



CITY OF TALENT - COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97530
 Phone: (541) 335-7401 Fax: (541) 335-7423 www.ci.talent.or.us

GENERAL LAND USE APPLICATION

Project Description: Zone Change		
Property Owner Talent Commercial Leasing LLC	Mailing Address (Include city, zip) P.O. Box 434, Talent, 97540	Phone 541-941-7668
Street Address or Property Location 251 W. Valley View Rd.	E-mail Address megenrsa@mind.net (Consultant)	
Applicant/Consultant (If not owner) Richard Stevens & Associates, Inc.	Mailing Address (including city, zip) P.O. Box 4368, Medford, 97501	Phone 541-773-2646

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax lot number	Acres	Zone
38-1W- 23D	200	2.70	CI
38-1W- 23D	201	2.70	CI

Subzone (if applicable): N/A

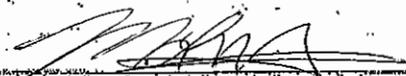
Pre-Application Meeting Completed? Yes No N/A Date Completed: 9/17/15

Type of Application (check all boxes that apply)

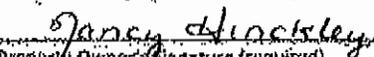
<input type="checkbox"/> Site Development Plan Review	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Variance	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Conditions Modification	<input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Annexation	<input type="checkbox"/> Comprehensive Plan Amendment (text)
<input type="checkbox"/> Accessory Dwelling Unit	<input checked="" type="checkbox"/> Comprehensive Plan Map/Zoning Map Change
<input type="checkbox"/> Appeal (flat fee)	<input type="checkbox"/> Development Code Amendment

APPLICATION DEPOSITS (Application fees are calculated by ACTUAL PROCESSING COSTS).

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property lines must be shown on the drawings and visible upon the site inspection. In the event the lines are not shown or their location is found to be incorrect, the owner assumes full responsibility.


 Applicant's Signature

10/12/15
 Date


 Property Owner's Signature (required)

9/29/15
 Date

APPLICATION FEES & DEPOSITS

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

Fixed Fee Applications: fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to lien on property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed and turning amounts owed over to a collection agency.

[Signature] _____ Date: 10/12/15

x Jancy Hinckley _____ Date: 9/29/15
Property Owner's Signature (required)

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

[Signature] _____ Date: 10/12/15

x Jancy Hinckley _____ Date: 9/29/15
Property Owner's Signature (required)

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$2570.00	10-15-15	ZAC MOODY	REZ 2015-001

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-435-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider.

EXHIBIT A

- Tax Lot 200 Property Data
- Tax Lot 201 Property Data

Account Sequence	Map TL Sequence	Assessment Year 2014 ▼	Print Window	Close Window
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Assessment Info for Account 1-004694-5 Map 381W23D Taxlot 200

Report For Assessment Purposes Only Created September 08, 2015

Account Info		Tax Year 2014 Info			Land Info	
Account	1-004694-5	Pay Taxes Online			Tax Code	22-01
Map Taxlot	381W23D 200	Tax Report			Acreage	2.70
Owner	TALENT COMMERCIAL LEASING LLC	Tax Statement			Zoning	
Situs Address		Tax History			Cl	
251 VALLEY VIEW RD W TALENT	R	Tax Code 22-01			Land Class	
Mailing Address	TALENT COMMERCIAL LEASING LLC P O BOX 434 TALENT OR, 97540	Tax Type	Due Date	Amount	UNK 2.70 Ac	
<input type="checkbox"/> Associated Taxlots 1 Acct		Advalorem	11/15/14	\$6,776.35	Property Class	201
<input type="checkbox"/> 22-01 R 1-097759-1 381W23D 201 ACTIVE		Tax Rate	16.9714		Stat Class	560
Appraiser		District Rates			Unit ID	186470-2
		District Amounts			Maintenance Area	4
		Tax Rate Sheet			Neighborhood	000
					Study Area	00
					Account Status	ACTIVE
					Tax Status	Assessable
					Sub Type	NORMAL

Sales Data (ORCATS)

Last Sale (consideration > 0)	Sale Date	Instrument Number	Sales History
\$ 1	Jun 20, 2003	2003-40970	Details

Value Summary Detail (For Assessment Year 2014)

Market Value Summary (For Assessment Year 2014)

Code Area	Type	Acreage	RMV	M5	MAV	AV
22-01	LAND	2.70	\$ 446,880	\$ 446,880	\$ 333,660	\$ 333,660
22-01	IMPR	0.00	\$ 149,680	\$ 149,680	\$ 65,620	\$ 65,620
Value History Details			Total: \$ 596,560	\$ 596,560	\$ 399,280	\$ 399,280

Improvements

Site	Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
	1	22-01	1977		560	COMMERCIAL SHOP	Commercial	4000	100 %	Details

Images / Plans

Image type	Item Number	Image Files	
RESIDENTIAL	1	1	PDF
ACCOUNT PHOTOS	2	4	PDF
RESIDENTIAL	3	1	PDF
All in One Report			PDF

Improvement Comments

Commercial

Appraisal Maintenance

2008 - VALID COMMERCIAL R.T.

2015 - VALID COMMERCIAL R.T. (C-COMMERCIAL/APARTMENT/INDUST.)

Account Comments

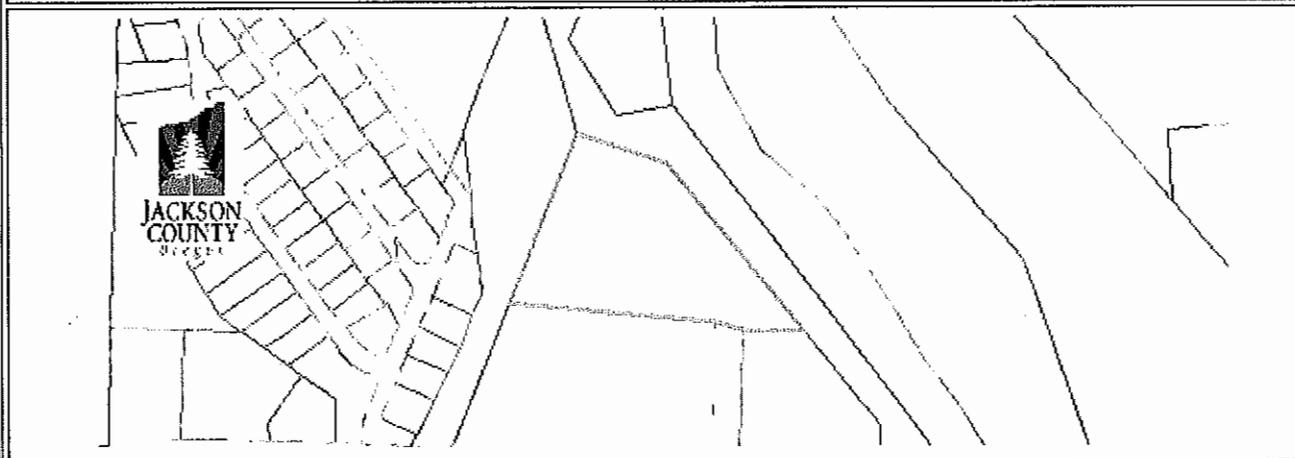
review; n/c dba37 03/04/2008 >>>

Exemptions / Special Assessments / Notations / Potential Liability

Notations

Description	Tax Amount	Year Added	Value Amount
TAX RATE CORRECTION 2012		2013	
YR. END TRC---ADDITIONAL BILL SENT		2006	
CARTOGRAPHIC ACTIVITY		2004	

Location Map



Close Window

Print Window

Account Sequence	Map TL Sequence	Assessment Year 2014 ▼	Print Window	Close Window
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Assessment Info for Account 1-097759-1 Map 381W23D Taxlot 201
Report For Assessment Purposes Only Created September 08, 2015

Account Info		Tax Year 2014 Info		Land Info		
Account	1-097759-1	Pay Taxes Online		Tax Code	22-01	
Map Taxlot	381W23D 201	Tax Report	Details	Acreage	2.70	
Owner	TALENT COMMERCIAL LEASING LLC	Tax Statement	Details	Zoning		
Situs Address		Tax History	Details	Cl		
VALLEY VIEW RD W TALENT R		Tax Code 22-01		Land Class		
Mailing Address	TALENT COMMERCIAL LEASING LLC P O BOX 434 TALENT OR, 97540	Tax Type	Due Date	Amount	UNK 2.70 Ac	
<input type="checkbox"/> Associated Taxlots 1 Acct		Advalorem	11/15/14	\$8,258.79	Property Class	201
<input type="checkbox"/> 22-01 R	<input type="checkbox"/> 1-004694-5 381W23D 200 ACTIVE	Tax Rate	16.9714		Stat Class	553
Appraiser		District Rates	Details		Unit ID	186470-2
		District Amounts	Details		Maintenance Area	4
		Tax Rate Sheet	Details		Neighborhood	000
					Study Area	00
					Account Status	ACTIVE
					Tax Status	Assessable
					Sub Type	NORMAL

Sales Data (AS 400)

Value Summary Detail (For Assessment Year 2014)

Market Value Summary (For Assessment Year 2014)

Code Area	Type	Acreage	RMV	M5	MAV	AV
22-01	LAND	2.70	\$ 893,860	\$ 893,860	\$ 401,760	\$ 401,760
22-01	IMPR	0.00	\$ 108,170	\$ 108,170	\$ 84,870	\$ 84,870
Value History Details			Total:	\$ 1,002,030	\$ 1,002,030	\$ 486,630

Improvements

Site	Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	Details
	1	22-01	1955		553	Restaurant	Commercial	2280	100 %	Details

Images / Plans

Image type	Item Number	Image Files	PDF
ACCOUNT PHOTOS	1	4	PDF

Improvement Comments

Commercial

Space: A	Square Feet: 2280	Year Built: 1955	Use: 553 - Restaurant	Name: TALENT TRUCK STOP RESTAURANT
Floor: Wood	Wall: Wood	Partition: Wood	Roof: Wood	Foundation: Concrete
Cover: Vinyl	Cover: Wood	Cover: Drywall	Cover: Comp	Ceiling: Drywall

Commercial Land

Site	Size
COMMERCIAL LAND (Sqft)	117612

Commercial Other Items

Item

ANNEX 21X14
ASPHALT

Exemptions / Special Assessments / Notations / Potential Liability

Notations

Description	Tax Amount	Year Added	Value Amount
TAX RATE CORRECTION 2012		2013	
ERROR OF ANY KIND- DECREASE		2007	
CARTOGRAPHIC ACTIVITY		2004	

Location Map



EXHIBIT B

Maps

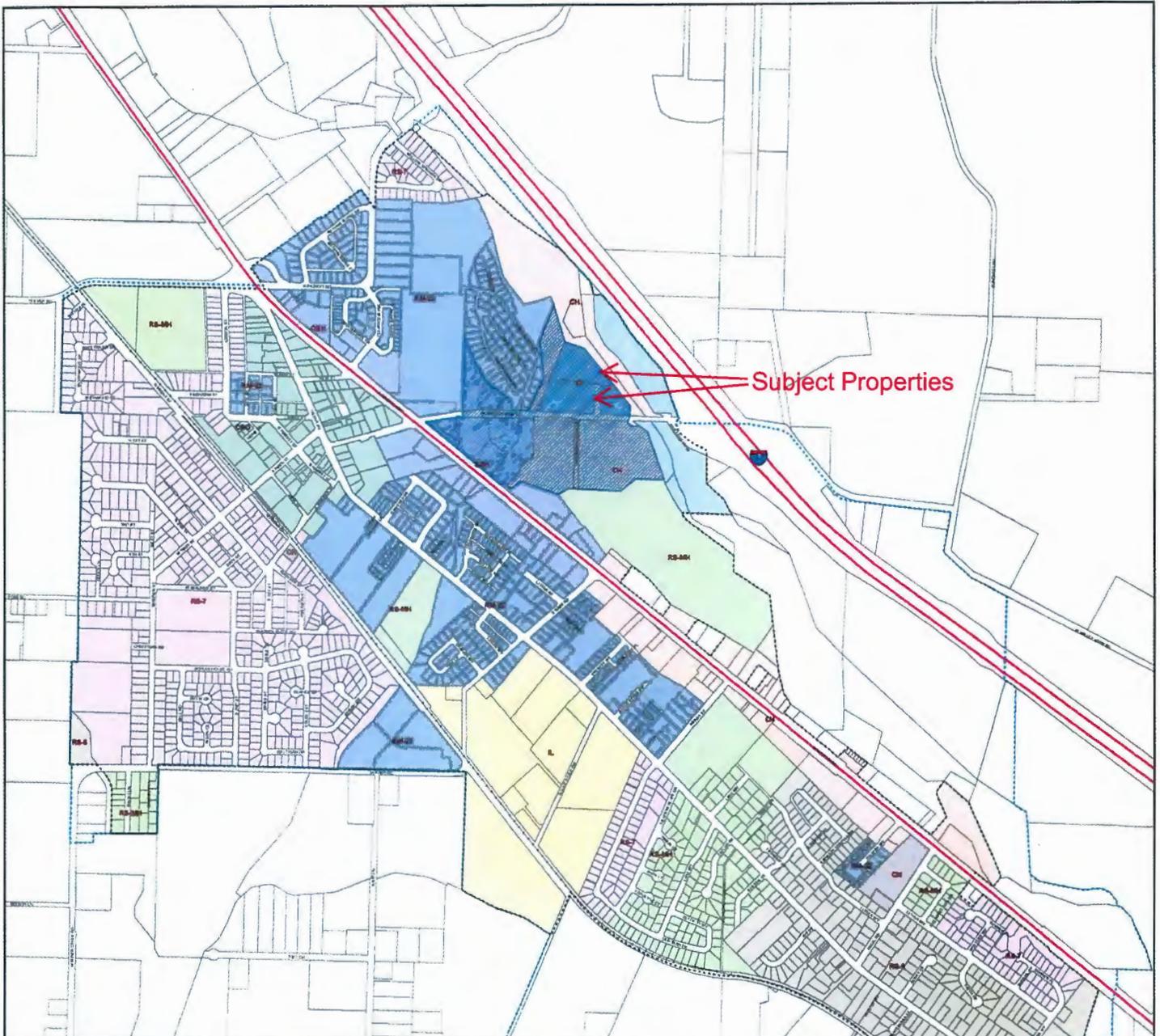
- Aerial
- Current Zoning
- Comprehensive Plan Map
- Talent Old Town District Boundary
- Parks & Trails
- FEMA Floodplains
- Transportation Facilities
- RVSS Maps



Google earth

feet 600
meters 200





Subject Properties

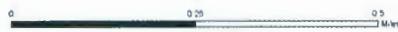


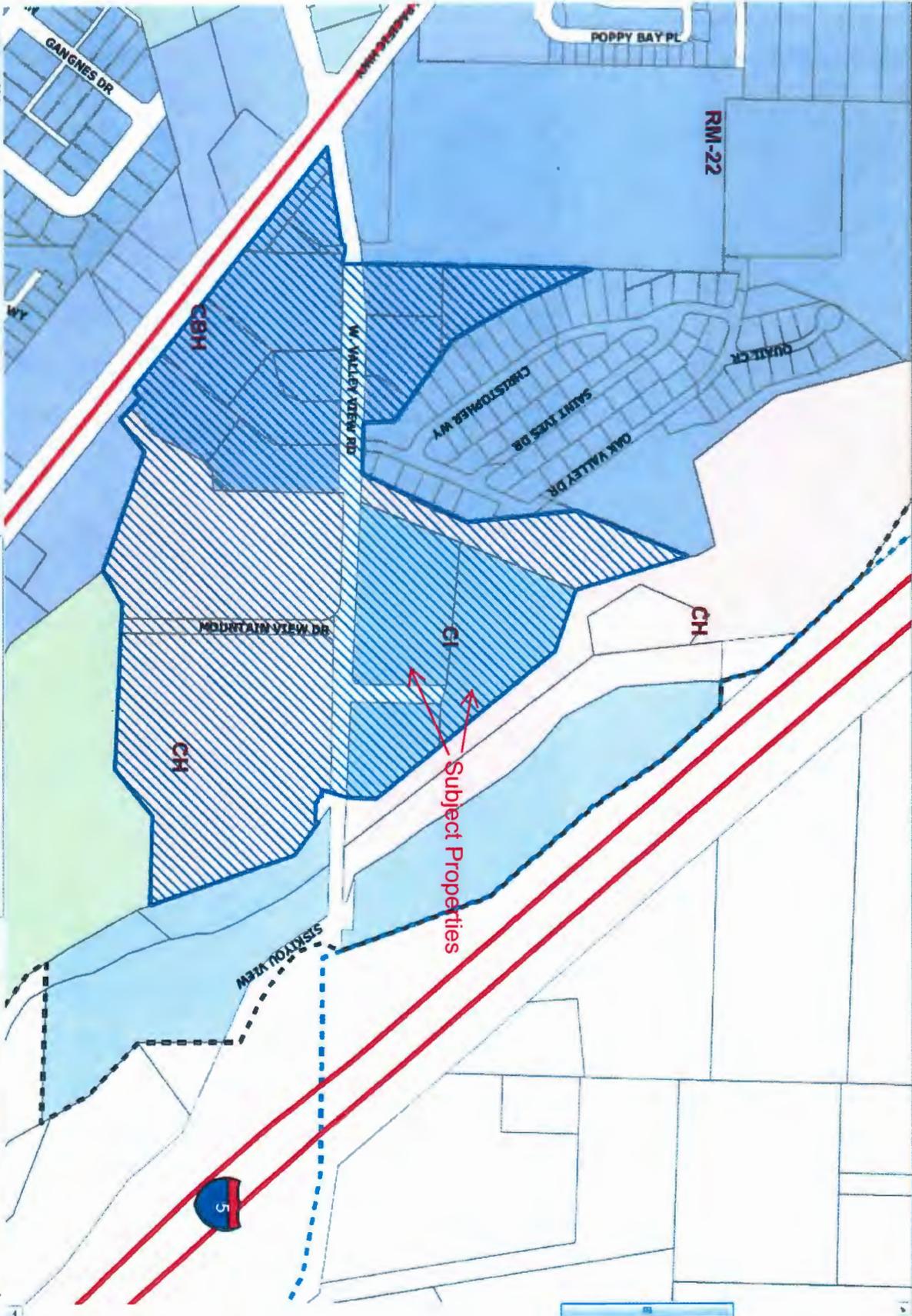
Zoning Map

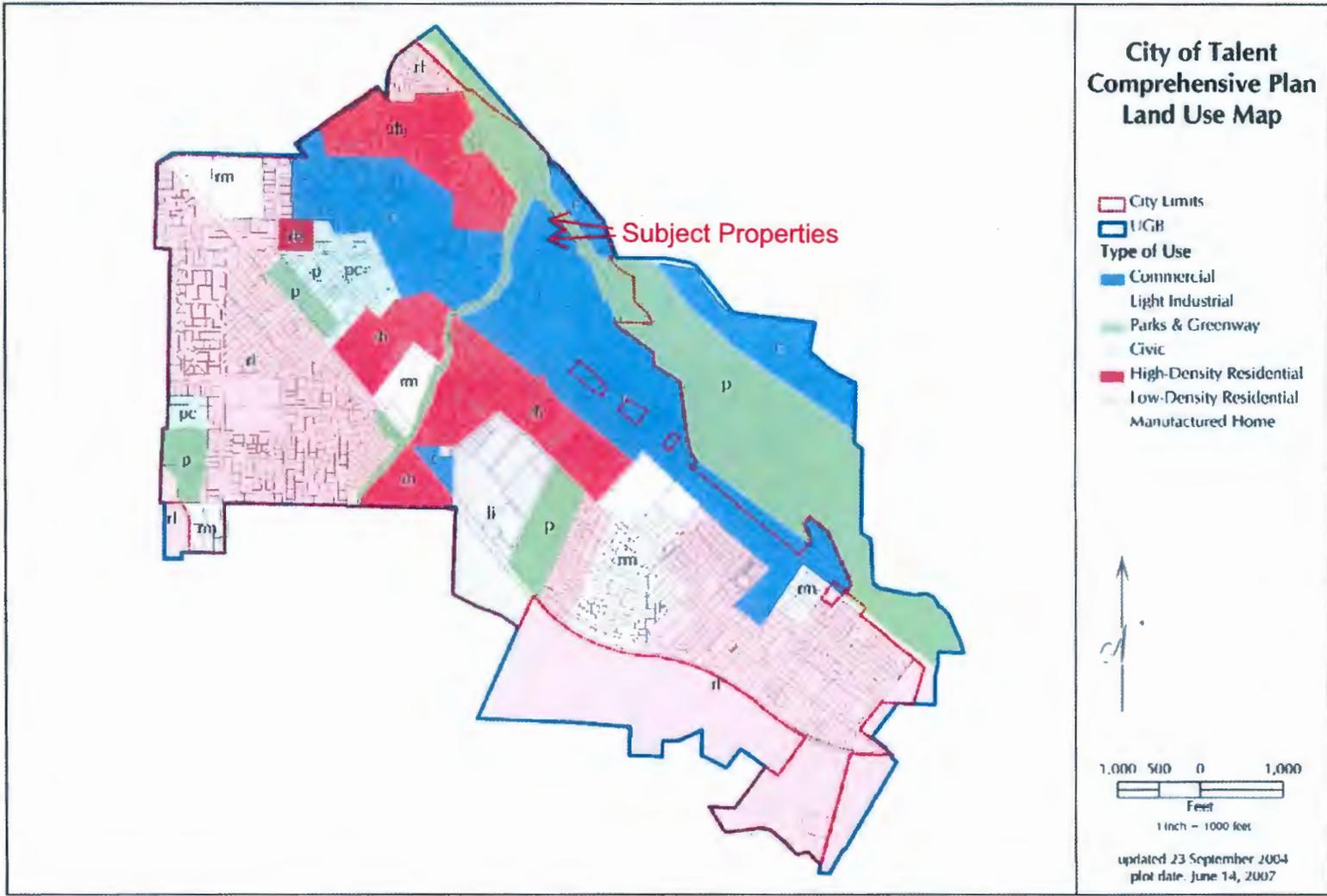
ADOPTED 11/1/2008 by ORD 08-617.O
 AMENDED 11/15/2012 by ORD 12-667.O

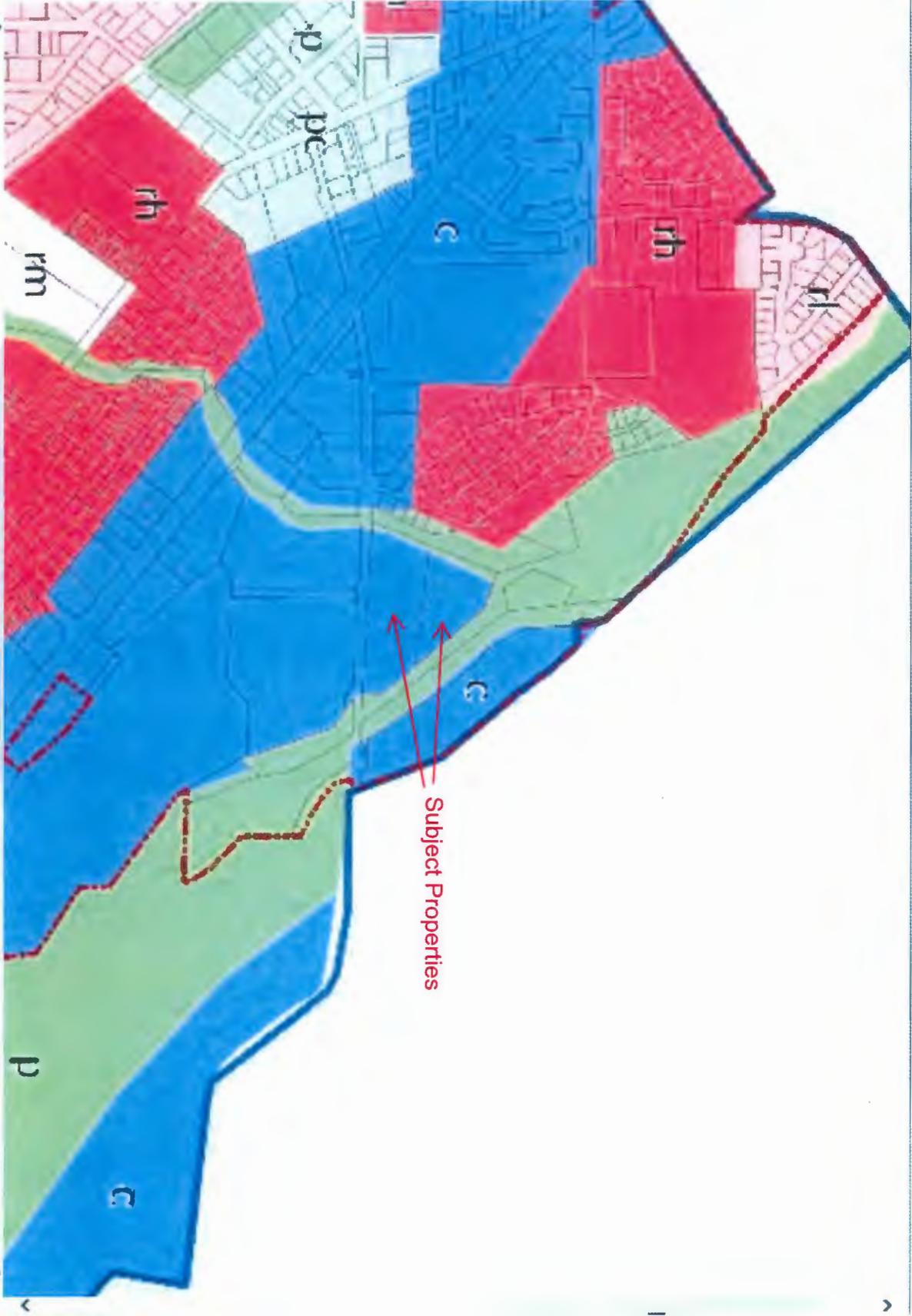
- | | | |
|-----------------------|---|--|
| Thin Lot | Central Business District (CBD) | Light Industrial (LI) |
| City Limits | Highway Central Business District (CBD-C) | Multiple Family - High Density (MF-22) |
| Urban Growth Boundary | Highway Commercial (CH) | Single Family - Low Density (RS-5) |
| Drive-Up Overlay | Interchange Commercial (IC) | Single Family - Medium Density (RS-1) |
| | Neighborhood Commercial (CN) | Single Family Manufactured Housing (RS-MH) |

Map is advisory only and does not constitute a warranty. This product is intended for professional planning and may have been prepared for or on behalf of legal, engineering, planning, or advisory services. All zoning information should be confirmed by the City prior to use for any purpose.





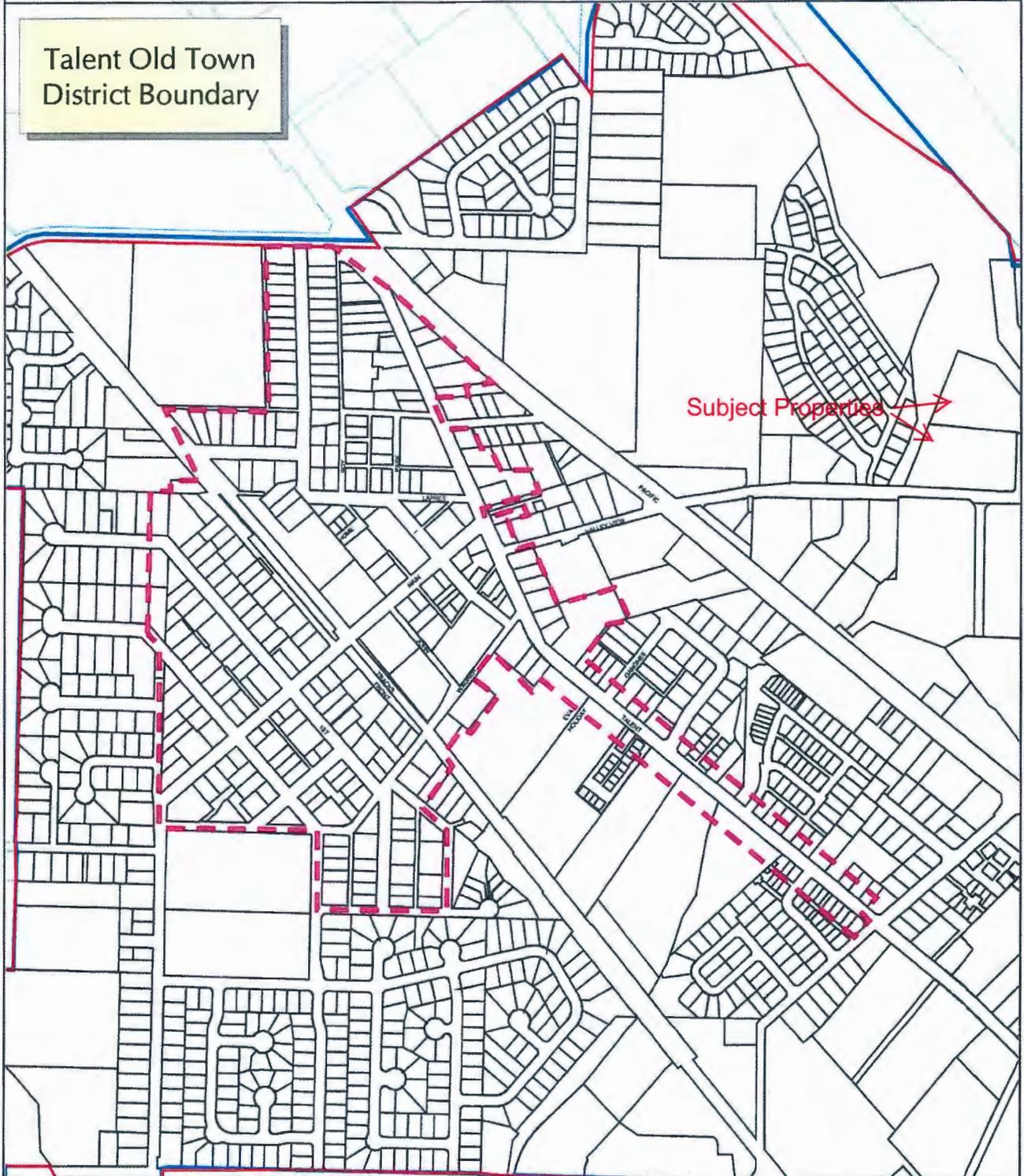




Subject Properties

City of Talent Mapping

Talent Old Town
District Boundary



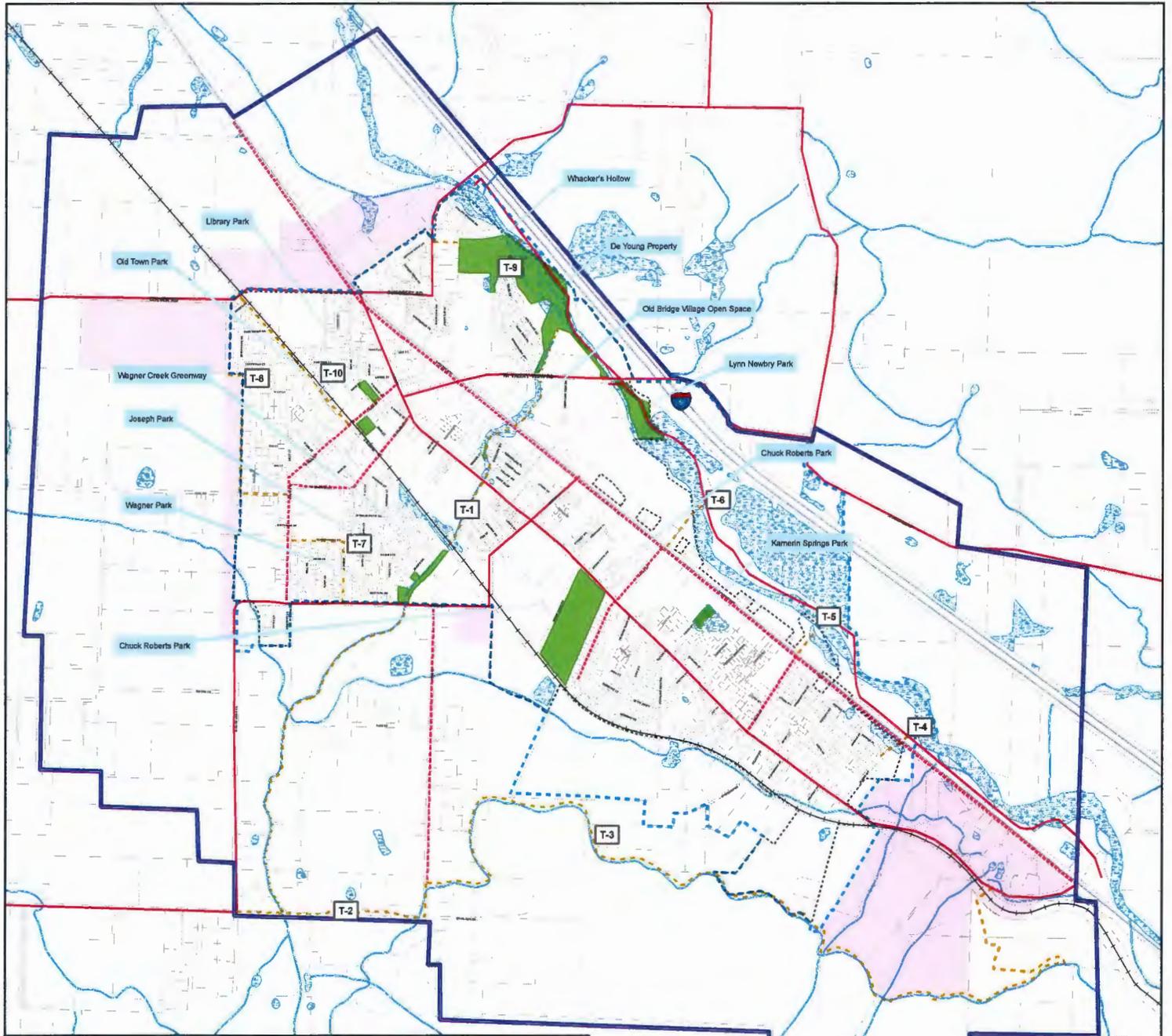
Subject Properties

-  Old Town District Boundary
-  City Limits
-  UGB

Map Disclaimer:
The City of Talent, or its agents, does not
guarantee the accuracy or completeness of
the contents of this map.

500 0 500 Feet





Parks & Trails Map

**Parks Master Plan
July 2006**

ADOPTED: 5/2/01 by RES 01-591
AMENDED: 11/20/13 by RES 13-008

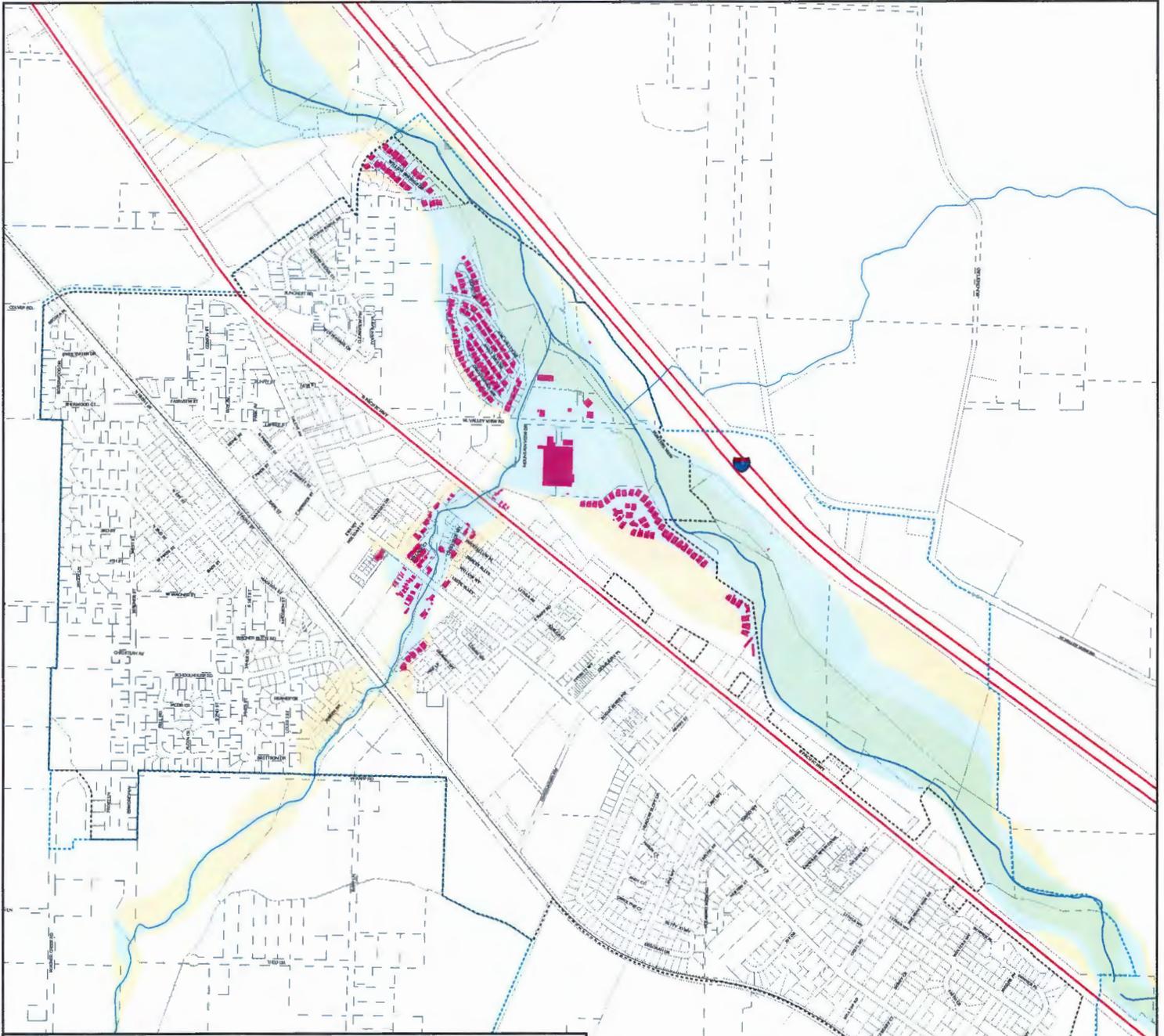
- Urban Growth Boundary
- City Limits
- Planning Area
- Wetland
- Existing Parks & Open Space
- Urban Reserves (Future Growth Areas)
- TSP Proposed Bike Paths
- Proposed Trails/Pathways
- Existing Bikepaths

Paths and Trails Proposed by the Parks Master Plan

- T-1 Wagner Creek Trail
- T-2 Quail Run Road Trail
- T-3 Ridgeline Trail
- T-4 Alpha Trail
- T-5 Creek Trail
- T-6 Arroyo Trail
- T-7 2nd St/Schoolhouse Trail
- T-8 Coker Trail
- T-9 Whacker's Hollow/DeYoung Loop
- T-10 Front Trail

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.





FEMA Floodplains

Effective: 5/3/2011 by ORD 11-859-0

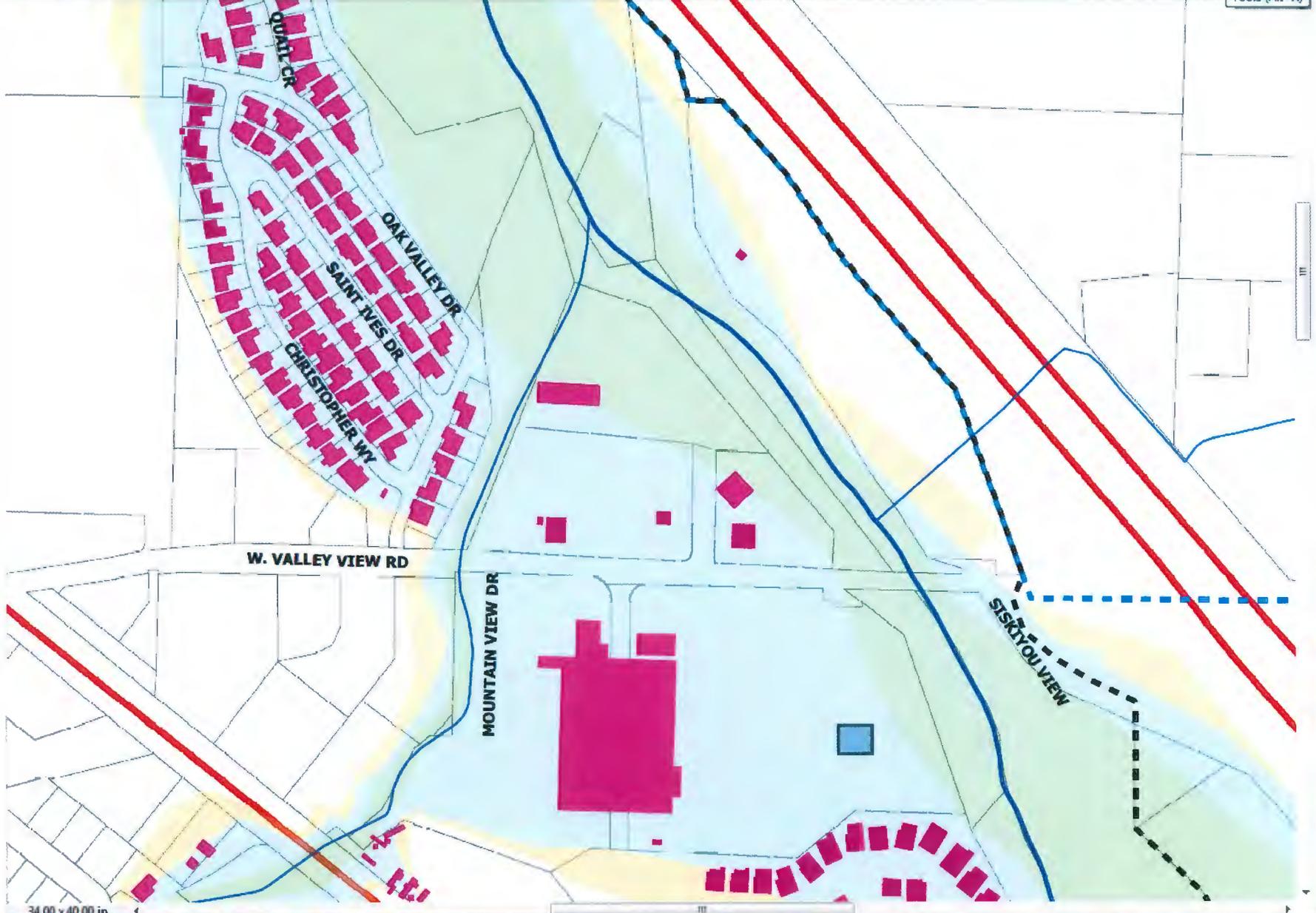
The Federal Emergency Management Agency (FEMA) is a federal agency created in 1979 to provide a single point of accountability for all federal activities related to disaster mitigation, emergency preparedness response, and recovery. FEMA's mission is "to support our citizens and first responders to ensure that as a nation we work together to build, sustain, and improve our capability to prepare for, protect against, respond to, recover from, and mitigate all hazards". FEMA establishes Floodplains based on the frequency of potential flooding. Floodplains are temporary, partial or complete inundation of normally dry land areas from the overflow of flood waters under the normal and rapid accumulation of runoff of surface waters from any source. For more information about FEMA's Floodplain maps, please visit <http://www.fema.gov>.

The Urban Growth Boundary represents the land within the Talent Urban Growth Boundary subject to a one percent chance of flooding in any given year. Talent's Zoning Code addresses the Floodplain Overlay, limiting permitted development or development within the Floodplain. One-foot height may be increased by maximum or natural means, with in Floodplains requires a permit. The only way to determine if a parcel is in the Floodplain is to call the map and FEMA maps of the Community Development Office. This information needs to be distributed in the Community Development office due to the complexity of finding a specific lot on the FEMA map. Please contact Community Development at (541) 335-7001 for more information.

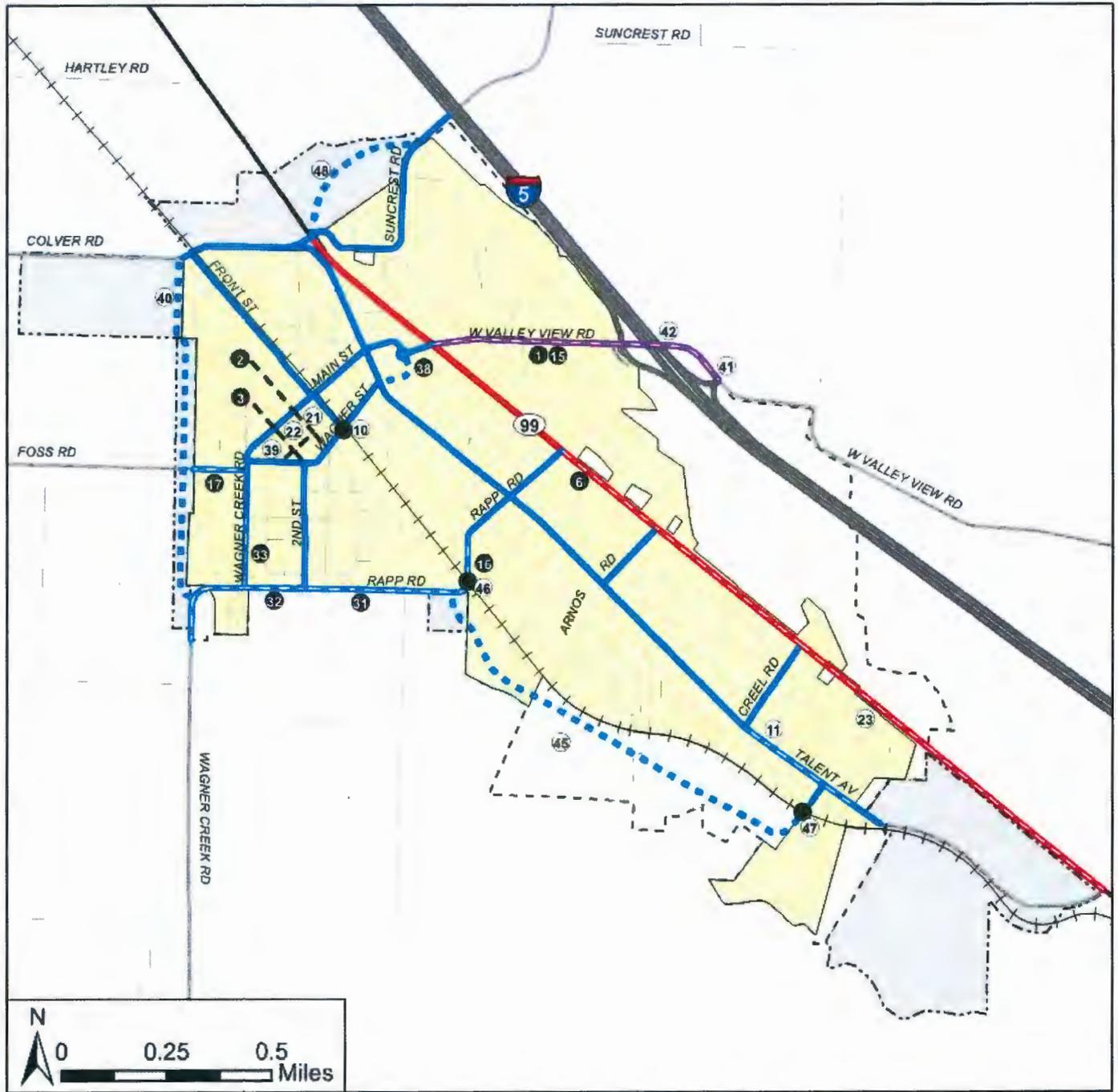
- Tax Lots
- Highways
- Floodplains
 - Floodway
 - 100 Year Floodplain
 - 500 Year Floodplain
- City Limits
- Railroads
- Bear Creek
- Creeks & Streams
- Urban Growth Boundary
- Structures in 100 yr Floodplain

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for the particular field application. The user assumes all liability for any errors or omissions. No warranty is made for any use of this information other than that intended by the City of Talent.





EXECUTIVE SUMMARY



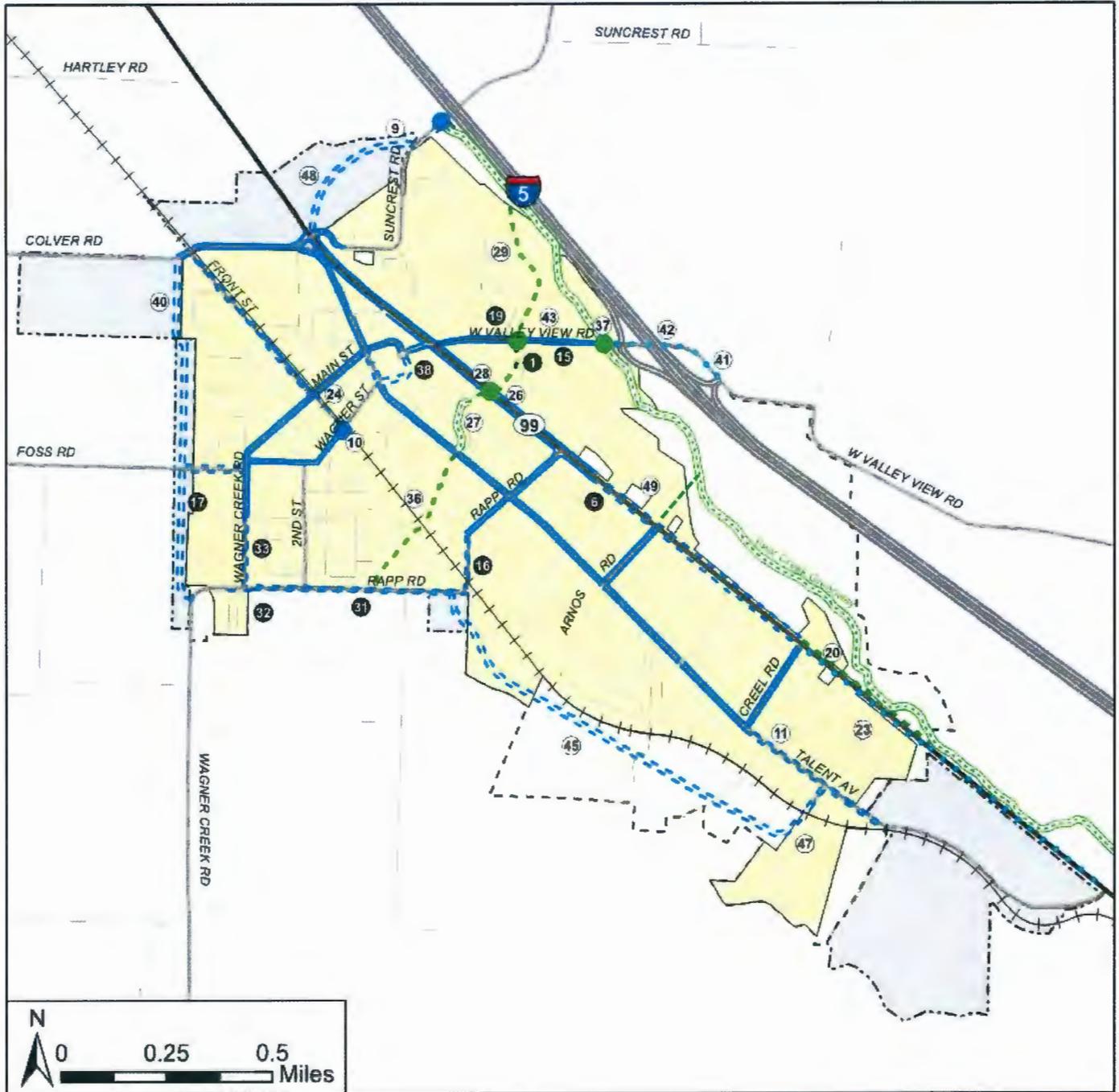
Source Data: Jackson County, City of Talent

Legend

- Major Arterial
- Minor Arterial
- Collector
- - - Existing Street Upgrade
- - - Future Street
- + + Railroad
- Improved Crossing
- # Tier 1 Project
- # Tier 2 Project
- City Boundary
- Urban Growth Boundary (UGB)
- Urban Reserve Areas

FIGURE ES-1
Street System Plan

SECTION 5: MODAL PLANS

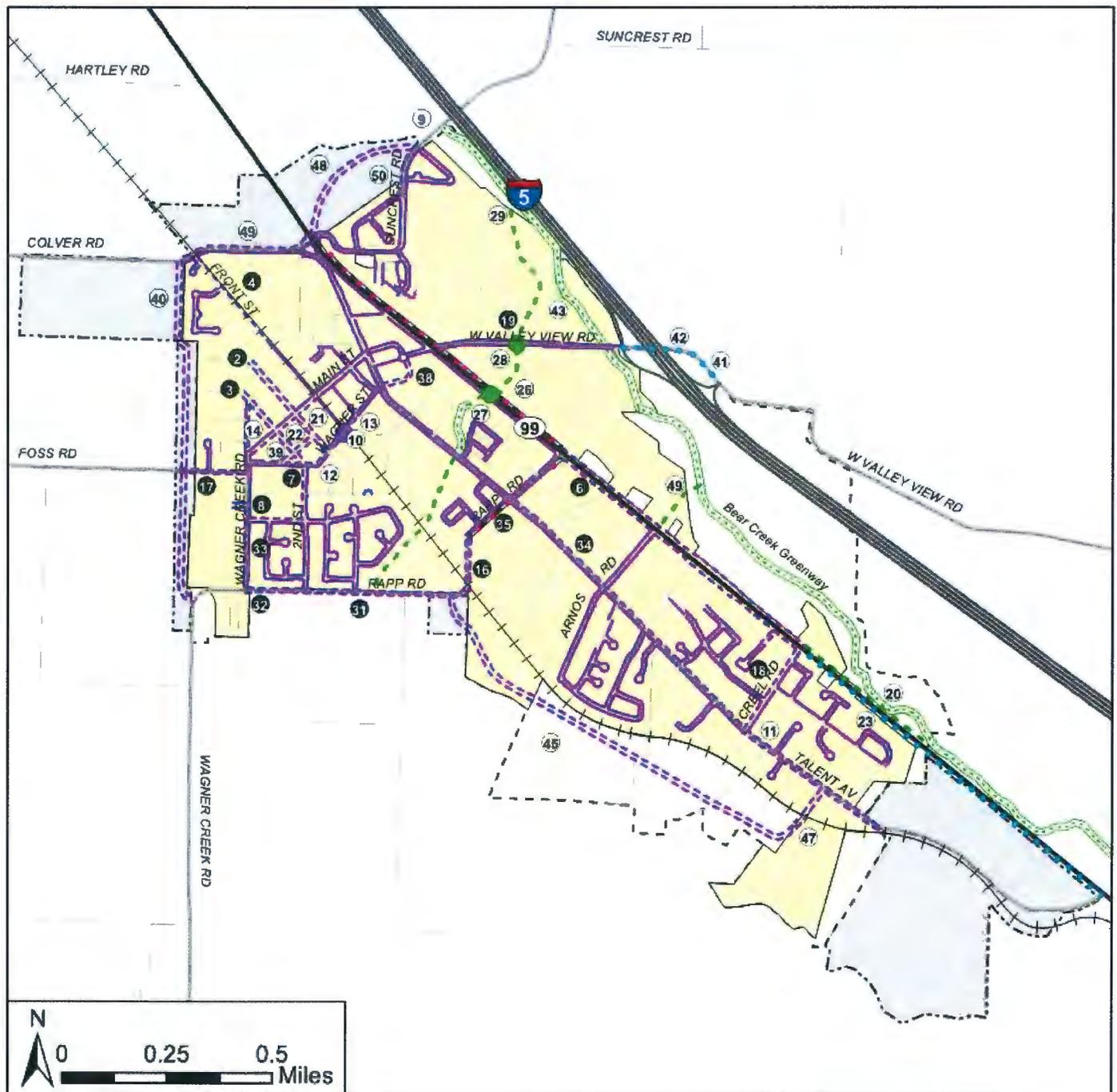


Source Data: Jackson County, City of Talent

- Legend**
- Existing Multi-Use Trail
 - Existing Bike Lane
 - Future Multi-Use Trail
 - Future Bike Lane
 - Future Shoulders
 - Improved Crossing
 - # Tier 1 Project
 - # Tier 2 Project
 - City Boundary
 - Urban Growth Boundary (UGB)
 - Urban Reserve Areas
 - Railroad

FIGURE 3
Bicycle System Plan

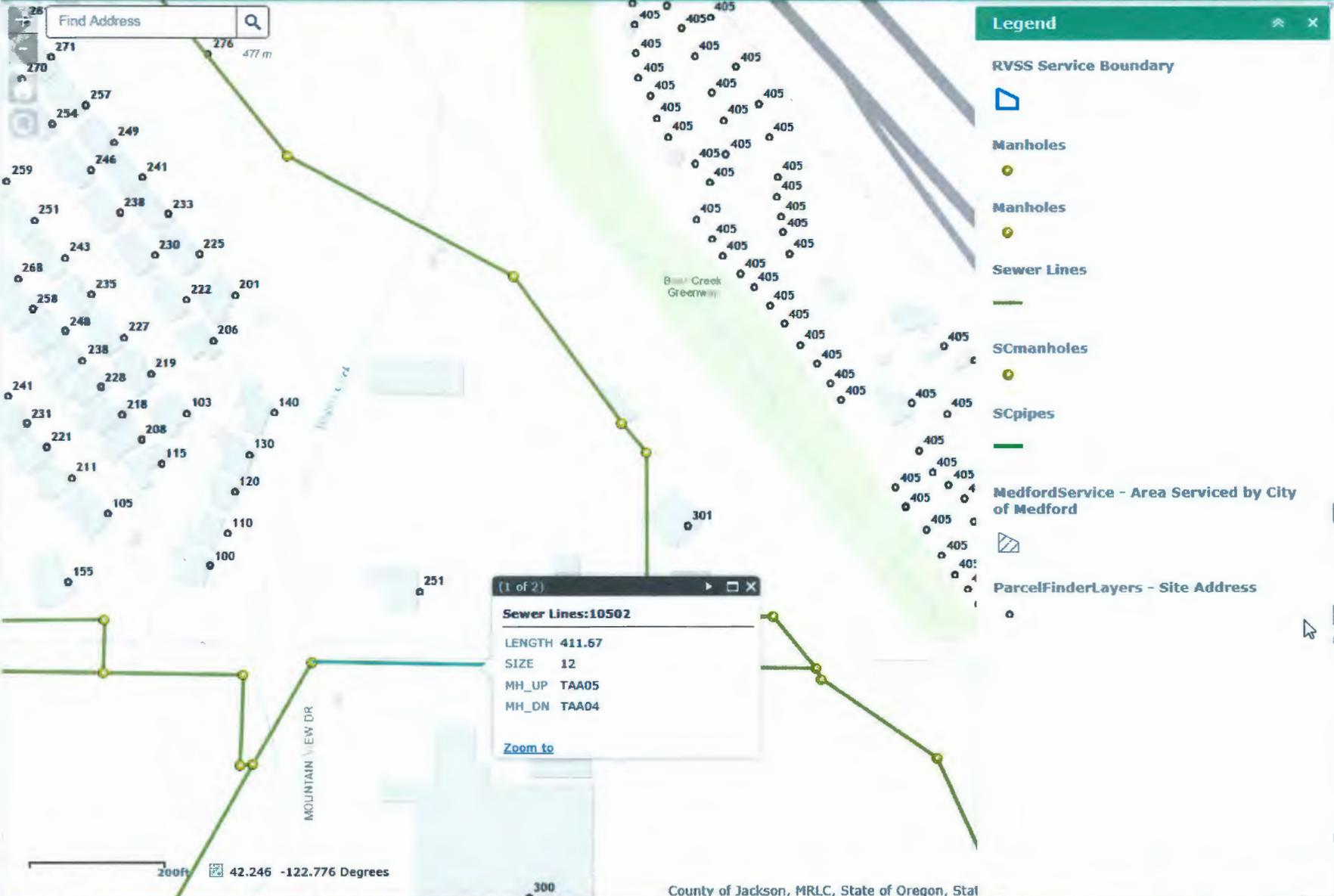
EXECUTIVE SUMMARY

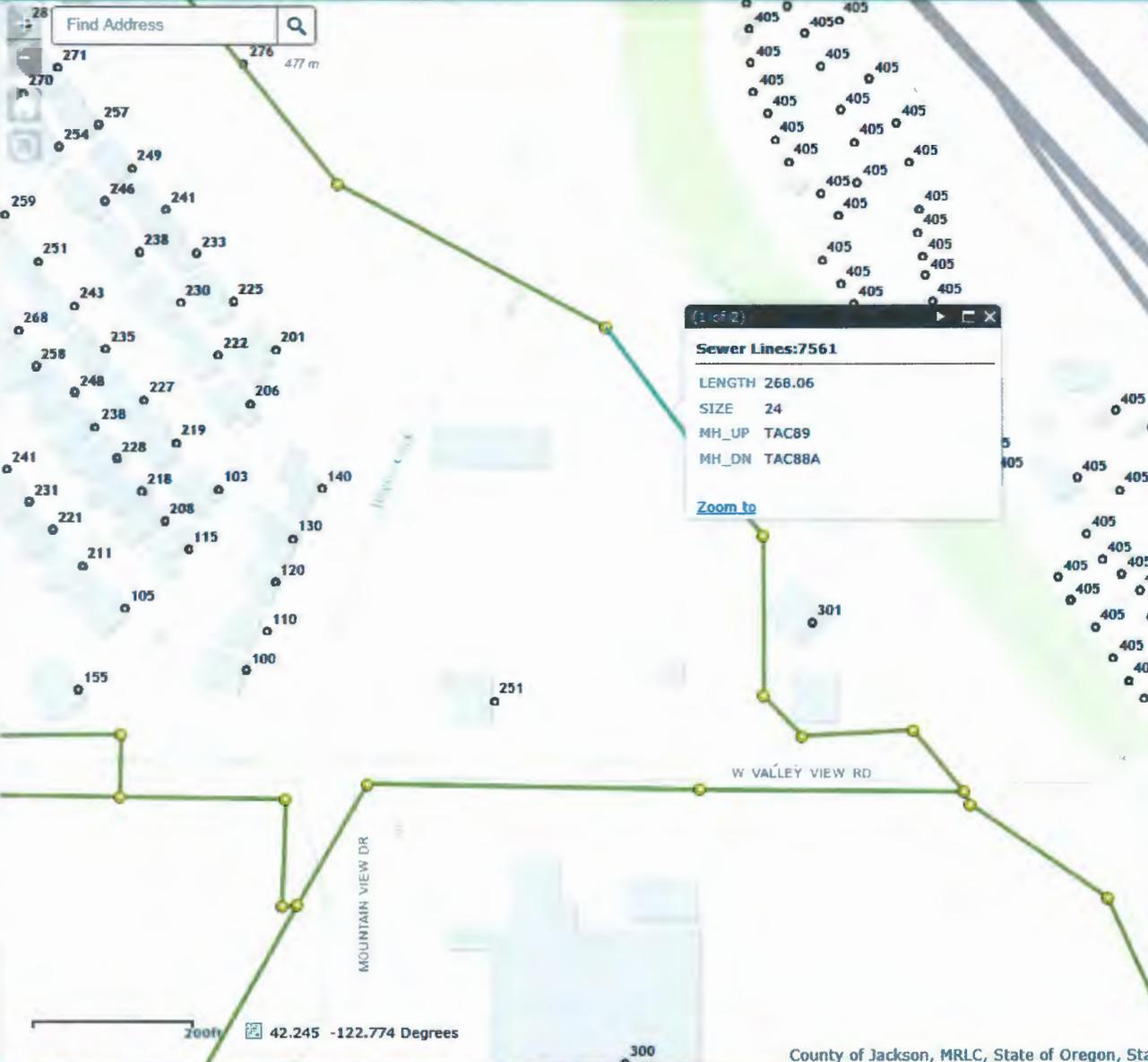


Source Data: Jackson County, City of Talent

- Legend**
- Existing Multi-Use Trail
 - Existing Sidewalks
 - Future Multi-Use Trail
 - Future Sidewalks
 - Future Sidewalk Infill
 - Future Shoulders
 - Improved Crossing
 - Tier 1 Project
 - Tier 2 Project
 - City Boundary
 - Urban Growth Boundary (UGB)
 - Urban Reserve Areas
 - Railroad

FIGURE ES-3
Pedestrian System Plan





Legend

- RVSS Service Boundary
- Manholes
- Manholes
- Sewer Lines
- SCmanholes
- SCpipes
- MedfordService - Area Served by City of Medford
- ParcelFinderLayers - Site Address



Legend

- MS4boundary_04212015 - ms4combined
- Ashland
- Medford
- Rogue Valley Sewer Service
- UNK

**BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF
TALENT, JACKSON COUNTY, OREGON:**

IN THE MATTER OF AN APPLICATION FOR)
)
A CHANGE OF ZONING DESIGNATION ON)
)
A 5.40-ACRE TRACT OF LAND DESCRIBED)
)
AS T.38S-R.1W-S.23(D), TAX LOTS 200 &)
)
201, LOCATED ON THE NORTH SIDE OF)
)
WEST VALLEY VIEW ROAD, WEST OF)
)
INTERSTATE 5; TALENT COMMERCIAL)
)
LEASING LLC, APPLICANT; RICHARD)
)
STEVENS & ASSOCIATES, INC., AGENT)

FINDINGS OF FACT

I. BACKGROUND INFORMATION:

APPLICANTS: Talent Commercial Leasing LLC
P.O. Box 434
Talent, OR 97540

AGENT: Richard Stevens & Associates, Inc.
P.O. Box 4368
Medford, OR 97501
(541) 773-2646

APPLICATION:

The purpose of this application is to request a zone change from Interchange Commercial (CI) to Highway Commercial (CH), consistent with the Commercial Comprehensive Plan designation for the subject tract. The purpose of this zone change is to allow for a wider variety of uses that can occur on the subject tract, which is described as 38-1W-23D, Tax Lots 200 & 201. The abutting lands are used for commercial purposes, and are zoned CH and CI. The area to be rezoned has been developed to the extent that water, sewer, street improvements and other public facilities have been provided. The subject properties are currently developed. Tax Lot

201 was formerly the site for the Talent Truck Stop Restaurant; however, the restaurant is no longer in business, and the structure is vacant. A stonework display is also located in the southeast corner of Tax Lot 201. Tax Lot 200 is the former site for the truck repair and service portion of the Talent Truck Stop. The existing structure is now used for truck dispatching; truck service and repairs are no longer offered. The existing use is similar in nature to an office use, which is a permitted use within the CH zone; therefore, no non-conformities will be created with this application.

II. APPLICABLE CRITERIA:

Chapter 660, Division 12, of the Oregon Administrative Rules provides for implementation of the Statewide Transportation Goal (Goal 12), Transportation Planning Rule (TPR). OAR 660-012-0060 addresses the requirements for plan and land use regulation amendments.

The Talent Comprehensive Plan addresses the planning goals of the City of Talent, along with the strategies used to implement those goals.

Section 8-3M.160 of the City of Talent Zoning Code (TZC) identifies the procedural requirements for a Type IV review for a zone change.

CONFORMANCE WITH CHAPTER 660, DIVISION 12 OF THE OREGON ADMINISTRATIVE RULES:

OAR 660-012-0060, Plan and Land Use Regulation Amendments:

1) If an amendment to a functional plan, an acknowledged comprehensive plan or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan).*
- b) Change standards implementing a functional classification system, or*
- c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of the evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to,*



transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Discussion:

The purpose of this application is to change the zoning of Tax Lots 200 and 201 from CI to CH. No new uses are currently proposed with this change of zoning. Any new uses that may be considered in the future will be required to demonstrate compliance with existing transportation plans and the effects, if any, that they will have on existing transportation facilities. For this reason the proposed zone change would not change the functional classification of an existing or planned transportation facility, change standards implementing a functional classification system, or result in any of the effects listed in paragraphs (A) through (C). Therefore, the requirements of OAR Section 660-012-0060 are not applicable.

Conclusion:

The City of Talent concludes that OAR Section 660-012-0060 is not applicable, as the proposed change of zoning does not propose any specific uses; therefore, this proposal will not significantly affect an existing or proposed transportation facility.

FINDING:

The City of Talent finds that the requirements of OAR 660-012-0060 are not applicable, as the proposed change of zoning does not propose any specific uses; therefore, this proposal will not significantly affect an existing or proposed transportation facility.



CONFORMANCE WITH THE CITY OF TALENT'S COMPREHENSIVE PLAN:

Element A: The History of Talent and Historic Preservation Policies and Strategies:

Discussion:

As seen on the 'Talent Old Town District Boundary' map in Exhibit B, the subject tract is not identified as being within the Old Town District; therefore, this application will not have any impact on the preservation of Talent's history, consistent with Element A of the Talent Comprehensive Plan.

Conclusion:

The City of Talent concludes that the subject tract is not situated with the Old Town District Boundary; therefore, this application is consistent with Element A of the Talent Comprehensive Plan.

FINDING:

The City of Talent finds that this application is consistent with Element A of the Talent Comprehensive Plan.

Element B; Parks, Recreation, Open Space, and Urban Forestry:

Discussion:

As seen on the 'Parks & Trails Map' in Exhibit B, the north, west, and east side of the subject tract is adjacent to the Bear Creek Greenway, and bike paths exist along the south, east and west sides of the tract. The proposed change of zoning will not have any impact on the existing bike paths and greenway, as no development is proposed with this zone change application. Therefore, this application is consistent with Element B of the Talent Comprehensive Plan.

Any future development that may occur will be required to be approved by the City of Talent. Upon approval of any development proposal, the City of Talent may require that certain conditions, such as setbacks, be applied to insure that the existing bike paths and open space will be impacted as minimally as possible by the potential future development.

Conclusion:

The City of Talent concludes that the proposed zone change will not have any negative impact on the surrounding Bear Creek Greenway and bike paths as no new development is proposed with this application. Any future development that



may occur will be required to meet any conditions that may be imposed by the City of Talent so that the existing open space and bike paths are minimally impacted by the proposed development. This application is consistent with Element B of the Talent Comprehensive Plan.

FINDING:

The City of Talent finds that the proposed change of zoning will not have any impact on the existing Bear Creek Greenway or bike paths, and is consistent with Element B of the Talent Comprehensive Plan.

Element C; Natural Hazards:

Discussion:

The natural hazards that are identified within the Talent Comprehensive Plan are floods, Emigrant Lake dam failure, landslides, earthquakes, and wildfires. As seen on the 'FEMA Floodplains' map in Exhibit B, the subject tract is located within the mapped floodway and 100-year floodplain; however, since no development is proposed with this application the proposed zone change will not have any impact on the floodway or floodplain, nor will it increase the risk for flood damage on the subject tract or surrounding properties. When future development is proposed on the subject tract, an engineer will be required to determine the base flood elevation at that time. Also, any future structural development will be required to be designed to mitigate soil erosion and landslides, and to prevent impacts from floods by conforming to the requirements of the Talent Development Code.

The subject tract is situated entirely within the flood area of the potential failure of the Emigrant Lake dam. Since no development is proposed with this zone change, this proposal will not have any impact on the potential flood area. Any development that may occur in the future will be required to conform to the development requirements of the Talent Development Code to mitigate potential losses and damages from the potential failure of the Emigrant Lake dam.

The proposed zone change will not increase the risk of damages that may occur from potential earthquakes because this is a development standard and no development is proposed at this time. Any development that may occur in the future will be required to conform to the development requirements of the Talent Development Code to mitigate potential losses and damages from any potential earthquakes.

The proposed zone change will not have an impact on the potential for wildfires, since no new development is proposed. With exception to the existing vegetation within the Bear Creek Greenway, the subject tract is nearly void of any vegetation that would increase the risk for wildfire. Any future development of the subject tract will be required



to conform to the development requirements of the Talent Development Code to minimize the risk of wildfire to the greatest extent possible.

Conclusion:

The City of Talent concludes there is no development proposed with this application; therefore, the proposed change of zoning will not increase the risk of any natural hazards that may occur in the future. Any future development that may occur on the subject tract will be required to conform to the requirements of the Talent Development Code to minimize impacts from natural hazards to the greatest extent possible. This application is consistent with Element C of the Talent Comprehensive Plan.

FINDING:

The City of Talent finds that the proposed zone change will not have an impact on the identified natural hazards since no development is proposed with this application, consistent with Element C of the Talent Comprehensive Plan.

Element D; Transportation:

Discussion:

The Talent Transportation System Plan (TSP) sets forth policies for easing traffic congestion, and for providing multi-modal transportation facilities throughout the city, such as pedestrian and bike paths. Please see Exhibit B for all existing and proposed transportation facilities. The subject tract is adjacent along its south boundary to West Valley View Road, which is identified as a minor collector street. Bike lanes and sidewalks currently exist along West Valley View Road, providing multi-modal transportation to the subject tract. The proposed change of zoning will not have any impact on the existing transportation systems, as both the current and proposed zoning designations are commercial in nature, and because no new development is proposed at this time. Any future development that may occur will be required to conform to the requirements of the Talent Development Code and TSP to insure that all existing or proposed transportation improvements will not be negatively affected by any future proposed development.

Conclusion:

The City of Talent concludes that no development is proposed, and the proposed change of zoning will not negatively impact any existing or proposed transportation improvements around the subject tract. This application is consistent with Element D of the Talent Comprehensive Plan.



FINDING:

The City of Talent finds that the proposed zone change will not have any negative impacts on the transportation improvements around the subject tract, as no development is currently being proposed. All future development will be required to meet this standard at a later date. This application is consistent with Element D of the Talent Comprehensive Plan.

Element E: Economy:

Discussion:

The only uses allowed as a Type II review within the current CI zoning of the subject property are automobile service station, hotel/motel, eating/drinking establishments, gift shops, and public parks. However, the uses allowed under a Type II review within the proposed CH zone include automobile parts sales/servicing, vehicle sales, equipment rental/sales, commercial recreation facilities, retail businesses, veterinary clinics, public assembly uses, feed/fuel stores, automobile service stations, storage buildings, and all Type II uses allowed within the CBH/CN/CBD zones. Therefore, the proposed zone change will allow for a much wider variety of uses that can be established on the subject tract, which will in turn provide for a broader opportunity for economic growth within the City of Talent. The subject property has remained in its current state for years, demonstrating that the current zoning is very limiting for potential uses.

The Talent Comprehensive Plan identifies a list of strengths, weaknesses, opportunities, and threats (SWOT Analysis) that the residents of Talent identified. Some of the weaknesses the residents identified were: few local recreation opportunities, commercial activity is fragmented along West Valley View Road, and few professional and retail services. The proposed change of zoning will allow for these weaknesses to be improved due to the vastly increased types of uses that will be allowed on the parcel with the proposed zone change. The current CI zoning does not allow for recreational uses, with exception to public parks; however, the proposed CH zone will allow for commercial recreational uses (e.g. bowling alleys, skating rinks, dance halls, performing arts/movie theaters). The proposed CH zone will also allow for professional and retail services, including, but not limited to, business offices, auto and equipment sales, nurseries, home furnishings stores, and many other similar uses. Additionally, the proposed change of zoning will allow for many different options for potential businesses within the subject tract, which will help reduce the 'fragmentation' of commercial activity along West Valley View Road. These potential uses would be more appropriately situated outside the downtown core, which is why the change of zoning would be ideal for this tract.

The subject tract is the former site for the Talent Truck Stop, and is currently developed with a vacant restaurant on Tax Lot 201 and truck dispatching service on Tax Lot 200.



The southeast corner of Tax Lot 201 is also currently the site for a stonework display. However, the subject tract is significantly underused for commercial activities, thus creating the undesirable 'fragmented' commercial activity discussed above in this Section. Due to the lack of commercial activity occurring on the subject tract, which is due to the lack of variety of potential commercial uses allowed, it is apparent the subject tract is not being used to its capacity or potential. A change of zoning would allow for a much wider variety of allowable uses; therefore, it is more likely for the subject tract to become developed with commercial uses upon approval of this zone change.

As previously stated within this Section of these findings, one of the few uses allowed within the current zoning is an automobile service station; however, an Exxon is currently operating directly east of the subject tract. Therefore, it is highly unlikely that the subject tract would be used for a similar use. Additionally, residential communities (Oak Valley and Anjou Club) are situated west of the subject tract, and are separated by Highway 99 from the majority of existing commercial uses within the City of Talent. By changing the zoning of the subject tract to CH, a wider variety of commercial uses could potentially become available to the residents of those communities, and all other residents situated east of Highway 99.

Conclusion:

The City of Talent concludes that the proposed change of zoning will have a positive impact on the local economy due to the wider variety of uses that would be allowed, along with those types of uses being suited to the community as a whole, and shows compliance in accommodating for some of the SWOT's discussed above. This application is consistent with Element E of the Talent Comprehensive Plan.

FINDING:

The City of Talent finds that the proposed change of zoning will have a positive impact on the local economy, consistent with Element E of the Talent Comprehensive Plan.

Element F: Public Facilities and Services:

Discussion:

There are adequate public facilities that currently serve the subject properties, and if necessary, can be easily extended or improved when future development is proposed. The subject tract is served with public water, and a 12" main water line exists in the area.

Rogue Valley Sewer Services (RVSS) serves the subject properties for sanitary sewer. As seen on the RVSS maps in Exhibit B, a 12" sewer line currently serves the former



restaurant on Tax Lot 201, and a 24" sewer line traverses, and is available to, Tax Lot 200. The subject tract is located within the Phase II boundary for stormwater.

Power, telephone, garbage services, health services, and governmental services are all currently serving the subject properties.

The proposed change of zoning will not have an impact on the existing facilities that currently serve the area, as no development is proposed with this application. Any future development of the subject tract will be required to conform to the development requirements of the Talent Development Code to insure that public facilities are adequate to serve the proposed development.

Conclusion:

The City of Talent concludes that the proposed change of zoning will not impact any existing public facilities on or around the subject tract, as no development is proposed at this time. This application is consistent with Element F of the Talent Comprehensive Plan.

FINDING:

The City of Talent finds that the proposed zone change will not impact on the existing public facilities on or around the subject tract. This application is consistent with Element F of the Talent Comprehensive Plan.

Element G; Housing Needs and the Urban Growth Boundary:

Discussion:

The purpose of this application is to change the zoning of the subject properties from CI to CH; no residential zoning is proposed. However, the proposed CH zone and current CI zone both allow for dwelling units to be established above stores or offices. Therefore, the proposed zone change will not negatively impact the potential for residential units to be established, consistent with Element G of the Talent Comprehensive Plan.

Conclusion:

The City of Talent concludes that the proposed change of zoning will not negatively impact the City of Talent's housing needs. This application is consistent with Element G of the Talent Comprehensive Plan.



FINDING:

The City of Talent finds that the proposed zone change will not have any negative impacts on the City of Talent's housing needs. This application is consistent with Element G of the Talent Comprehensive Plan.

CONFORMANCE WITH THE CITY OF TALENT ZONING CODE:

Section 8-3 Division M, Article 1:

Section 8-3M.160; Type IV Procedure: Legislative:

Section 8-3M.160(A), Pre-Application Conference:

Discussion:

The applicant submitted a pre-application with the City of Talent on August 28, 2015. A pre-application conference was held on September 1, 2015, in conformance with the requirements of Section 8-3M.180(C) of the Talent Zoning Code (TZC).

Conclusion:

The City of Talent concludes that the applicant submitted a pre-application, and a pre-application conference was held, in conformance with the requirements of Sections 8-3M.160(A) and 8-3M.180(C) TZC.

FINDING:

The City of Talent finds that the applicant submitted a pre-application, and a pre-application conference was held, in conformance with the requirements of Sections 8-3M.160(A) and 8-3M.180(C) TZC.

Section 8-3M.160(C), Application Requirements:

Discussion:

The applicant has submitted the appropriate application form with these findings that provides the requested information, maps, the required fee, and the findings herein that address compliance with the appropriate criteria.



Conclusion:

The City of Talent concludes that the applicant has submitted the appropriate application form and required information, in conformance with Section 8-3M.160(C) TZC.

FINDING:

The City of Talent finds that the applicant has submitted the appropriate application form and required information, in conformance with Section 8-3M.160(C) TZC.

III. SUMMARY AND CONCLUSIONS:

In order for an amendment to the Talent Zoning Map to be approved, the Talent City Council must find that the applicant has made the requisite findings for a change of zoning. A review of the application, findings of fact, and supporting documentation attached demonstrates that this application complies with the applicable standards of the Talent Zoning Code, and is consistent with the Comprehensive Plan map and plan, Talent TSP, and Oregon Transportation Planning Rule.

The applicant respectfully requests that the City of Talent designate the subject tract as CH on the Official Zoning Map for the City of Talent, Oregon.

Respectfully Submitted,



RICHARD STEVENS & ASSOCIATES, INC.
Megan LaNier - *Principal*

