



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540
Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

GENERAL LAND USE APPLICATION

Project Description: Public Right of Way Improvement - West Valley View Phase 1 D
Property Owner: City of Talent
Mailing Address: POB 445, Talent 97540
Street Address: between roundabout & Talent Ave
Email Address: exec.dir@talent-urban-renewal.com
Applicant/Consultant: Talent Urban Renewal Agency

Table with 4 columns: Assessor's Map Number, Tax Lot Number, Acres, Zone. Row 1: 38-1W- N/A public right of way. Row 2: 38-1W-

Subzone (if applicable)

Pre-Application Meeting Completed? [X] Yes [ ] No [ ] N/A Date Completed:

Type of Application (check all boxes that apply)

Grid of application types with checkboxes: Site Development Plan Review, Variance, Conditions Modification, Annexation, Accessory Dwelling Unit, Appeal, Conditional Use Permit, Home Occupation, Code Interpretation, Comprehensive Plan Amendment, Comprehensive Plan Map/Zoning Map Change, 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.

Applicant's Signature: [Handwritten Signature]

Date: 2/24/15

Property Owner's Signature (required): N/A

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 liening 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.

*Wanted*

\_\_\_\_\_  
**Applicant's Signature** **Date**

\_\_\_\_\_  
**Property Owner's Signature (required)** **Date**

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.

*aka*

\_\_\_\_\_  
**Applicant's Signature** **Date**

\_\_\_\_\_  
**Property Owner's Signature (required)** **Date**

<i>FOR OFFICE USE ONLY</i>			
<i>Deposit Paid (Amount):</i>	<i>Date:</i> 2-25-15	<i>Received By:</i> CBrodley	<i>File Number:</i> SPR 15-002

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

*The City of Talent is an Equal Opportunity Provider*



# URBAN RENEWAL AGENCY

of the City of Talent

P.O. Box 445, Talent, OR 97540  
An Equal Opportunity Employer  
Phone: (541) 535-6170  
Fax: (541) 535-2334  
execdir@talenturbanrenewal.com

DATE: February 24, 2015  
TO: Zac Moody  
Community Development  
FOR: Site Plan Review – West Valley View Project – Phase 1D: improvements to existing public right of way between Roundabout and Talent Avenue.

Thank you for supplying the list of code items you require in response to this project.

The requirements of the plan review process are for a "site development plan" relating to a specific site/use, building construction, etc. Because our project is a surface improvement to an existing public right of way, our responses may not specifically address the required data under 8-3L.140. Please advise what additional elements you may need provided prior to the March 26 public hearing.

We go to bid May 14 and, as such, our engineers and landscape architect are mid-way through producing the final construction documents. Subsurface improvements were constructed in 2014 during Phase 1C, and the overall design concept was developed with extensive public input and joint study session review by City Council, Planning Commission, Architectural Review and Parks Commission in Winter 2010.

If you need additional elements submitted, and the list is significant, we may need to delay the public hearing to April: either the regular April 23 Planning Commission meeting or, if possible, earlier on April 9.

Following is the status of what we have submitted today:

## **8-3L.140 SITE DEVELOPMENT PLAN—REQUIRED DATA**

The site development plan shall be drawn to scale and shall indicate clearly the following information:

- A. Name and address of applicant; **Talent Urban Renewal Agency**
- B. Assessor's map number and tax lot number of the property concerned; **N/A, improvements are being made to a public right-of-way**
- C. North point and scale of drawing; **Shown on exhibits**
- D. Dimensions and orientation of the lot or parcel; **N/A**
- E. Location, size, height and proposed use of all buildings, both existing and proposed, and relationship to existing development on immediately adjacent properties; **N/A**
- F. Location, dimensions and layout of all off-street parking and loading facilities, including bicycle parking; internal circulation pattern; access points for pedestrians, bicycles and motor vehicles, required standards and improvements of Sections 8-3J.570 and 575, if any; **On-street parking spaces are shown (without dimensions); final engineering drawings will meet parking code requirements for dimensions. Bicycle parking is**

shown in combination with the future bus stop, final design to be determined by RVTD to meet their requirements for usage and maintenance.

G. Location and nature of exterior lighting; **Shown on sheet L1.0**

H. Location, height and construction materials of walls and fences; **Current plans do not construct walls or fences. The concept encourages adjacent property owners to provide their own buffering or property definition to suit the individual needs for residential and commercial use. It is possible this project may offer to extend the existing private hedge at 107 W. Valley View and replace the existing private chain link fence at 109 W. Valley View with wood-and-wire to match what was installed in Phase 1C, but this is an idea still under technical discussion with the design team and eventually with the property owner.**

I. Location, materials and maintenance of proposed landscaping, including the location, names, mature height, crown diameter, and growth rate of mature trees and shade trees; **Tree species have not been selected yet, but will come from the City's official street tree list. Plant selection for parking area bulb outs have not been selected yet.**

J. A plan showing the shadow patterns of all buildings, fences, walls and trees at their mature heights between the hours beginning at 9:00 a.m. and ending at 3:00 p.m. Pacific Standard Time on November 21st existing or proposed on the property; determination of shadow patterns is set forth in 8-3J.840(C); **No plan has been developed. Shade produced in parking area by existing private buildings and new public trees from 1D will be a minimum of 40%.**

K. Street improvements; **Shown on plans**

L. Yards and open space between buildings and in setbacks; **N/A**

M. Proposed method of buffering, where indicated; **N/A**

N. Existing natural features, including all trees with a circumference of fourteen (14") inches or greater, measured at a point three (3) feet above grade at the base of the tree; **N/A, the project will be constructed within the existing street ROW. There is one Cedar of Lebanon tree (recently acquired from purchasing TID property) under power transmission lines that has been topped many times and will be removed, at the City's request, during this project; location is shown on a separate demolition plan (not included with this submittal).**

O. The location and methods taken to mitigate noise sources to and from adjacent properties; **Noise levels will be reduced by changing busy street frontage into parking area and public open space (or plaza). The public open space will generate pedestrian activity only.**

P. Location and type of natural hazards occurring on the site including, but not limited to, flood plains and floodways, soils and areas with erosion, shrink-swell, high runoff, mass movement and high groundwater characteristics; with a description of how any hazards will be mitigated; **N/A**

Q. Location and size of all existing and proposed water, sewer and public safety facilities and existing street right-of-way and roadway widths adjacent to the property; **N/A, as no structures are being built. If requested, a plan sheet showing all utility improvements made during Phase 1C can be provided upon request.**

R. Location and dimensions of existing and proposed easements; **No easements exist or will be provided since this project is located within public ROW.**

S. Any other data as may be required by this Article to permit the planning commission to make the necessary findings.

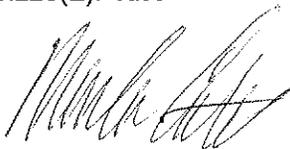
- **The layout and use for this area was painstakingly developed in late 2009 and early 2010 through a public design process including over 40 property owners and citizens, and reviewed and accepted as the Preferred Concept following a joint study session of City Council, Planning Commission, Architectural Review and Parks Commission in 2010.**
- **Multiple options were reviewed prior to moving forward with the Preferred Concept, which is a hybrid of three design plan concepts developed by the public during public meetings.**
- **Properties and easements necessary for this project were acquired adjacent to this area for the recent road improvements in Phase 1C. Adequate mitigation was provided for this to occur, including relocation of the driveway at 109 W. Valley View,; dedication and construction of a public alley between 103 and 107 W. Valley View; new fencing for screening and security throughout; relocation of the TID driveway access; and associated on-site improvements.**
- **TURA spent \$30,000 to put existing overhead utility wires underground to three residences to beautify the project, set up utilities for additional private property use in the future, and to allow a significant number of new medium- and large-scale trees to be planted in the public right of way.**

T. Where an attachment, minor addition or appurtenant building to an existing building, recycling facilities, storage drop-off boxes, or a road approach permit are proposed, the site development plan shall indicate the relationship of said proposal to the existing development, parking facilities and access points on the property and immediately adjacent properties, but need not include other data required in subsections A through R, above, unless required by the staff advisor or Planning Commission. **N/A**

U. For a relocated structure, the applicant shall provide the City with photographs of the structure being proposed for relocation. **N/A**

V. For a relocated structure, the applicant shall provide the city with a detailed list, prepared by a licensed building inspector, architect or engineer, detailing the necessary improvements to assure compliance with the current edition of the Uniform Building Code. Such listing shall be accompanied by a cost estimate for all required work, said estimate to be prepared by a licensed contractor or estimator. **N/A**

W. For relocated structures, an estimated schedule of completion shall be provided. In no case shall the time required for completion exceed the time limit specified by 8-3J.220(E). **N/A**



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Marla Cates, Executive Director



# URBAN RENEWAL AGENCY

of the City of Talent

P.O. Box 445, Talent, OR 97540  
An Equal Opportunity Employer  
Phone: (541) 535-8170  
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ura.talent@charterinternet.com

## REPORT ON PLANS FOR THE WEST VALLEY VIEW PROJECT

Submitted for  
Planning Commission Public Hearing  
Thursday, March 18, 2010

### Overview

The West Valley View Project has been in the conceptual planning stages for over five years. The process began with gaining consensus from the Agency, the City Council, and the property owners within the project area that the proposed project seemed a good idea and warranted further study. Since then, there has been much public process: a public design meeting in which 50-60 individuals not associated with the Agency or City were involved, periodic updates on the status of various stages of traffic and design engineering, and most recently the public open space design process which included over 40 individuals and the joint study session on the open space design and proposed planning overlay and design standards. At present, approximately 100 individuals are on the Agency's notification list for public meetings and project updates.

### Phased Construction

The entire build-out will occur in phases. Financially, the Agency is restricted to short term borrowing as a result of negotiating an earlier Agency sunset date with the City and this limits the amount of project funds available in any given year. From a practical standpoint, it is desirable to have Seiber Street built this summer so that it can be used for parking when the proposed New Camelot Theatre opens. Construction of Wagner Street is unknown, since it is dependent on Talent Irrigation District eventually moving from the site. Other practical considerations include the difficulties of tearing up or working within the existing West Valley View while it is still operational and, until the roundabout is fully functional, no landscaping or parking can be constructed on the public open space. At present, the potential schedule for construction is:

Phase I-A: Seiber Street & small 1-way alley	Summer-Fall 2010
Phase I-B: Main Street, 2-way alley & roundabout	Summer-Fall 2011
Phase ____: Public open space/ parking	Summer-Fall 2012
Phase II: Wagner Street & 2-way alley	Unknown

Also to be constructed at the appropriate time: the re-alignment of LaPree Street and the 1-way in, 1-way out designation at the intersection of Market and Wagner which will resolve the traffic stacking that currently exists.

### Public Open Space - Preferred Plan

The design submitted as part of the public hearing process is a hybrid of three design concepts developed and critiqued via public participation to create a space that is suited to the community's needs and visually looks like "Talent". The public's preferences for simplicity, flexibility for the future, a traditional feel, the use of soft edges and materials, views to the traditional downtown core, pedestrian through-fare, and a nod to Talent's agricultural past are included. Materials at present are trees, meadow, boulders, cobbles and decomposed granite. Lighting is designed to use a minimum number of poles while providing adequate illumination for safety.

This area will also be used for approximately 9 on-street parking spaces. The street section is planned to function as a 2-way in the early years (when Main Street and a portion of the new alley exist) and as a 1-way in the future (after Wagner Street is built and the alley is completed). Clearances and radii will work for the intended slow speeds. The Talent Irrigation District will be provided with a relocated access gate for patrons; trucks can use an existing gate on Talent Avenue as well as the alley.

Building footprint examples illustrating examples of the proposed Old Town Design Standards are shown on earlier conceptual drawings of the public open space.

### Naming the "Public Open Space"

A final detail to be resolved is what to "name" the Public Open Space. The best suggestion so far is:

1. Street & parking portion: Retain "West Valley View Road" for mailing addresses of buildings facing the public open space. This is for existing residences, and could also be used for new buildings that do not have a main entrance on Main or Wagner due to lot configuration.
2. Park or plaza portion: Name it "Founders Park" (or Founders Plaza, Founders Square, or Founders Way). "Founders" alludes to Talent's history, opens up possibilities for families of historically important people to memorialize them via plaques on boulders or donated public art, provides educational opportunities, and allows for future flexibility.

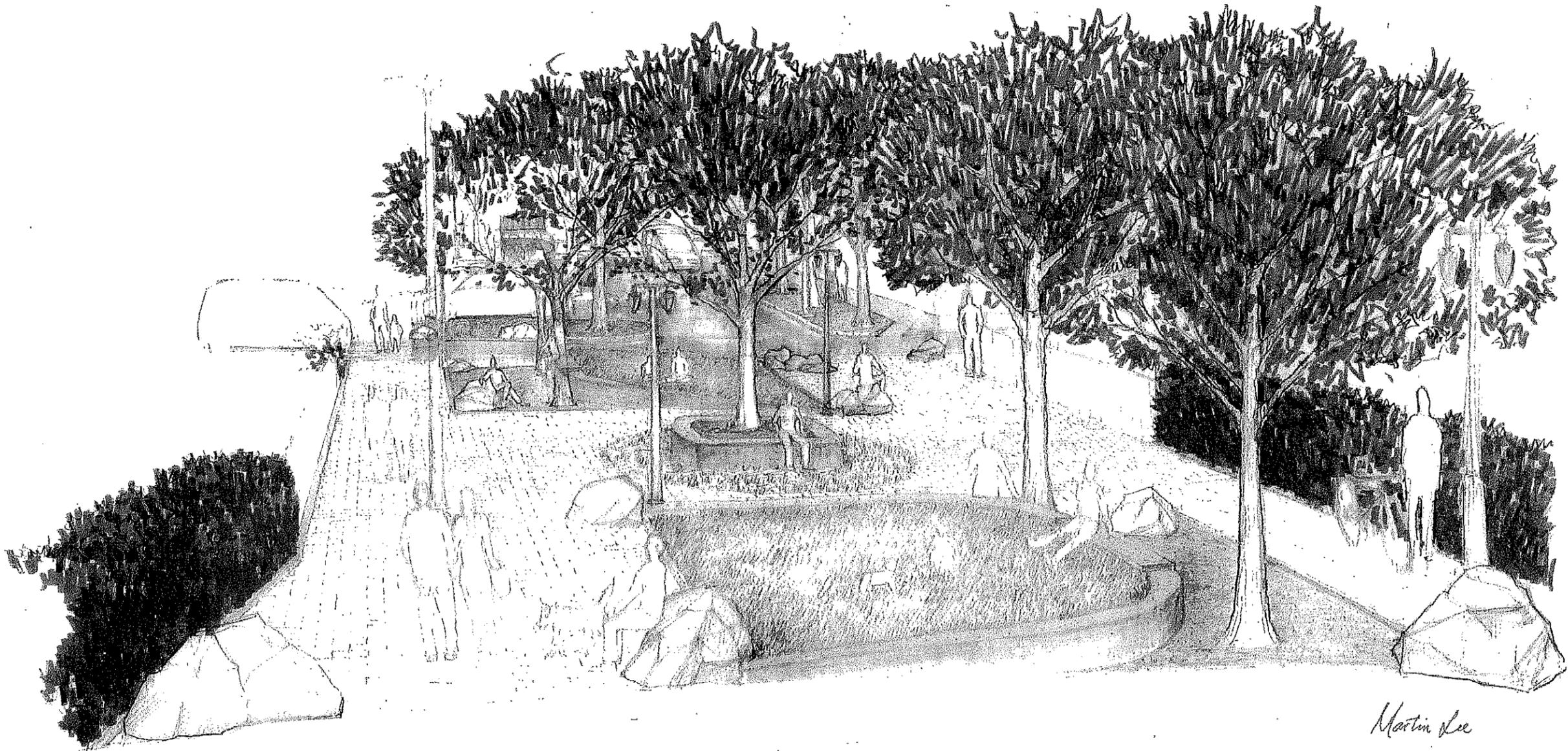
Respectfully submitted,



Marla Cates, Executive Director



Talent Urban Renewal Agency  
West Valley View Project – Phase 1D  
Looking from roundabout toward Talent Ave.



WEST VALLEY VIEW PUBLIC OPEN SPACE

Martin Lee  
MartinLee@yahoo.com  
541.488.0011



Phase 1D - construction area

\* - sidewalk to be re-aligned into public ROW



Laurie Sager  
 and Associates Landscape Architects Inc  
 700 Mistletoe Road, Suite 201  
 Ashland, Oregon 97520

Revision Date:  
 Drawn By:  
 KAG  
 Scale 1" = 20'-0"

West Valley View Project  
 Talent Urban Renewal Agency  
 Talent, Oregon

February 24, 2015  
 L-1.0