



STAFF REPORT and TENTATIVE DECISION

Type-2 Land Use Application — Administrative Review

Date: March 30, 2020
Prepared by: Jeff Wilcox

Item: MLP 2020-001
Minor Land Partition

Applicant..... Richard Stevens & Associates
PO Box 4368
Medford, OR 97501

Owner..... Helen Scholom
1713 Talent Ave.
Talent, OR 97540

Application Received..... February 14, 2020

Application Complete March 4, 2020

Notice Mailed and Posted..... March 4, 2020

Requested Action..... Partition two large lots in into three

Assessor's Map Number..... 38-1W-25DC, Tax Lots 3500 and 3600

Lot Size..... 1.4 Acres

Zoning Residential Zone, Single Family – Low Density
(RS-5)

Other applicable code sections Talent Municipal Code (TMC) Title 17, Subdivisions

PROPOSAL

The request is for the approval of a preliminary plat to divide two parcels: 1713 and 1715 Talent Ave., into three (3) parcels. Both parcels currently total 1.4 acres (61,202ft²). As proposed, parcel 1 is 23,780ft², parcel 2 is 21,422ft², and parcel 3 is 16,000ft². The application does not propose demolition or construction of structures.

PROPERTY CHARACTERISTICS

The subject properties are currently occupied by two (2) site-built residences, one (1) detached garage, one (1) detached shop, and a storage shed. The topography is relatively flat with a drop in elevation to the north.



Transportation Service

Access is available to proposed parcel 1 from Talent Ave. and Alpine Way; proposed parcel 2 and 3 shall obtain access via Alpine Way. Both public streets feature partial improvements, i.e.: paved roads without curbs, gutters or sidewalks. Talent Ave. is identified as a “Collector” Street in the Transportation System Plan (TSP); Alpine Way is a local street. The TSP identifies this section of Talent Ave. (Creel to Alpine Way) as Project 11, a medium-priority area that will eventually see Standard Collector upgrades. The two existing residences on proposed parcel 1 currently take access from Talent Ave. No new streets, public improvements or dedications are being proposed by the applicant.

Wastewater Service

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

Water Service

Water service currently supplies the existing residence and is adjacent to the proposed new parcels.

APPROVAL CRITERIA

- TMC Title 17, Subdivisions
- TMC Ch 18.25, Residential Zone, Single Family – Low-Density (RS-5)

PUBLIC COMMENTS

Nine public comment forms were received, the following is a brief summary of the concerns:

- Agricultural vs. Commercial vs. Residential use
- Future vehicle/bicycle/pedestrian and public transit access and increasing traffic
- Stormwater infrastructure

AGENCY COMMENTS

Talent Irrigation District provided detailed comment and development requirements which are addressed in the Findings below.

Jackson County Fire District #5 response: With a hydrant right across the street from 1713 Talent Ave. the Fire District sees no issue that would prevent the lot split.

Rogue Valley Sewer Services provided detailed comment and development requirements which are addressed in the Findings below.

ANALYSIS

Preliminary administrative approval is subject to compliance with the criteria found in the Subdivision Code (TMC Title 17), and the underlying zoning district, RS-5 (TMC Ch 18.25). Text from the code appears in italics.

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.

FINDING: Access is available to proposed parcel 1 from Talent Ave. and Alpine Way; proposed parcel 2 and 3 shall obtain access via Alpine Way. Both public streets feature partial improvements, I.e.: paved roads without curbs, gutters or sidewalks. Talent Ave. is identified as a “Collector” Street in the Transportation System Plan (TSP); Alpine Way is a local street. The TSP identifies this section of Talent Ave. (Creel to Alpine Way) as Project 11, a medium-priority area that will eventually see Standard Collector upgrades. Considering the lack of current improvements in the area and because the grade is not set on Talent Ave. or Alpine Way, no infrastructure improvements are required at this time.

As a condition of approval, prior to final plat, the property owner shall sign and record a public improvements non-remonstrance agreement prepared by the City. **The provisions of this section have been met subject to conditions of approval.**

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: Access is available to proposed parcel 1 from Talent Ave. and Alpine Way; proposed parcel 2 and parcel 3 may obtain access via Alpine Way. Both public streets feature partial improvements, I.e.: paved roads without curbs, gutters or sidewalks.

Driveway locations have not been identified on applicant submittals.

As a condition of approval, prior to issuance of building permits, each parcel shall obtain an access (encroachment) permit. **The provisions of this section have been 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 two parcels: 1713 and 1715 Talent Ave., into three (3) parcels. Both parcels currently total 1.4 acres (61,202ft²). As proposed, parcel 1 is 23,780ft², parcel 2 is 21,422ft², and parcel 3 is 16,000ft². A TIS is not required in accordance with §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.*

- 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.*

5. *Double-Frontage Lots. When a lot has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street. Except for corner lots, the creation of new double-frontage lots shall be prohibited in the residential district, unless topographic or physical constraints require the formation of such lots. When double-frontage lots are permitted in the residential district, a landscape buffer with trees and/or shrubs and ground cover not less than 10 feet wide shall be provided between the back yard fence/wall and the sidewalk or street; and maintenance shall be assured by the owner (e.g., through homeowners’ association, etc.).*

FINDING: No new access, or double-frontage lots are being proposed by the applicant. Driveway locations have not been identified on applicant submittals. However, a site visit indicates that 1715 Talent Ave. is an existing double-frontage (corner) lot featuring a gravel driveway that connects to Talent Ave. This street is collector-grade with a higher-classification than Alpine Way, therefore the driveway must be relocated accordingly.

As a condition of approval, prior to final plat, the applicant shall abandon the driveway at 1715 Talent Ave., and relocate to Alpine Way, in accordance with current development standards. **The provisions of this section have been met subject to conditions of approval.**

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.

FINDING: The applicant is not requesting new access at this time. Local streets (Alpine Way) require a minimum of 10ft separation; collector streets require a minimum of 30ft separation (Talent Ave.). Regardless of the road accessed, this separation requirement may limit development options if each lot has a separate driveway and parking area with dimensions to accommodate a vehicle turn-around to prevent backing onto the public street. Therefore, shared driveways for future development may be required at the time of development.

As a condition of approval, prior to issuance of building permits, each parcel shall obtain an access (encroachment) permit. **The provisions of this section have been met subject to conditions of approval.**

H. *Number of Access Points.* For single-family (detached and attached), two-family, and three-family housing types, one street access point is permitted per lot. Alley access is strongly encouraged before other access points are considered; except that two access points may be permitted for two-family and three-family housing on corner lots (i.e., no more than one access per street), and subject to the access spacing standards in Section G, above. The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with Subsection I, below, in order to maintain the required access spacing, and minimize the number of access points.

FINDING: Proposed parcel 1 is a corner lot featuring two-family housing, therefore, two access points may remain. Applicant is not requesting new access at this time. Although not proposed, the applicant shall abandon the driveway at 1715 Talent Ave., and relocate to Alpine Way, in accordance with TMC §17.10.060(F).

As a condition of approval, prior to issuance of building permits, each parcel shall obtain an access (encroachment) permit. **The provisions of this section have been met subject to conditions of approval.**

I. *Shared Driveways.* The number of driveway and private street intersections with public streets may be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

1. *Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they may be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).*

2. *Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.*

FINDING: Shared Driveways and access easements are not proposed, nor are they required for access onto Alpine Way, a local street. However, Shared Driveways may be required depending on the proposed development to reduce the number of access points, cut down on paving needs and free up land for other purposes. Future access to parcel 2 and 3 will be reviewed at the time of development through an encroachment permit. **The provisions of this section are not applicable.**

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.

17.10.080 STORM DRAINAGE AND SURFACE WATER MANAGEMENT

A. General Provisions. The City shall issue a development permit only where adequate provisions for storm water and surface water runoff have been made pursuant to Resolution 517, Stormwater Design Standards.

FINDING: Sanitary sewer and water service improvements have been installed in conjunction with development of the existing residences located on proposed parcel 1. According to RVSS comments, the residences are currently served by 4-inch sewer connections to the 8-inch main located along Talent Ave. Parcels 2 and 3 will require new taps to the existing 8-inch main along Alpine Way.

The application is for a three-lot partition. Therefore, the applicant must obtain an RVSS-approved Stormwater Management Plan in accordance with the Regional Stormwater Quality Design Manual and record an operations and maintenance agreement for all new stormwater quality features.

As a condition of approval, prior to final plat, the applicant shall provide Community Development with a copy of RVSS-approved stormwater plans and proof of sewer permits for all proposed taps.

As a condition of approval, prior to issuance of building permits, all RVSS-approved sewer/stormwater infrastructure shall be installed and an operations and maintenance agreement for all new stormwater quality features shall be recorded. **The provisions of this section have been met subject to conditions of approval.**

17.10.090 UTILITIES

C. Exception to Undergrounding Requirement. The standard applies only to proposed subdivisions. An exception to the undergrounding requirement may be granted due to physical constraints, such as steep topography, or existing development conditions, when demonstrated by the applicant. [Ord. 818 § 2 (Exh. A (§ 8-2.290)); Ord. 692 § 10.]

FINDING: The proposed land division does not classify as a subdivision. **The provisions of this section are not applicable.**

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.**

17.15.020 Preliminary plat submission requirements

a. Public and private streets, tracts, driveways, open space and park land; location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street centerline grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;

FINDING: Existing driveway locations have not been identified on the applicant’s preliminary plat. As a condition of approval, prior to final plat, the applicant shall provide a revised plat indicating driveways (existing and relocated). **The provisions of this section have been met subject to conditions of approval.**

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. 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 Community Development 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 have been met subject to conditions of approval.**

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. **The provisions of this section are not applicable.**

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: Access is available to proposed parcel 1 from Talent Ave. and Alpine Way; proposed parcel 2 and 3 shall obtain access via Alpine Way. Both public streets feature partial improvements, I.e.: paved roads without curbs, gutters or sidewalks. Talent Ave. is identified as a “Collector” Street in the Transportation System Plan (TSP); Alpine Way is a local street. The TSP identifies this section of Talent Ave. (Creel to Alpine Way) as Project 11, a medium-priority area that will eventually see

Standard Collector upgrades. Considering the lack of current improvements in the area and because the grade is not set on Talent Ave. or Alpine Way, no infrastructure improvements are required at this time.

As a condition of approval, prior to final plat, the property owner shall sign and record a public improvements non-remonstrance agreement prepared by the City. **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.**

B. Residential Density.

FINDING: Lots are proposed to be created via partition, not subdivision or planned unit development, therefore the Residential Density Calculation is not required. However, the density and use of the proposed partition conforms to RS-5 zone standards. **The provisions of this section have been met.**

C. Block and Lot Standards. All proposed blocks (i.e., one or more lots bound by public streets), lots, and parcels conform to the specific requirements below:

1. *All lots shall comply with the lot area, setback, and dimensional requirements of the applicable zone district, and the standards of TMC 17.10.050(J), Street Alignment and Connections.*
2. *Setbacks shall be as required by the applicable zoning district.*

FINDING: The minimum lot area for RS-5 is 8,000ft²; as proposed, parcel 1 is 23,780ft², parcel 2 is 21,422ft² and parcel 3 is 16,000ft².

The minimum lot width for RS-5 is 50ft; as proposed, parcel 1 is 69.13ft, parcel 2 is 51.00ft, and parcel 3 is 122.79ft.

The minimum side-yard setback in RS-5 is 5ft, or 8ft if the building height exceeds 18ft as defined in TMC 18.15.020. The minimum rear-yard setback is 10ft. All setbacks are met as proposed.

The maximum building coverage in RS-5 is 35%. As proposed, parcel 3 is completely undeveloped, parcel 2 would have approximately 300ft² totaling 1.4% coverage, and parcel 1 would have approximately 3,300ft² totaling 13.9% coverage. **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: No new access, or double-frontage lots are being proposed by the applicant. Driveway locations have not been identified on applicant submittals. However, a site visit indicates that 1715 Talent Ave. is an existing double-frontage (corner) lot featuring a gravel driveway that connects to Talent Ave. This street is collector-grade with a higher-classification than Alpine Way, therefore the driveway must be relocated accordingly.

As a condition of approval, prior to final plat, the applicant shall abandon the driveway at 1715 Talent Ave., and relocate to Alpine Way, in accordance with current development standards. **The provisions of this section have been 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 property is zoned RS-5 and is surrounded by other residentially zoned parcels; there are no conflicting uses necessitating screening or buffering. The minimum landscaped area for residential zones is 30%. Applicants are encouraged to select native plants.

Parcel 1 is 23,780ft² as proposed and requires 7,134ft² minimum landscaped area. This necessitates a minimum of eight (8) two-inch caliper trees and thirty-two (32) five-gallon shrubs or accent plants.

Parcel 2 is 21,422ft² as proposed and requires 6,426.6ft² minimum landscaped area. This necessitates a minimum of seven (7) two-inch caliper trees and twenty-eight (28) five-gallon shrubs or accent plants.

Parcel 3 is 16,000ft² as proposed and requires 4,800ft² minimum landscaped area. This necessitates a minimum of five (5) two-inch caliper trees and twenty (20) five-gallon shrubs or accent plants.

Landscaping for parcel 2 and parcel 3 will be addressed at time of development. As a condition of approval, prior to final plat, the applicant shall install required landscaping on parcel 1 and request inspection from Community Development. Note: Existing (noninvasive) vegetation may be used in meeting landscape requirements. **The provisions of this section have been 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 application does not propose lots with buildings more than 150 feet from a public right-of-way or approved access drive. **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: Shared Driveways and access easements are not proposed, nor are they required for access onto Alpine Way, a local street. However, Shared Driveways may be required depending on the proposed development to reduce the number of access points, cut down on paving needs and free up land for other purposes. Future access to parcel 2 and 3 will be reviewed at the time of development through an encroachment permit. **The provisions of this section are not applicable.**

- 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 are fully developed. **The provisions of this section are not applicable.**

- 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 redivision in accordance with the requirements of the zoning district and this code. A redivision 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;*
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;*
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 may be required through conditions of land division approval. Development activities that prevent implementation of the redivision plan shall not be permitted unless they achieve the housing densities and street connections required by the applicable zoning district and this chapter. The city may require dedication and improvement of rights-of-way within the future plan area to provide needed secondary access and circulation.*

FINDING: The proposed lots may be further divided. The applicant has provided a redivision ‘shadow’ plan addressing the above criteria. As a general condition of approval, the location of housing shall not interfere with proposed future parcels. Access for parcel 2 and 3 will be reevaluated at time of development through the required access (encroachment) permit and shared access may be required. **The provisions of this section have been met subject to conditions of approval.**

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 parcel is not located near/within a riparian or wetland zone, therefore Chapter 18.85 does not apply. **The provisions of this section have been met.**

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; Final Plat Procedures page 36 Subdivision Code*
2. *No plat shall be recorded until it is approved by the County surveyor in the manner provided by ORS Chapter 92.*

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

DISCUSSION

The applicant is proposing a three-lot partition. No additional access or development has been requested. At the time of development, all vehicle access, utility and landscaping requirements will be met.

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 TMC Section 17.20.070, Filing and Recording, in the Subdivision Code.
2. The location of housing shall not interfere with proposed future parcels. Access for parcel 2 and 3 will be reevaluated at time of development through the required access (encroachment) permit and shared access may be required

PRIOR TO FINAL PLAT

3. The property owner shall sign and record a public improvements non-remonstrance agreement prepared by the City
4. The applicant shall provide a revised plat indicating driveways (existing and relocated)
5. The applicant shall abandon the driveway at 1715 Talent Ave., and relocate to Alpine Way, in accordance with current development standards
6. The applicant shall provide Community Development with a copy of RVSS-approved stormwater plans and proof of sewer permits for all proposed taps
7. The applicant shall provide Community Development with certification from Talent Irrigation District that all requirements have been met or are bonded for in accordance with ORS 92.090(6)
8. The applicant shall install required landscaping on parcel 1 and request inspection from Community Development. Note: Existing (noninvasive) vegetation may be used in meeting landscape requirements

PRIOR TO ISSUANCE OF BUILDING PERMITS

6. Each parcel shall obtain an access (encroachment) permit
7. All RVSS-approved sewer/stormwater infrastructure shall be installed and an operations and maintenance agreement for all new stormwater quality features shall be recorded

Approved by:



Jeff Wilcox
Assistant Planner

3/30/2020

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), "Appeal," 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 contact the Community Development Director at 541-535-7401 or via e-mail at zmoody@cityoftalent.org.