be shown on final plat
3. The applicant shall provide the Community Development Department with certification from Talent Irrigation District that all requirements have been met or are bonded for in accordance with ORS 92.090(6).

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

4. The property owner(s) shall obtain an encroachment permit if new access is proposed or existing access is modified. Curb, gutter and sidewalk modifications are to be built to City standards.
5. Provide one consolidated access ramp for parcel 1 and parcel 2, per 17.10.060(J).
6. (RVSS) The property owner of Parcel 1 and Parcel 2 shall:
 - a. Obtain a sewer tap permit from RVSS and pay all related fees.
 - b. Prepare a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual as applicable.
 - c. Applicant must record a Declaration of Covenants for all new stormwater quality features.
 - d. Construct sewer facilities per RVSS standards
 - e. All new sewer facilities must be, inspected, and accepted per RVSS standards.
 - f. Applicant must have all stormwater quality facilities, including vegetation when applicable, inspected and approved by RVSS.

DURING CONSTRUCTION

7. Sewer facilities must be constructed per RVSS standards. Prior to final acceptance of project, all new sewer facilities must be, inspected, and accepted per RVSS standards.

PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY

8. The property owner(s) of Parcel 1 and Parcel 2 shall complete landscaping per *18.105 TMC*.
9. The property owner(s) of Parcel 1 and Parcel 2 shall install street trees per *18.115.040 TMC*.

Approved by:



Kim Trimiew
Planning Technician

11/29/21
Date

This matter has been approved administratively without a public hearing. The Talent Zoning Code allows administrative decisions under specified conditions. If no one requests a hearing on this matter within **14 days** of this tentative decision, it becomes the final decision of the city. To appeal an administrative decision requires written notice and a \$257.00 deposit. Please refer to TMC 18.190.040(E)(5), "Procedures," for specific provisions for appeals on Type-2 decisions.

This decision is being mailed to the applicant and all property owners who responded to the original notice.

For copies of any public documents or more information related to this application, please call 541-535-1566 or request via e-mail at ktrimiew@cityoftalent.org.

TALENT IRRIGATION DISTRICT LAND USE AGENCY RESPONSE FORM

104 W. Valley View Rd.
P.O. Box 467
Talent, OR 97540

Phone: 541-535-1529
Fax: 541-535-4108
Email: tid@talentid.org

NAME OF ENTITY REQUESTING RESPONSE: City of Talent
 ENTITY REFERENCE NUMBER: PAC 2021-031
 MEETING REVIEW DATE: October 29, 2021
 MAP DESCRIPTION: 38-1W-26AA Tax Lot 2800
 PROPERTY ADDRESS: 310 East Rapp Rd., Talent

NO COMMENT ON LAND USE ISSUE (IF NOT MARKED, CONTINUE BELOW)

NO COMMENT IF CHECKED COMMENTS ARE APPLICABLE

A. WATER RIGHT ISSUES

1. Water rights need to be sold to someone or transferred back to Talent Irrigation District from any newly created impervious surfaces within water right locations. Number of irrigated acres: .20
 Comments: TID water rights are for irrigation purposes only. No other uses are allowed including use for a processing facility.

AND/OR

2. Must have District approval for water rights to remain in place on subject property. Number of irrigated acres: .20
 Comments: If the existing water rights are to be sold or relocated to another area, the applicant must go through the transfer process with the District, Bureau of Reclamation and the Water Resources Department. Water rights must be removed from any impervious surfaces.

B. EASEMENTS

DISTRICT EASEMENTS

1. **Easement needs to remain clear. No permanent structures or deep-rooted plants will be allowed within the easement limits.**
 Comments: : **Beware of the District's T-3 Lateral runs along East Rapp Road along the property line. The Easement is 10' in width (5' from the center of the pipe on each side) and extends along the property line. No structures or deep-rooted plants are allowed within the easement. Crossing agreements with the District and Bureau of Reclamation are required for all crossings of the easement.**

2. If facility is to be relocated or modified, specifications must meet the District's standards and be agreeable to the District. A new written and recorded easement must be conveyed to the District.
 Comments:

3. If a written and recorded easement does not exist for an existing facility, then one must be provided in favor of the District.

Comments: _____

PRIVATE EASEMENTS

- 1. Property may have private facilities (ditch or pipeline) that the District does not manage. Arrangements may need to be made to provide continued service through the subject property for downstream water users.
Comments:

PRIVATE EASEMENT PROVISIONS FOR MINOR PARTITIONS AND/OR LOT LINE ADJUSTMENTS

- 1. If the property currently has water rights and it is being partitioned or a lot line adjustment is being made, easements must be written and recorded which allow access for all of the pieces of property with water rights to continue to have access to the water.
Comments: Access to the water must be provided to both tax lots. Each tax lot should have their own point of delivery off of the T-3 lateral.

WATER METER REQUIREMENT ON TRANSFERRED WATER RIGHTS

- 1. If the water right on this property is a transferred water right that currently has a water meter requirement, then each of the properties split off of the original parcel all need to have water meters installed prior to the use of irrigation water on the newly formed parcels.
Comments: _____

C. FACILITIES (including but not limited to pipelines, ditches, canals, control checks or boxes)

- 1. Upgrades to District facilities may be required to support any land use changes or developments, such as pipe installations or encasing existing pipe under roads or concrete.
Comments:

D. DRAINAGE / STORM WATER

- The District relies on the Bureau of Reclamation’s Storm Water Policy. No urban storm water or point source flows will be allowed into the District’s facilities without going through the Bureau of Reclamation process. (Developments in historically agricultural areas need to be aware of agricultural run-off water and take appropriate action to protect the development from upslope water.)
Comments:

GENERAL COMMENTS:

1. No interruptions to irrigation water deliveries will be allowed.
2. T.I.D. is a Federal Project and some facilities and/or easement issues may need Bureau of Reclamation approval.
3. The developer/sub-divider will take all appropriate actions to ensure the reliability and protection of the original function of the District’s facilities.

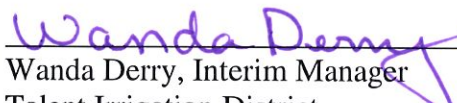
As required by 2017 ORS 92.090(6) which states as follows: "Subject to any standards and procedures adopted pursuant to ORS 92.044 (Adoption of standards and procedures governing approval of plats and plans), no plat of a subdivision or partition located within the boundaries of an irrigation district, drainage district, water control district, water improvement district or district improvement company shall be approved by a city or county unless the city or county has received and accepted a certification from the district or company that the subdivision or partition is either entirely excluded from the district or company or is included within the district or company for purposes of receiving services and subjecting the subdivision or partition to the fees and other charges of the district or company."

Talent Irrigation District's fee associated with this planning action is checked below.

Letter of No Concern: \$25.00

Letter With Concern: \$110.00

(Fees subject to change)



Wanda Derry, Interim Manager
Talent Irrigation District

Date Signed: October 25, 2021



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

October 27, 2021

City of Talent
Community Development Department
PO Box 445
Talent, OR 97540

Re: PAC 2021-031, 310 Rapp Road, Map 38 1W 26AA TL 2800

There is an existing 8 inch main along Rapp Road and a 4 inch service stubbed to the property. One of the proposed parcels may connect to the existing service the other parcel will require a new sewer tap connection to the 8 inch main.

Standard RVSS policy requires the applicant to demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual if installing or redeveloping over 2,500 sf of impervious surfaces. In response to the Almeda Fire, redevelopment in areas burned will be subject to Stormwater management based on the net increase in impervious surface above 2,500 sf when compared to the pre-fire impervious area footprint. The partition will not require stormwater management or a 1200-CN permit.

RVSS has a stormwater incentive policy to encourage the use of Low Impact Development methods for stormwater management. Funding is available for eligible projects for stormwater management plan development and construction. Private projects are eligible for up to \$10,000 and projects initiated by RVSS' co-implementers are eligible for up to \$50,000 in funding. Visit our [website](#) for more information.

Rogue Valley Sewer Services requests that approval of this project be subject to the following conditions:

Prior to the start of construction:

1. Applicant must obtain sewer service tap and connection permits from RVSS and pay all related fees.
2. Applicant must prepare a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual as applicable.
3. Applicant must record a Declaration of Covenants for all new stormwater quality features.

During Construction:

4. Sewer and stormwater facilities must be constructed and inspected per RVSS standards.

Prior to final acceptance of project:

5. All new sewer must be inspected and accepted per RVSS standards.
6. Applicant must have all stormwater quality facilities, including vegetation when applicable, inspected and approved by RVSS.

Feel free to call me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Bakke", with a long horizontal flourish extending to the right.

Nicholas R. Bakke, PE
District Engineer