



## STAFF REPORT

March 22, 2018

### AGENDA ITEM: File No. PAR-18002

Consideration of a Tentative Partition Plan to create two (2) parcels in the Residential Two Family (R-2) Zoning District. The project site is located at 158 N. Second Street on property identified on the Jackson County Assessor's Map as 37 2W 03DD Tax Lot 5701. **Applicant:** Bob Fellows Construction, LLC.

### STAFF SOURCE:

Justin Gindlesperger, Community Planner II

### BACKGROUND:

The project site contains a total of 0.16 acres with frontage on N. Second Street near the intersection of Laurel Street. The applicant is proposing to partition the site into two (2) lots (Attachment "A"). The proposed parcels are 3,514 square feet (0.08 acre) with access along N. Second Street frontage.

Sidewalks, curbs, gutters and water services are installed along N. Second Street. The property is currently undeveloped and lacks connection to sanitary sewer services. The existing lot was approved as part of a previous land use decision (see File No. 15027 – Hughes LLA). The approval consolidated four (4) lots into two (2) lots and reconfigured the resulting lots in the current configuration (Attachment "B").

### ISSUES:

There are two issues relative to this application, as follows:

1. **Zoning.** Properties within the R-2 zoning district may develop to the site development standards of the R-2 zoning district or to the development standards for the Transit Oriented Development (TOD) Low Mix Residential (LMR) zoning district, per Section 17.24.050(H). The applicant is proposing development to the TOD-LMR design standards. All land division applications within the TOD District and Corridor, or applications within the R-2 zoning district applying the LMR standards, must demonstrate that the design standards in Chapter 17.67 are satisfied, per Section 17.66.050(C). Prior to final plat, the applicant is required to submit site and building design details that demonstrate compliance with the standards of Chapter 17.67.
2. **Utility Services.**
  - a. Avista Corporation identified an existing service lateral along the east side of the subject property (Attachment "C"). The service lateral provides gas service to the

adjacent property to the north. The gas line must be relocated prior to issuance of final plat. Prior to final plat approval, the applicant is required to provide documentation from Avista that the work has been completed in accordance to their standards and specifications.

- b. Rogue Valley Sewer Services (RVSS) commented that there is lack of sanitary sewer service along N. Second Street in the location of the proposed partition. An extension of sewer service is required from the intersection of Laurel Street and N. Second Street to the subject property. Prior to final plat approval, the applicant is required to provide documentation from RVSS that the work has been completed in accordance to their standards and specifications.

**FINDINGS:**

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The proposed partition has been reviewed against, and found to comply with, all applicable sections of 16.36, 17.24 and 17.65 of the Central Point Municipal Code and found to comply as conditioned in the Staff Report dated March 22, 2018.

**CONDITIONS OF APPROVAL:**

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1. Prior to final plat approval, the applicant shall comply with agency conditions as follows:
  - a. The applicant shall provide documentation to the Community Development Department demonstrating that site and building design details comply with the requirements in Chapter 17.67, Design Standards – TOD District and TOD Corridor.
  - b. Conditions as listed in the Avista Utilities report (Attachment “C”) dated March 12, 2016.
  - c. Conditions as listed in the Rogue Valley Sewer Services report (Attachment “D”) dated March 2, 2016.

**ATTACHMENTS:**

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Attachment “A” – Tentative Plan Map  
Attachment “B” – Lot Line Adjustment Map of Survey (2105)  
Attachment “C” – Avista Utilities Comments  
Attachment “D” – Rogue Valley Sewer Services Staff Report

**ACTION:**

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Consider the minor partition and 1) approve; 2) approve with revisions: or 3) deny the application.

**RECOMMENDATION:**

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Approve minor land partition application (File No. PAR-18002) per the Staff Report dated March 22, 2018.

**LAND PARTITION**  
[TENTATIVE]

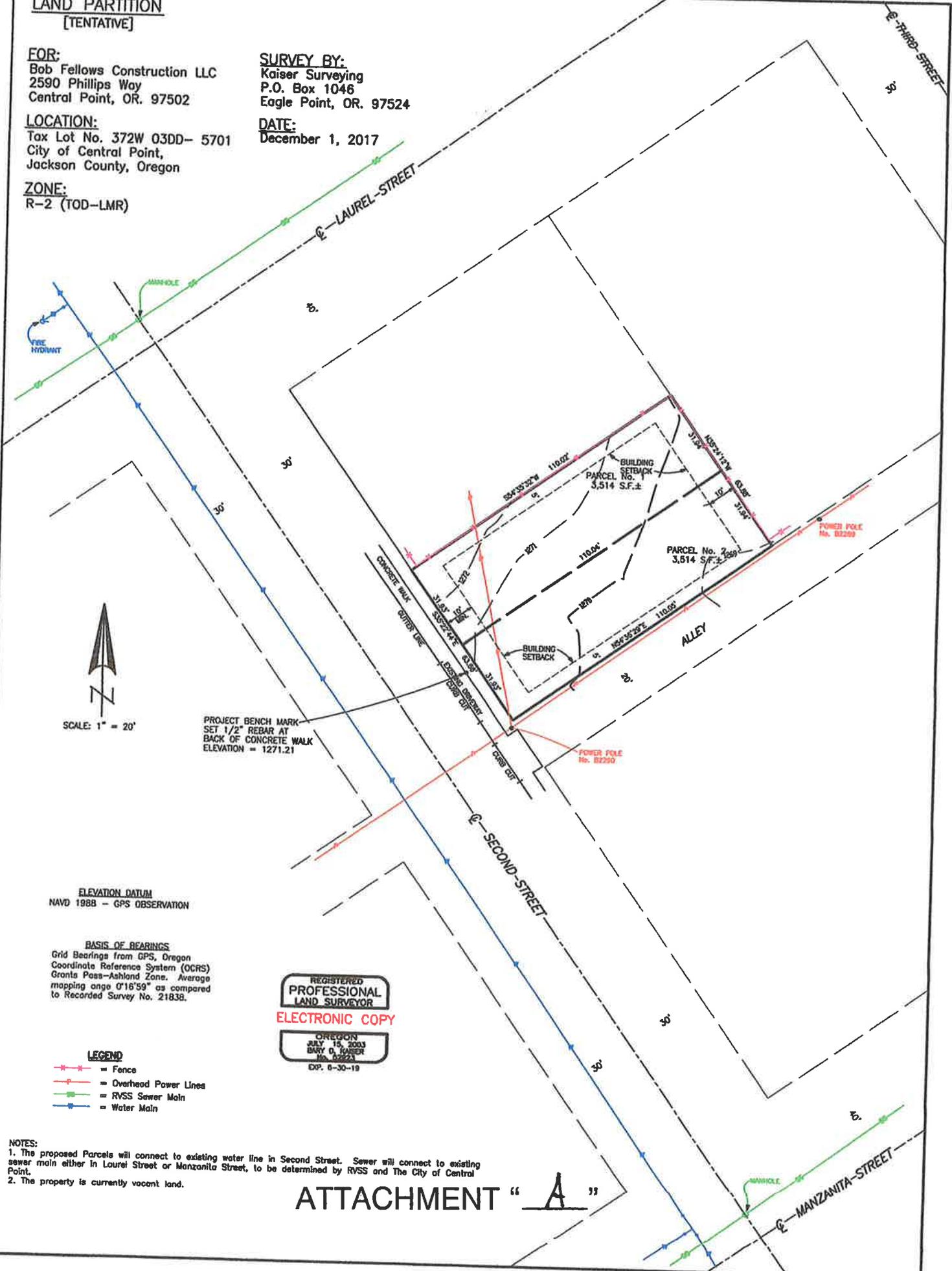
**FOR:**  
Bob Fellows Construction LLC  
2590 Phillips Way  
Central Point, OR. 97502

**SURVEY BY:**  
Kaiser Surveying  
P.O. Box 1046  
Eagle Point, OR. 97524

**LOCATION:**  
Tax Lot No. 372W 03DD- 5701  
City of Central Point,  
Jackson County, Oregon

**DATE:**  
December 1, 2017

**ZONE:**  
R-2 (TOD-LMR)



SCALE: 1" = 20'

PROJECT BENCH MARK  
SET 1/2" REBAR AT  
BACK OF CONCRETE WALK  
ELEVATION = 1271.21

**ELEVATION DATUM**  
NAVD 1988 - GPS OBSERVATION

**BASIS OF BEARINGS**  
Grid Bearings from GPS, Oregon  
Coordinate Reference System (OCRS)  
Grants Pass-Ashland Zone. Average  
mapping angle 0°16'59" as compared  
to Recorded Survey No. 21838.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**ELECTRONIC COPY**

OREGON  
JULY 15, 2003  
BRY D. KAISER  
No. 32523  
Exp. 8-30-19

- LEGEND**
- +—+— = Fence
  - +—+— = Overhead Power Lines
  - +—+— = RVSS Sewer Main
  - +—+— = Water Main

**NOTES:**  
1. The proposed Parcels will connect to existing water line in Second Street. Sewer will connect to existing sewer main either in Laurel Street or Manzanita Street, to be determined by RVSS and The City of Central Point.  
2. The property is currently vacant land.

**ATTACHMENT "A"**



## Justin P. Gindlesperger

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**From:** Baker, Candace <Candace.Baker@avistacorp.com>  
**Sent:** Monday, March 12, 2018 6:36 AM  
**To:** Justin P. Gindlesperger  
**Subject:** RE: [External] Request for Comments - PAR-18002 2nd Street Partition (Fellows)

Good Morning Justin...

Justin..

The gas line in question that crosses the parcel as known now as 162 N 2<sup>nd</sup>. (proposed TL 5701)

Avista's stand:

The gas line has got to be relocated to ensure that future building of TL 5701 does not overlay our gas pipe and create a possible danger as well as still allowing us to provide services to the existing unit at 162 N 2<sup>nd</sup>.

There would be two different ways to relocate that line.

1<sup>st</sup>: The builder, Bob Fellows, would need to provide an open trench 3-4 feet off the back/east fence line and to the existing meter, allowing us to relocate that gas line at no charge to the builder, Bob Fellows.

2<sup>nd</sup>: We can move the gas line and bill the builder, Bob Fellows, \$8.00 per foot.

*Candace Baker, Customer Project Coordinator  
541-601-2799*

**AVISTA UTILITIES  
580 BUSINESS PARK DR  
MEDFORD OR 97504**



**Know what's below.  
Call before you dig.**

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**From:** Justin P. Gindlesperger [mailto:Justin.Gindlesperger@centralpointoregon.gov]  
**Sent:** Friday, March 09, 2018 1:49 PM  
**To:** Baker, Candace <Candace.Baker@avistacorp.com>  
**Subject:** RE: [External] Request for Comments - PAR-18002 2nd Street Partition (Fellows)

Thank you.

The 14-day comment period ends on Thursday the 15<sup>th</sup>. It would be great if you could get me something by then.

*Justin Gindlesperger; AICP, CFM*

ATTACHMENT "C"



## ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005  
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

March 2, 2018

Justin Gindlesperger  
City of Central Point Planning Department  
155 South Second Street  
Central Point, Oregon 97502

**Re: PAR-18002, 158 N Second Street, Tax Lot 5701, Map 37 2W 3DD**

The subject property is currently not served by sewer. As proposed, the partition will require an 8 inch sewer main extension from the 10 inch main along 3<sup>rd</sup> Street or from the existing manhole at the intersection of N Second St and Laurel St. Sewer extension plans must be prepared per RVSS standards by an engineer registered in the state of Oregon. It's strongly suggested that a pre-design meeting be scheduled with RVSS staff to discuss design options for this site.

Sewer connection permits will be issued by RVSS once the main has been designed, constructed and accepted per RVSS standards.

Feel free to call me with any questions.

Sincerely,

*Nicholas R. Bakke*

Nicholas R. Bakke, PE  
District Engineer

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CONST PARTITION.DOC

ATTACHMENT " D "