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PRE-APPLICATION CONFERENCE

APR 6 2016

CITY OF PHOENIX

City of PHOENIX

NARRATIVE DOCUMENT WITH EXHIBITS

April 4, 2016
Randall and Vicki Williams
3960 Hilsinger Road
Phoenix, Oregon 97535

Project Narrative Statement
**MINOR LAND PARTITION: FOR PROPERTY TO BE ANNEXED AT
381W16AC tax lots #500 and #600**

To: City of Phoenix Planning Department,

We are embarking on a journey to complete the Pacific Meadows Subdivision project which began in 1997. It is our intention to annex, design and plat a minor land partition from two tax lots, creating 5 Parcels that reflect the design and development already in place along the terminus cul-de-sac on the west end of Pacific Lane, Phoenix, Oregon. (This will create a total of 3 new residences on the property)

The proposed development is in concert with the vision of the City Planning Commission, City Council and Negotiators who, in 1994, mediated a long term vision agreement known as the "Mata Agreement" for the future upgrade of Hilsinger Road and Pacific Lane. The Commissioners envisioned a buffer between the city and permanent UBG boundary with 16,000 square lots abutting both Hilsinger Road and Pacific Lane.

See: 1) Avalon Park Estates/City of Phoenix Mediation Summary and Acknowledgement March 30, 1994 - AKA "The Mata Agreement. attached

2) Memorandum To: Planning Commissioners, From: Denis Murray, Planning Director June, 21, 2004. attached

Our two tax lots combined equal 2.49 acres, one lot being roughly square and the other abutting and roughly rectangular. The entirety of the project property is located within the City of Phoenix UGB and within the Hilsinger Overlay, area designated in the LDC for low density single family residential development of larger lots. R1

The Southerly most portion of the project abuts Camp Baker Road and the Pebble Stone Vineyard, which is zoned as intensive EFU property.

Existing structures on the site include a one story, 3 bedroom farm style home of 1800 square feet with detached garage, out buildings that have been used for hay storage, farm and recreation equipment storage and a 30 x 50 foot shop(1500 sq. ft.) . Existing structures are to remain intact and therefore their foot print is being taken into consideration in lot line land division.

Trees have historically been planted and allowed to grow to maturity along existing lot lines and are also taken into consideration during the platting process.

The Hilsinger Overlay allows for the development of lots in the size range from 10,000 to 16,000 square feet. Within our plat we are proposing two Parcels on Tax Lot #500 that exceed the maximum lot sizes and are requesting a variance to this requirement due to existing structures and the need to mitigate the abutment of EFU property along Camp Baker Road.

All new parcels are fronted by one or more streets. The plat design will fairly match existing property lines mirrored on Pacific Lane and will add three access drives on Pacific Lane. The Plat will maintain the historic access and property lines to parcel 5 on Camp Baker Road.

We developed Pacific Lane to city standards in 1997 and all basic utilities are available therein. Storm drain collection systems are in place on Pacific Lane as well as a french drain along the southern aspect of Pacific Lane to Hilsinger Road. Individual Parcel, storm water control, will be developed by with the city of Phoenix by builders at the time of site development.

The topography of the proposed development is a gradual mild slope from Camp Baker Road to Pacific Lane and ground water run off will not change with this development.

Two new sewer connections will be installed on Pacific Lane which RVSS has indicated it has the capacity to handle. Parcel 5 has an existing RVSS connection on Camp Baker Road. Parcel #3 has an existing RVSS connection on Hilsinger Road

TID irrigation was changed from field flooding to a pressurized sprinkle watering system in 1997, this change greatly reduced the amount of ground water delivered into the storm drain system on Pacific Lane. Pressurized TID access lines will be provided to each parcel.

City water will be provided to all parcels by private service meters from Pacific Lane with easements provided on deeds for delivery access to parcels # 3 and #5. No new basic Utilities need be built with this development.

Three fire hydrants are available to service the emergency needs of this development. 1. At the corner of Hilsinger Road and Pacific Lane 2. Mid way down Pacific Lane to west, toward the culT de sac 3. At the junction of Camp Baker Road and Tracy Lane.

Developed lots on Pacific Lane, which are abutting our proposed development, range in size from 13,730 to 22,990 square feet and it is our desire to continue this style of development. As noted in the "Mata Agreement," "1. Lots fronting onto Hilsinger Road shall be approximately 16,000 sq. ft. in size to be consistent with other rural residential properties along this street frontage;"

"2. "Lots fronting onto Pacific Lane shall also be larger rural residential parcels intended to preserve the large barn and two older farm houses along this street frontage;"

Our CC&R's call for similar styles of homes as already exist on West Pacific Lane, providing a continuity of design and development

mirroring the form and function of the fabric of the community already in place.

Vicki and I have lived on Hilsinger Road for the past 25 years and will remain on our property and live within the community we are creating.

Respectfully Submitted,

Randall and Vicki Williams

Contact by cell phone:

Randall 541-292-1933

Vicki 541-292-1933

email: whskyrvr@charter.net

EXHIBITS

A Site Map - amended, Tax Lot, Owner information, scale, Lot dimensions - amended

B Zoning designations

C Existing buildings and fencing, in place

D Tree survey

E Existing utilities, Hydrants, Storm drains, French drain

E2 Existing area utilities development

E3 Existing and proposed utility development

ATTACHMENTS

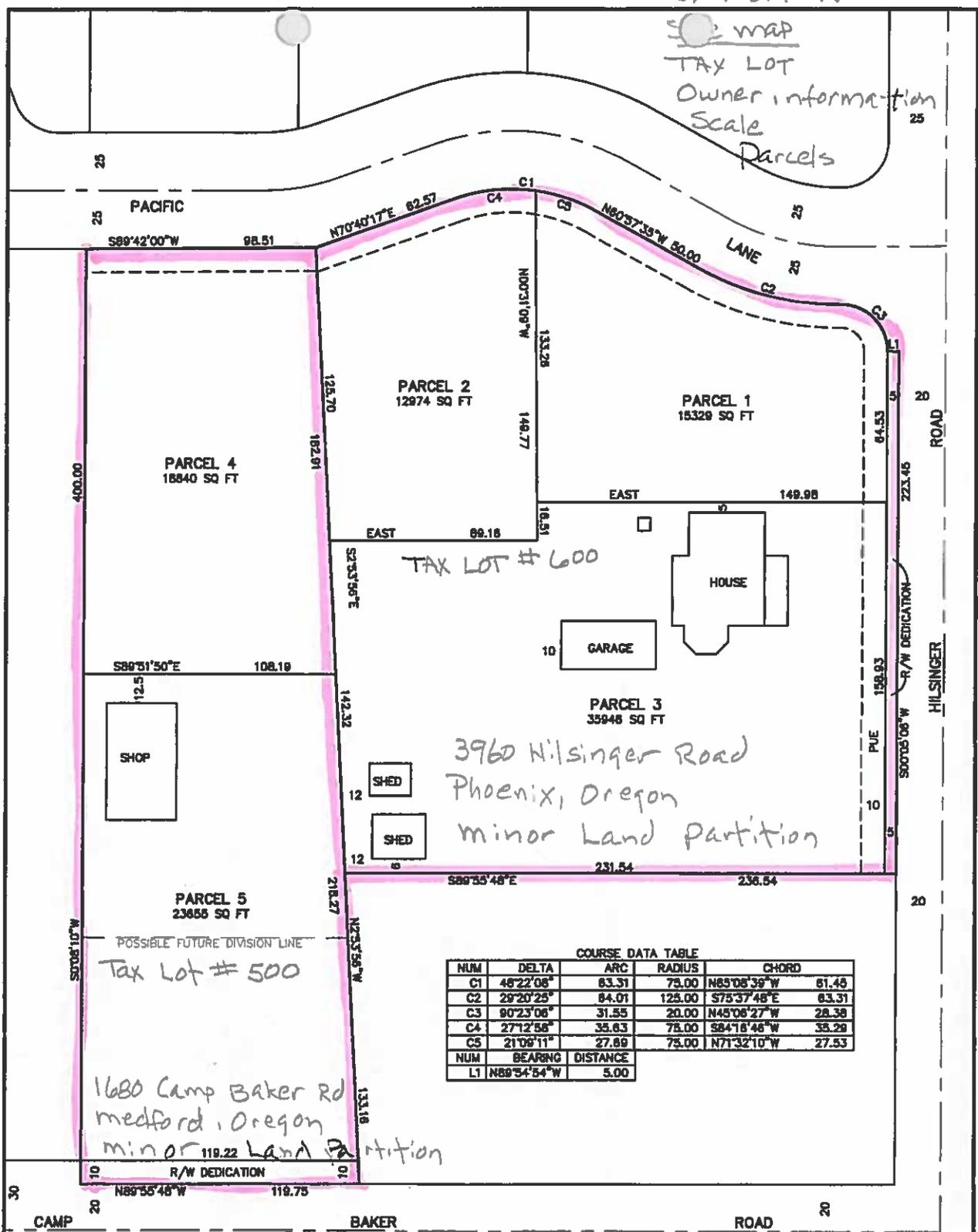
AVALON PARK ESTATES/CITY OF PHOENIX MEDIATION SUMMARY
3/30/1994 "MATA Agreement"

MEMORANDUM TO: PLANNING COMMISSIONERS 6/21/2004



Exhibit A

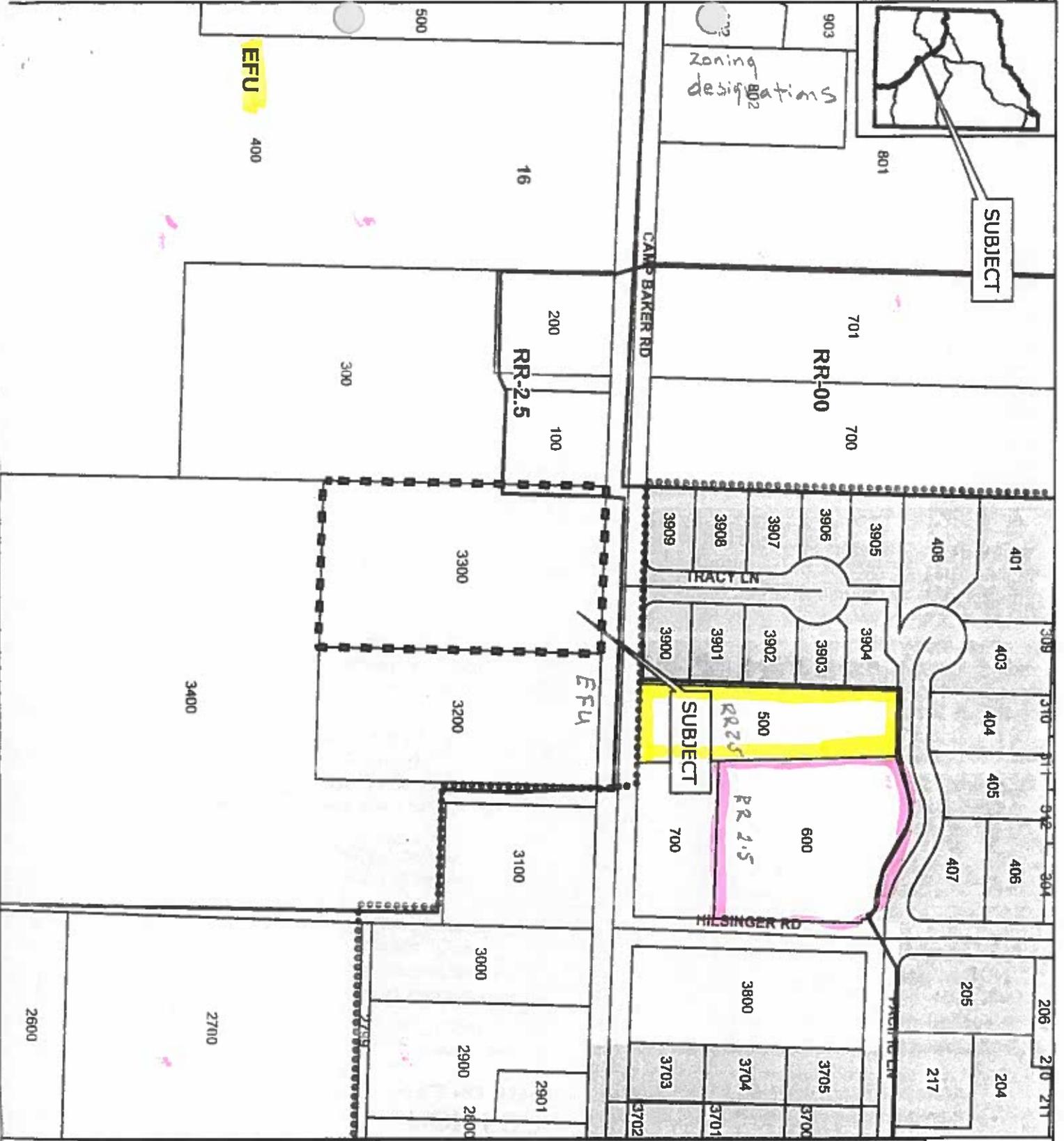
map
TAX LOT
Owner information
Scale
Parcels



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 8-30-17
© L.J. FRIAR & ASSOCIATES, P.C. 2016

TITLE
PROPOSED PARTITION OF TWO TRACTS
ASSESSOR'S MAP #
381W18AC TL'S 500 & 600
FOR
RANDY WILLIAMS
3960 HILSINGER ROAD
PHOENIX, OR 97535
L.J. FRIAR & ASSOCIATES P.C.
CONSULTING LAND SURVEYORS
P.O. Box 1997, Phoenix, OR 97535
Phone (503) 470-2768
Email: jfr@lfr Associates.net

DATE
24 MAR 2016
SCALE
1 inch = 40 feet
DRAWN BY
JEN
CHK BY
JEN
NOTATION OF JOB
131347M
Sheet 1 of 1.



JACKSON COUNTY
 Development Services

ZONING
 APPLICANT:
 COSMANN
 38-1W-18D TL 3300
 439-15-00679-ZON

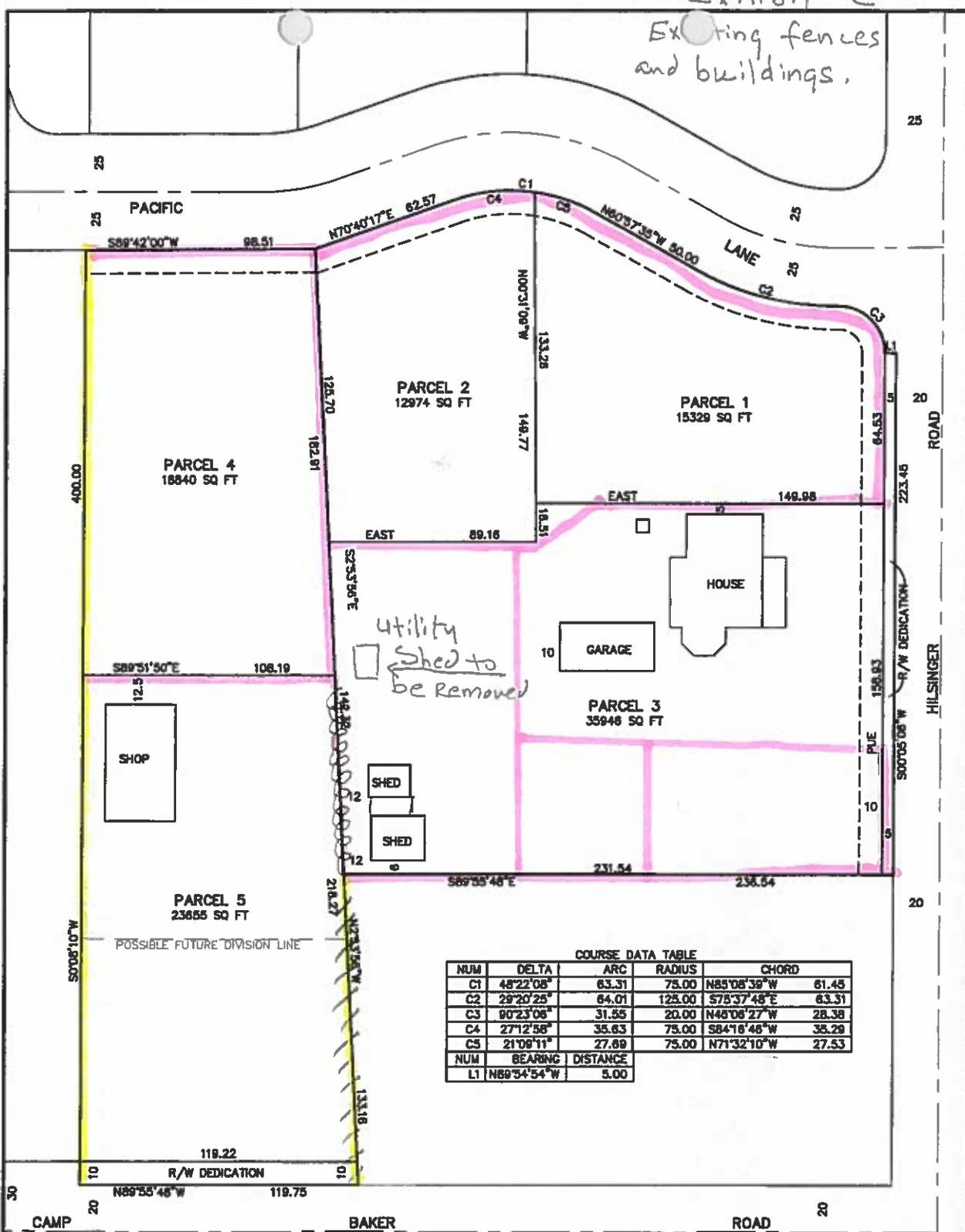


- Urban Growth Boundary
- Acreage
- Baker Falls
- Central Point
- Eagle Point
- Old Hill
- Jacksonville
- Landford
- Phoenix
- Regan River
- Sandy Cove
- Tule
- County Zoning Ordinance

This map is based on the information provided by the applicant. The County is not responsible for the accuracy of the information provided. The County is not responsible for the accuracy of the information provided. The County is not responsible for the accuracy of the information provided.

Exhibit C

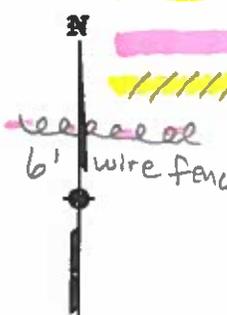
Existing fences and buildings.



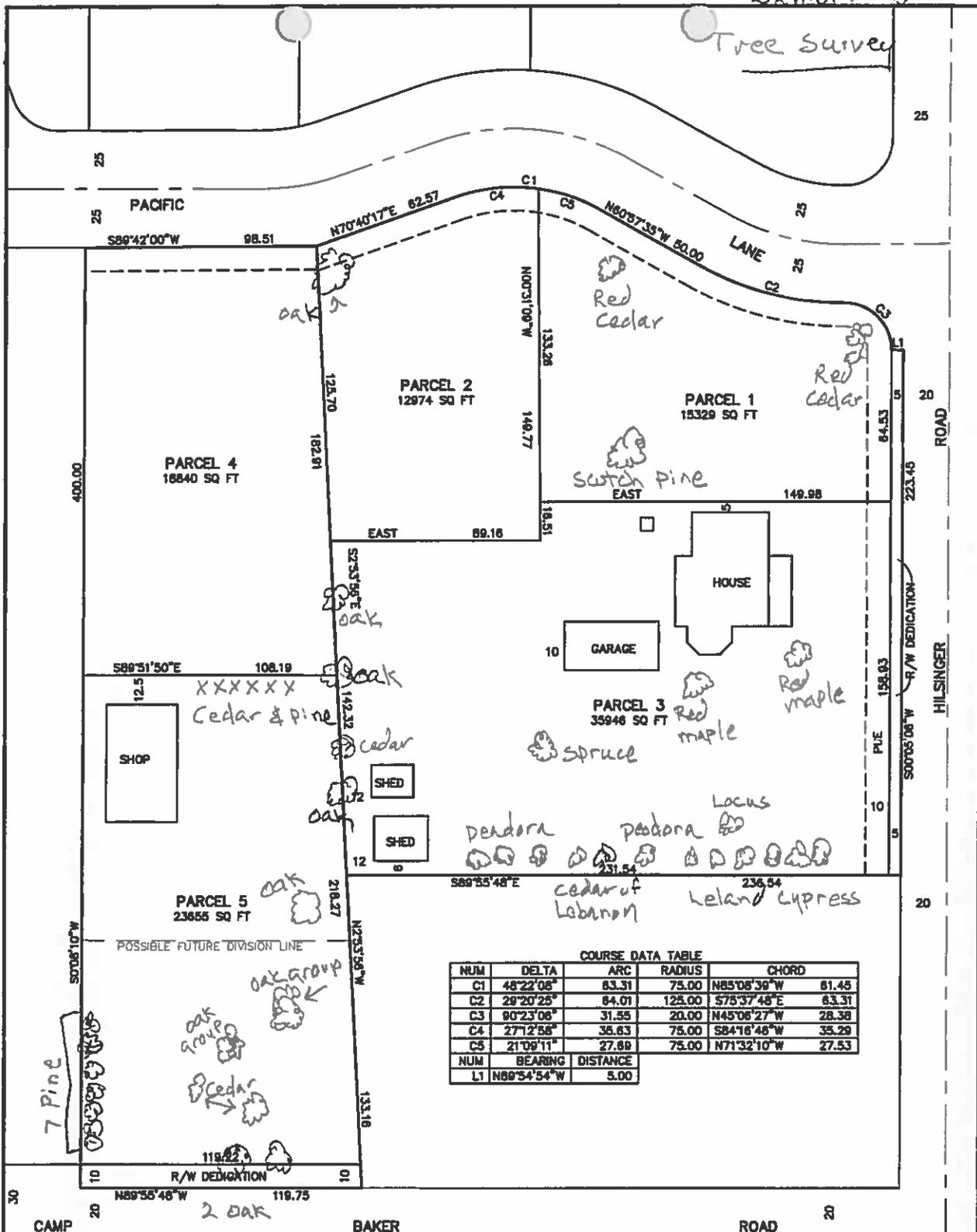
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	48°22'08"	63.31	75.00	N85°08'39"W 61.45
C2	29°20'25"	64.01	125.00	S78°37'48"E 63.31
C3	90°23'08"	31.55	20.00	N48°06'27"W 28.38
C4	27°12'58"	35.63	75.00	S84°16'48"W 35.28
C5	21°09'11"	27.69	75.00	N71°32'10"W 27.53
NUM	BEARING	DISTANCE		
L1	N89°54'54"W	5.00		

- 6' Good Neighbor subdivision fence
- 3 Rail Live Stock field fence
- 4' cedar fence



<p style="text-align: center;">REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p style="text-align: center;"><i>James E. Hiltz</i></p> <p style="text-align: center;">DREDDON JULY 17, 1988 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-17</p> <p style="text-align: center; font-size: small;">© L.J. FRIAR & ASSOCIATES, P.C. 2018</p>	<p style="text-align: center;">TITLE PROPOSED PARTITION OF TWO TRACTS</p> <p style="text-align: center;">ASSESSOR'S MAP #: 381W18AC TL'S 500 & 600</p> <p style="text-align: center;">FOR: RANDY WILLIAMS 3960 HILSINGER ROAD PHOENIX, OR 97535</p>	<p style="text-align: center;">DATE 24 MAR 2018</p> <p style="text-align: center;">SCALE 1 inch = 40 feet</p> <p style="text-align: center;">DRAWN BY: JCH CHK BY:</p> <p style="text-align: center;">REVISIONS BY JOB# 13124PM</p> <p style="text-align: center;">Sheet 1 of 1.</p>
<p style="text-align: center;">L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS</p> <p style="text-align: center; font-size: x-small;">P.O. Box 1997, Phoenix, OR 97535 Phone (503) 725-2288 Email: lfriar@lfa.com</p>		



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	48°22'08"	83.31	75.00	N85°08'38"W 81.45
C2	29°20'25"	84.01	125.00	S75°37'45"E 83.31
C3	90°23'08"	31.55	20.00	N45°08'27"W 28.38
C4	27°12'58"	36.83	75.00	S84°16'46"W 35.29
C5	21°09'11"	27.89	75.00	N71°32'10"W 27.53
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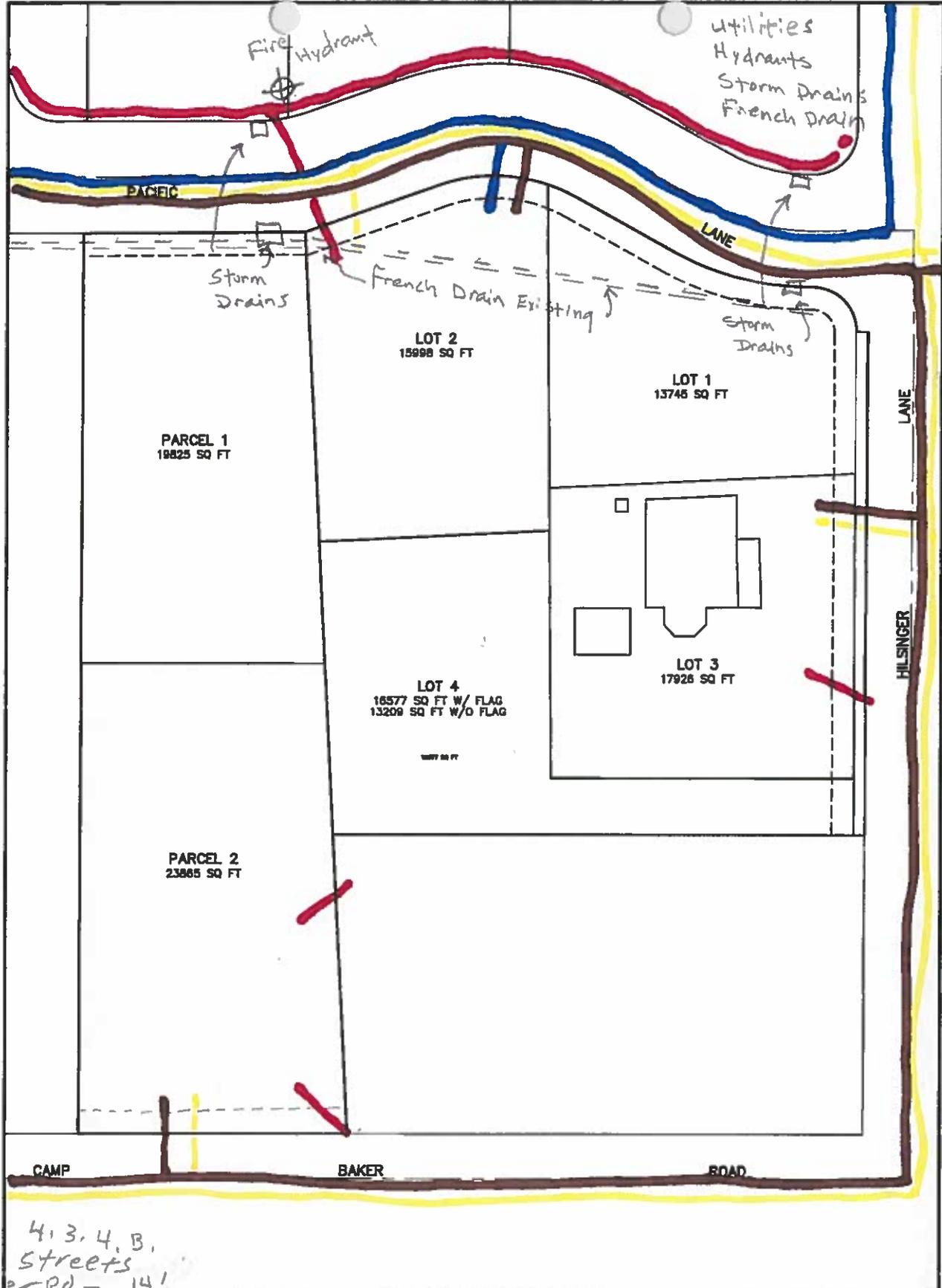


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L.J. FRIAR & ASSOCIATES P.C.
 CONSULTING LAND SURVEYORS
 P.O. Box 1847, Phoenix, OR 97535
 Phone (503) 722-3782
 Email: lfriar@friar.com

DATE: 24 MAR 2016
SCALE: 1 inch = 40 feet
DRAWN BY: JEH
 CHK BY:
CRECH:
NOTATION OF JOB: 131947M
 Sheet 1 of 1.



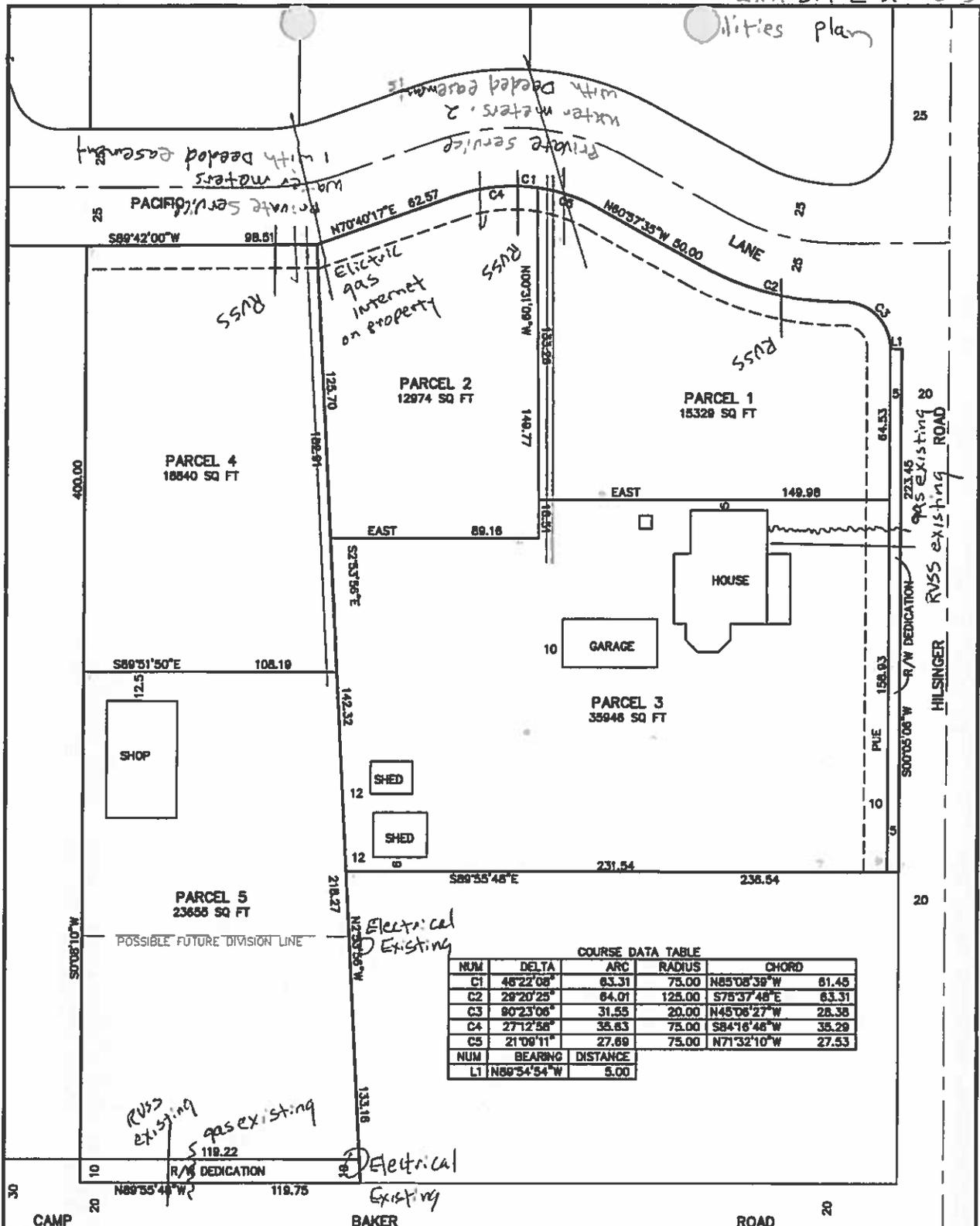
Fire Hydrant

Water
Sewer
Gas
Electric

Fire Hydrant

4, 3, 4, B, Streets
Hilsinger Rd - 14'
Pacific Lane - 30'
Camp Baker Rd - 19'

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>James E. Hibbs</i></p> <p>OREGON JULY 17, 1988 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-17</p> <p>© L.J. FRIAR & ASSOCIATES, P.C. 2015</p>	<p>TITLE: PROPOSED LAYOUT #3</p> <p>ASSESSOR'S MAP #: 381W16AC TL'S 500 & 600</p> <p>FOR: RANDY WILLIAMS 3960 HILSINGER ROAD PHOENIX, OR 97535</p>	<p>DATE: 14 DEC 2015</p> <p>SCALE: 1 inch = 40 feet</p> <p>DRAWN BY: JEH</p> <p>CHK BY:</p> <p>ORIGIN:</p> <p>REVISION: 07 JOB#: 1312474</p>
	<p>L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS</p> <p>P.O. Box 1817, Phoenix, OR 97535 Phone: (503) 722-2268 Email: info@lrfriar.com</p>	<p>Sheet 1 of 1.</p>



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DATE
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 DRAWN BY: JEH
 CHK BY:
 CHECKED:
 NOTATION: G
 JOB#: 13124FM
 Sheet 1 of 1.