

# City of Talent

Community Development Department - Planning



## STAFF REPORT and **PROPOSED FINAL ORDER**

Type-3 Land Use Application — Planning Commission

Meeting date: September 24, 2015

File no: SPR 2015-005

Prepared by: Zac Moody

Item: West Valley View Project

### **GENERAL INFORMATION**

Applicant.....City of Talent

Assessor's Map Number .....City right-of-way

Site Location.....West Valley View Road

Site Area.....0.45 Acres (19,750 sq. ft.)

Zoning.....CBD – *Central Business District*

Adjacent zoning and land uses .....North: CBD – *Central Business District - Downtown (Residential and Commercial buildings)*  
.....South: CBD – *Central Business District - Downtown (Talent Irrigation District and Commercial buildings)*  
.....East: CBH – *Highway Central Business District (Commercial buildings)*  
.....West: CBD – *Central Business District - Downtown (Commercial buildings)*

Applicable Code Sections.....Articles 8-3D.2, 8-3K.1 and 8-3L.1

120-Day Limit .....January 13, 2016

### **PROPOSAL**

The proposal is for an amendment to the originally approved site development plan (March 30, 2015). The request is to retain the existing Cedar tree in the public right-of-way.



## **ISSUES**

Section 8-3M.180 (F)(4) requires that any requested amendments be heard by the approval authority that originally approved the application. In this case, the Planning Commission approved a Site Development Plan that proposed to remove what was thought to be a hazard tree.

Upon further investigation by the applicant, the tree was considered by a Certified Arborist to be in good health and structurally sound. The Arborist certifies that the proposed sidewalk adjacent to the subject tree is a sufficient distance from the root structure to not pose an imminent threat to the future health of the tree.

Considering these findings, staff is supportive of the tree remaining and supports the amended Site Development Plan amendment.

## **RECOMMENDATION**

Based on the findings for the Site Development Plan amendment stated in the Proposed Final Order, staff recommends approval of the Site Development Plan amendment as proposed.

## ATTACHMENTS

The following information was submitted regarding this application:

- Applicant's Statement
- Proposed Amended Plan
- Arborist Letter
- Original Site Development Plan (approved March 30, 2015)
- Proposed Final Order



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Zac Moody, Community Development Director

9/15/2015  
Date

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Staff has recommended this proposal for approval, but it will require one public hearing before the Planning Commission for a decision. The Talent Zoning Code establishes procedures for quasi-judicial hearings in Section 8-3M.150.

**A public hearing on the proposed action is scheduled before the Planning Commission on September 24, 2015 at 6:30 PM at the Talent Town Hall.**

For copies of public documents or for more information related to this staff report, please contact the Community Development Director at 541-535-7401 or via e-mail at [zmoody@cityoftalent.org](mailto:zmoody@cityoftalent.org).