

Noble Avenue Partition

An Application for a Tentative Partition Plat

On Behalf of:

James Baxter & Michael Flanigan
395 N. Noble Avenue
Stayton, OR 97383

Prepared by:



Northstar Surveying, Inc.
Professional Land Surveying



WILLAMETTE VALLEY PLANNING

Revised May 15, 2026

Application Narrative

INTRODUCTION

James Baxter and Michael Flanigan own a 0.43 acre parcel at 395 N. Noble Avenue in Stayton. They wish to partition the existing parcel into two lots, Parcel 1 being 9,351 square feet and Parcel 2 being 9,345 square feet. They intend to ultimately construct a duplex on each lot. The flat site is vacant and contains several large trees along the northeast and northwest edges. There are single family homes, duplexes, and industrial uses to the north and west, while single family residential homes and duplexes are to the south and east. The site is zoned Medium Density Residential.

REQUEST

The applicant is requesting approval of a partition plat to replat the existing parcel into two parcels, (Attachment A).

LIST OF EXHIBITS

Attachment A	Tentative Partition Plat
Attachment B	Assessor's Map

Tentative Partition Plat

The Stayton Planning Commission, with assistance from the Planning and Development Department and the Public Works Department will use the information provided by the applicant to analyze the merits of this application. A decision to approve or deny the application is made based on how well the applicant presents information to show the application meets the standards and criteria set forth in the Stayton Land Use and Development Code 17.24.040.5.

1. **COMPATIBILITY WITH SURROUNDING AREA: How is the partition/subdivision compatible with the surrounding area?**

Response: Compatibility is typically defined as the ability of different uses to exist in harmony with each other. The predominant uses along this stretch of N. Noble Avenue is single family residential, with several duplexes and one industrial metal building. Lot sizes along this segment of Noble Avenue range from the smallest, which is 2,875 square feet to the largest, which is the subject site, at 18,7222 square feet. It's important to note that the subject site was originally three separate lots that were platted with the Cramer's Addition. The applicant intends to construct duplexes on the newly created parcels, which are considered compatible with the existing single family homes and duplexes along N. Noble Avenue.

2. **PUBLIC SERVICES: All partitions and subdivisions are required to have all public improvements installed as part of any land division process. Therefore, the applicant must be prepared to install the required street, water, sewer, and storm drainage and other improvements.**
 - a. **How will the applicant assure there are adequate water, sewer, street, and storm drainage facilities available to serve the proposed subdivision?**

Response: The east side of N. Noble Avenue contains curbs and gutters, while the west side along the frontage of the subject site has a gravel shoulder. Prior to final plat approval the application will need to install new curbs and gutters along the frontage of N. Noble Avenue as shown on Attachment A or provide security for these improvements. A fire hydrant is located along the east side of N. Noble Avenue in line with the northern property line. See discussion below for existing utilities that serve the subject site.

- b. **List public services currently available to the site:**

Response: A 6-inch water main runs along the entire east side frontage of N. Noble Avenue. A fire hydrant is located at the northern terminus of the parcel on the east side of the street. A sanitary sewer line and manhole exists in N. Noble Avenue in the middle of the subject property slightly south of where the new partition line is proposed. The 8-inch concrete sewer line extends north from the manhole. There are two existing sewer stubs serving what was likely the previous structures located on the property. One is at the manhole and the other is along the northern boundary of the parcel. A 10-inch concrete storm drain line runs down the east side of N. Noble Avenue. In conclusion, the site is fully served by underground public utilities.

With regard to franchise utilities, electricity, telephone and cable are provided on poles located on the east side of N. Noble Avenue. A natural gas line runs down the west side of N. Noble Avenue. The applicant is proposing a new 10-foot wide franchise utility easement along the frontage of the new parcels, consistent with city requirements. In conclusion, the site is fully served by franchise utilities.

- c. Will existing City public services need to be replaced or upgraded to accommodate the demands created by the subdivision?

Response: Other than the new curbs and gutters along the project frontage, no additional public facilities or services are anticipated with the proposed partition. A new 5-foot wide concrete sidewalk will be installed along the project frontage concurrent with construction of the new duplexes.

3. DESIGN LAYOUT/PATTERN OF DEVELOPMENT: How does the design layout of the proposed parcels, lots, and roads fit with the existing pattern of development in the area?

Response: The predominant uses along this stretch of N. Noble Avenue are single family residential, with several duplexes and one industrial metal building. Lot sizes along this segment of Noble Avenue range from the smallest, which is 2,875 square feet to the largest, which is the subject site, at 18,722 square feet. Following approval of this partition, the next largest parcel is 12,500 square feet. The applicant intends to construct duplexes on the newly created lots, which fit the existing pattern of development including single family homes and duplexes along N. Noble Avenue.

The subject site is zoned MDR, which requires a minimum lot size of 7,000 square feet and a minimum lot width of 70-feet. The tentative partition plat will create minimum lot sizes of 9,345 square feet that will each be just over 74 feet wide, in compliance with the minimum lots standards of the zone.

4. Natural, Physical and Geographic Features:

- b. Flood Hazards:

Is any portion of the property located in a flood plain? Is any portion of the property located adjacent to a waterway? If the answer to either of the above questions is "yes," how will the proposed subdivision comply with all standards for riparian setbacks or flood hazard protection?

Response: The subject site is outside the 100-year floodplain.

- c. Wetlands:

Are there any wetlands on the site? If yes, are any of these wetlands identified in the Stayton Comprehensive Plan and how will the proposed subdivision comply with all wetland development requirements?

Response: The City of Stayton Loal Wetlands and Riparian Inventory does not show any wetlands on the subject site.

d. Natural Features:

Are there any other important natural features on the site? If yes, how will the proposed subdivision address potential impacts to those features?

Response: The subject site contains no important natural features. There are several large trees along the northwest property boundary and another large tree at the northeast corner. The stand of trees along the northwest property boundary will be preserved, however the evergreen tree along the northeast corner of Parcel 1 will be removed to construct the proposed driveway and home. This existing tree and the proposed driveway locations are shown on Attachment A.

5. Historic Sites or Structures:

Do any historic sites or structures listed on the City of Stayton Comprehensive Plan Historic Landmarks Inventory exist on the property? If yes, what is the name of the landmark and how will the proposed subdivision comply with all historic preservation standards?

Response: The subject site contains no historic structures.

6. DEED COVENANTS AND RESTRICTIONS: Will any deed covenants or deed restrictions apply to the proposed master planned development? If yes, attach.

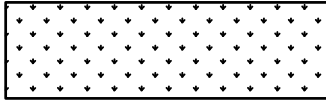
Response: Not applicable, as the applicant intends to partition the property and is not proposing a master planned development.

CONCLUSIONS FOR THE TENTATIVE PARTITION PLAT

The applicant believes the Tentative Partition Plat complies with all of the city's development standards and submittal criteria. The site contains no wetlands and is outside the 100-year floodplain. Existing public facilities are sufficient to adequately serve the site. New curbs and gutters will be installed along the project frontage of N. Noble Avenue prior to final plat approval or financially secured. The newly created lots will meet the minimum lot size and minimum lot width for the Medium Density Residential zone. Sidewalks will be installed at the time dwellings are constructed on each of the new lots.

LEGEND

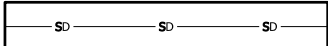
-FOUND MONUMENT PER MCSR 39309
UNLESS OTHERWISE NOTED
-SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP
STAMPED "NORTHSTAR SURVEYING"
- ().....RECORD DATA FROM CS 39309
- [].....RECORD DATA FROM CS 28361
- CATCH BASIN (CB)
- ⊙ STORM DRAIN MANHOLE (SDMH)
- ⊙ SANITARY SEWER MANHOLE (SSMH)
-POWER POLE
- T139 TREE/TAG NUMBER



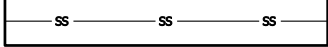
.... PROPOSED PLANTER AREAS



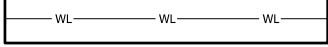
.... CONCRETE SURFACE



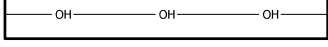
.... STORM DRAINAGE



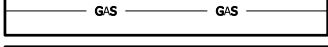
.... SANITARY SEWER



.... WATER LINE



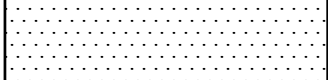
.... OVERHEAD UTILITIES



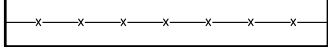
.... NATURAL GAS LINE



.... ASPHALT SURFACE



.... GRAVEL SURFACE



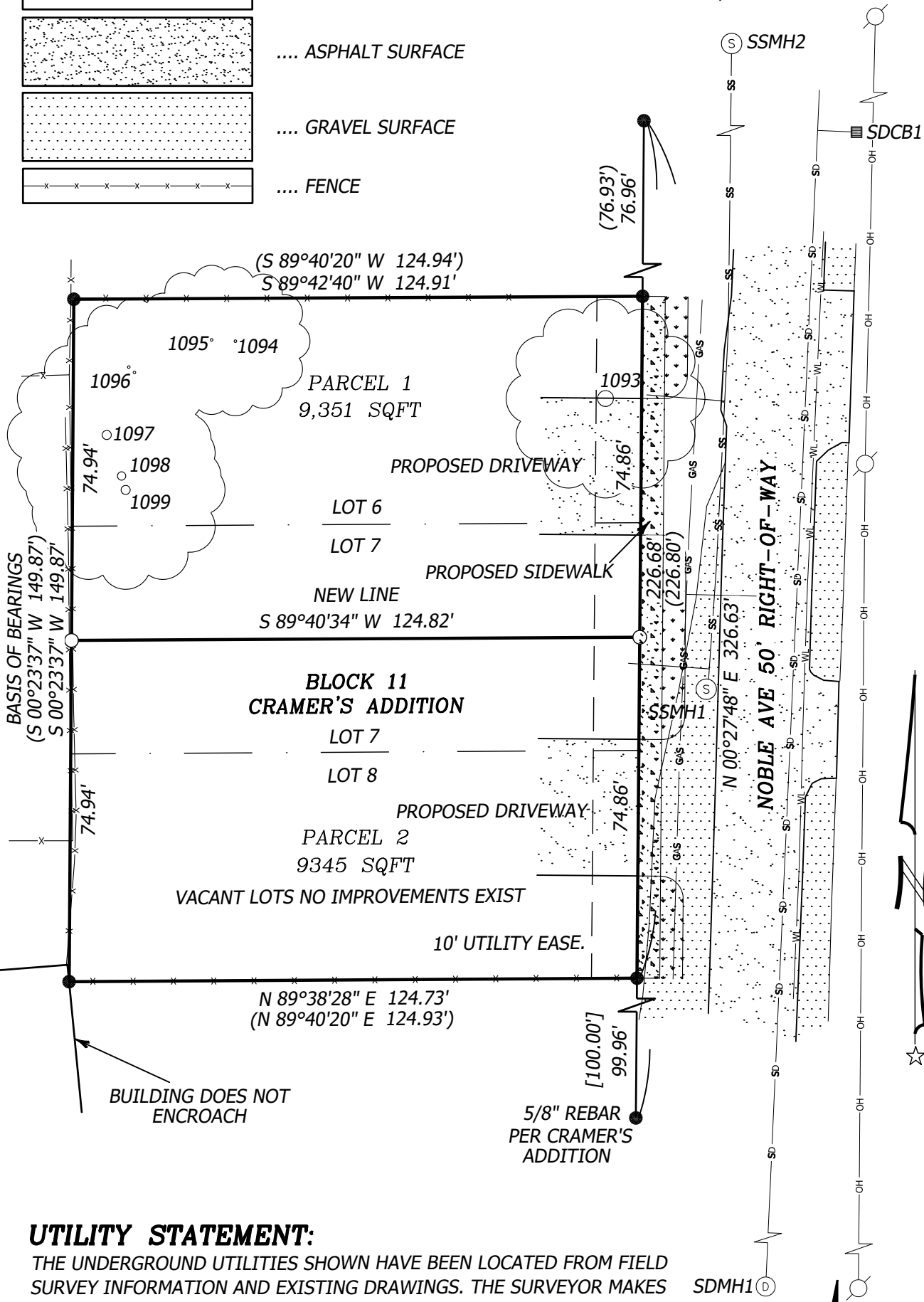
.... FENCE

DIPS:

- SSMH1 = 8" NORTH +/- -4.35' INV.
- SSMH2 = 8" SOUTH +/- -7.42' INV.
- 8" SOUTH +/- -10.37' INV.
- SDCB1 = 3" SOUTH +/- -0.62' INV.
- 8" WEST +/- -1.40' INV.
- SDMH1 = 8" NORTH +/- -6.77' INV.

PARTITION APPLICATION SITE PLAN
for
JAMES BAXTER & MICHAEL FLANIGAN
in the
SW 1/4 OF SECTION 10
T 9 S, R 1 W, W.M.
A REPLAT OF LOT 6, 7, & 8, BLOCK 11
OF CRAMER'S ADDITION
CITY OF STAYTON
MARION COUNTY, OREGON

FEBRUARY 24, 2026

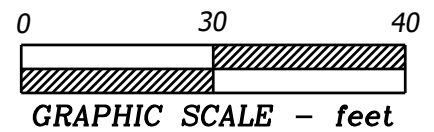


TAG#	TYPE	TRUNK	DRIP RAD
1093	CONIFEROUS	42"	20'
1094	DECIDUOUS	7"	15'
1095	DECIDUOUS	7"	15'
1096	DECIDUOUS	7"	15'
1097	DECIDUOUS	24"	20'
1098	DECIDUOUS	22"	20'
1099	DECIDUOUS	24"	20'

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2026



UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES



09 1W 09DC

09 1W 09DC
STAYTON



MARION COUNTY, OREGON
SW1/4 SE1/4 SEC9 T9S R1W W.M.
SCALE 1" = 100'

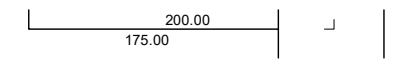
LEGEND

- LINE TYPES
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ Section Corner
 - 16 15
 - 21 22

- NUMBERS
- Tax Code Number
00 00 0
- Acreege
0.25 AC
- All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

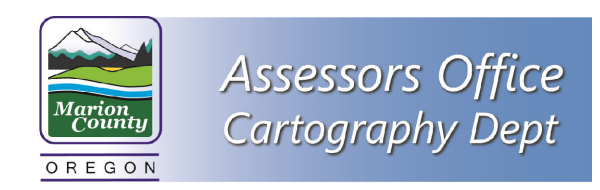
NOTES
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

3200
3600
3700
4101
4300
4400
4500
4600
8500
10000

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/17/2020

STAYTON
09 1W 09DC

09 1W 09DC

ATTACHMENT B

