

November 17, 2015

To: Mayor and City Council
City of Talent

From: Chuck and Judy Siekert
365 Suncrest Rd
Talent, OR 9750

381W23B TAX LOT 1200

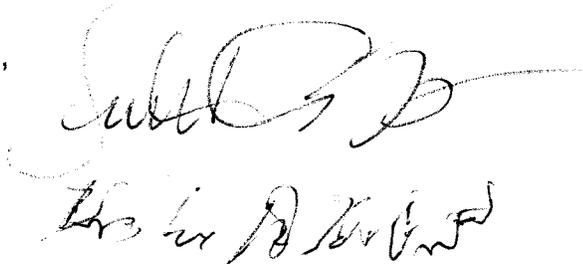
We request this letter be submitted into the record for the Council meeting on Nov 18th regarding the proposed conceptual zoning plan for TA-5.

It is our understanding from the planning meeting Oct 22nd that commercial zoning is proposed on part of our property and the zoning will allow "two story building on each side of the road". We are not opposed to development, however, we are opposed to this proposed zoning. If the road has been taken out as Mr Moody stated, why is there commercial located here? It seems low density, one story development would be more compatible with the neighborhood and the lay of our land.

One of our biggest concerns about the proposal is the effect it will have by reducing our property values and our ability to sell the property. The proposed zoning and the undefined future street location severely impacts our chances to sell in the immediate future. We are in our 70's and the sale of this property will be part of our retirement, but with this proposed development we are stuck in limbo. This uncertainty infringes on our property rights.

We have lived here 40+ years and we are asking you, the council members, to consider our property rights and concerns before adopting this final zoning map.

Thank you,

The image shows two handwritten signatures in black ink. The top signature is a cursive signature that appears to be 'Judy Siekert'. The bottom signature is also in cursive and appears to be 'Chuck Siekert'. Both signatures are written over a faint, illegible background.

Cc: Zac Moody, Talent Planner

Zac Moody

From: zad@q.com
Sent: Wednesday, November 18, 2015 11:05 AM
To: Zac Moody
Subject: FW: city planning letter

Mr Moody...

This is a copy of the letter my daughter Darnell A. Watson, 361 Suncrest Rd, Talent, Or . is submitting this evening to yourself and the council....Please acknowledge receipt....

Thank You

Darlene Kinnan

From: darnell watson [mailto:mydoodlebug_2000@yahoo.com]
Sent: Tuesday, November 17, 2015 11:21 PM
To: Darlene Kinnan; Ljnordin
Subject: city planning letter

To: Talent City Council
Re: Proposed development
11/18/15

I am writing this third letter, to make it public record once again, that we do not support these development plans, nor do we have any intention whatsoever, of selling our property.

Regarding the various plans for building a road, each and every one of those plans will destroy our property, including the natural beauty, the peacefulness, the privacy and the value of said property. Each of the current plans will run perilously close to our home, creating constant noise and impacting potential setbacks as well. As I stated before, I have invested my life's earnings into all of these things, not just for me, but for my family as well. We have owned this property for over twenty five years, and four generations have called it home, thus far. Under no circumstances do we plan to sell out, so a handful of people can destroy what we have sacrificed much to have.

As far as the "wetlands" plans are concerned, that pond, which is the heart of said wetlands, did not exist before my folks bought this land over 25 years ago. My stepdad, former Talent police chief, Dale Kinnan, built that pond by himself, so we could have something beautiful to enjoy on our land. That is our private property, and it only exists, though the labors of Dale, and the irrigation from our neighbor, Linda Nordin (on property she previously owned). This is not a site to make public property. This is private property, and we will not compromise the peacefulness, the natural beauty, the value or the safety of said property. All of your plans will result in ridiculous levels of traffic and noise, essentially laying waste to everything valuable about our land and our home. Our family will never have a day of peace, much of our wildlife will be driven out or destroyed, and our pets and small children will constantly be at risk. Moreover, my life's investment will be reduced to virtually nothing. Moreover, there is every possibility that you are talking about building on a burial site, which you have no legal right to do.

Given the impact of this proposal on our land and our home, and the historical implications as well, we must ask that you desist with carrying out this plan, until you have thoroughly researched the legality and morality of your plans, and determined what other options are available.

We are prepared to pursue every legal means available to stop this plan, inasmuch as it will leave our land and home in ruins. This we cannot abide by, nor can our neighbors. We are in this together, and will fight this with everything we have.

Regards,

The Kinnan, Takahashi, Watson and Welch family.

Darnell & Daren
c.o TUS
2641 Yamazaki
Noda, Chiba 278-0555

P.o. Box 737
Talent, Or 97540

have a doodlebug day!!

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November 18, 2015

Talent City Council
110 East Main Street
Talent, OR 97540

Re: TA5 Incorporation into the UGB

Dear Councilors:

This is to request that the Talent City Council not approve the Concept Plan that proposes bringing TA5 into the Urban Growth Boundary. Bringing TA5 into the UGB will not successfully address the planning challenges that such incorporation is intended to solve, whether now or at any time within the next 30 to 50 years.

The Concept Plan does not demonstrate a realistic and practical "desired goal", regardless of how it may be "further refined over time", because the goals which the Regional Plan wants to achieve are not realistically or practically attainable. Private ownership of land within the boundaries of TA5, the topography of TA5 and the transportation drawbacks posed in TA5 add up to the unfeasibility of any such incorporation.

Why is the City planning to incorporate a proposed urban growth area for those who might possibly reside within its boundaries in 15, or 30, or 50 years in disregard of the concerns of those who reside here presently? Is it realistic to base incorporation upon a Concept Plan that can only be successful if execution of the plan requires optimum conditions, both present and future, to fulfill local and regional plan goals? Incorporation fails the common sense test if those who reside in TA5 now must suffer unwarranted and unnecessary intrusions upon their peace and quiet and be fearful of a loss of the enjoyment and value of their property while awaiting a long term planning process to reach completion when there is only a remote possibility that it ever will.

1. Existing private ownership of lands in TA5 is a bar to any reasonable development contemplated in the Concept Plan.

TA5 cannot be completed as proposed in the Concept Plan.

There are three privately owned properties situated at the east end of TA5. (Tax lots 1100, 1200 & 1500, all under Assessor's No. 381W23B.) All 3 properties contain private residences and outbuildings associated with rural properties. There is no statement in any part of the TA5 incorporation process that any of these owners are willing to participate in any phase of a development plan. The record before you indicates that they intend to resist any plans for development that must include their properties. No position or conclusion has been stated to show how the development of TA5 will proceed if these property owners, whether as a group or singularly, do not participate in a development plan. During the planning process open to public comment, all suggested concept plans showed a roadway through these properties connecting to Suncrest Road on the east and to the junction with Suncrest Road and North Pacific Highway on the west.

Private land ownership will not allow a connection to Suncrest Road at the northeastern end of TA5. It looks nice on paper but the practical result is that it may never occur. The end result is that if any development is to take place on the remaining parcels in the foreseeable future (within 5 to 10 years) it must do so based solely upon ingress and egress from North Pacific Highway and/or Suncrest road only.

2. Ingress and egress from Suncrest Road at North Pacific Highway as the sole access to TA5 is impractical.

TA5 is not a 27.39 acre area that will be available for the City to use in solving future residential and Highway Central Business District (CBH) growth needs. There are only 11.81 acres or less available for TA5 development of which 5.94 acres are for RS-7 residences and 5.87 acres for CBH. (2.25 acres of wetlands are not discussed here.)

The privately owned tax lots 1100 (4.29 acres), 1200 (2.96 acres) and 1500 (1.50 acres), totaling 8.75 acres, are not presently available for RS-7 or RS-22 development and it is more reasonable to conclude that they never will be than to base incorporation upon the possibility that at some future date they might be. This leaves only 5.94 acres, presently owned by a real estate developer, available for RS-7 residential development in the foreseeable future. Can development of this small parcel satisfy any significant need for more residences?

Fire District #5 owns, occupies and uses tax lot 1000 consisting of 6.83 acres in the TA5 boundary as a fire station. It is reasonable to conclude that it is substantially unavailable for development and that its present use will be unchanged for the most part. There is no statement in the Concept Plan that any portion of this property may be available to realize the proposed uses for which TA5 is being incorporated. Since the ownership and use of this property is not likely to change in the foreseeable future, any plan for incorporation into the UGB should contain a definitive statement as to its availability for achieving future plan goals.

This leaves only 5.87 acres or less available for CBH development, tax lots 1003 (1.02 acres) and 1001 (4.85 acres).

The only access to the 5.94 acre RS-7 residential parcel and the 5.87 CBH commercial parcel is from their south eastern boundaries, that is, North Pacific Highway and Suncrest Road, if development is to take place in the near future.

Tax Lot 1002, earmarked for residential use, has no independent ingress or egress to Suncrest Road or South Pacific Highway. To free this land-locked parcel for proposed residential development, access must be negotiated with the owner of Tax Lot 1001, or in the alternative, Tax Lot 1003 must be used for roadway purposes.

The Concept Plan shows an access point on Suncrest Road with the configuration of the road into TA5 left for future determination. The intersection of Suncrest Road and North Pacific Highway are so closely situated, and the curve in Suncrest Road that meets the

Highway at the signaled intersection is so limited in area that it is reasonable to question the safety of traffic that will flow into this constrained road junction. Commercial use of this way will bring larger vehicles into this intersection that must negotiate tight turns to enter their destination. This is creating traffic havoc, not providing a traffic solution. Leave the nightmare on Elm Street and do not re-establish it on Suncrest Road.

2. No study has been presented addressing the incorporation of wetlands. The 2.25 acres of existing wetlands, which are included in the National Wetlands Inventory, must be incorporated into any development of TA5. No study has been presented to show how this will interface with the proposed commercial and residential zoning. A significant portion abuts the existing fire station. The remainder will abut commercial and residential space yet to be zoned or developed. No study has been made to determine whether or not it is a protected habitat, whether it can be accessed for leisure activities (walking or bike path), whether setbacks to maintain the integrity of the area are necessary or have been considered. There is no statement regarding the requirements that may or may not be imposed by other governmental entities that have jurisdiction or oversight authority. If there is a wetlands perimeter that cannot be developed there should be a written study showing how that affects the allocation percentages between commercial and residential development areas. These are considerations that will not change and their known impact should be a part of the development of the Concept Plan.

3. Property owner concerns. There are 13 properties that have back yards and property line fences that abut lot 1002 in TA5. These owners have two primary concerns: 1. How development will affect property values, and, 2. How development will affect the present personal enjoyment of their properties.

a. Property values. It can be argued that a loss of value of a property based upon an adjacent proposed development is purely speculative. Nevertheless, there are concerns over the suggested zoning densities that raise legitimate fears for existing owners. Does higher density housing mean that setbacks will be minimal and result in structures being crowded next to rear fences? Will the structures be multi-storied such that second story houses will allow residents to look down into back yards and into windows of existing houses? Will smaller lot sizes mean activity from more people behind fences, resulting in noise and other unpleasant experiences. Will apartments be allowed, creating a group of residents who have no pride of ownership and no ownership in being a good neighbor? These are the unanswerable questions that present owners will have posed to them if they wish to sell while TA5 awaits ultimate completion.

Another element of value of any asset is its liquidity, the period of time and ease in which it can be replaced with cash or an asset of equal value. Unanswerable questions regarding development that may or may not take place in a prescribed time frame further affect the ability to sell and the sale price.

b. Property enjoyment. The other value of your property is being able to enjoy living on it and in it with no intention to sell. This value is intangible but every property owner

knows that it exists. It is the ability to have minimal noise, unfettered views, privacy in your patios and open windows, a general feeling of non-interference from irritating intrusions on your sense of well being. Crowding more people into a smaller space challenges every notion of owning and enjoying a residence. High density development and the commotion and traffic it brings will be a stark change in the existing neighborhood.

4. The need for inclusion of TA5 into the UGB has not been substantiated with currently available economic data.

The City last evaluated economic trends in a comprehensive manner in 2000. It did so using data from a 1990 Census. How can present economic trends be helpful to current decision making based upon 25 year old information? The inclusion of 2010 Census data will be more pertinent in guiding decision making on the need to expand the UGB's of the City. If TA4 can accommodate some high density housing because all of the acreage is not needed for commercial development, TA5 can be planned and developed with homes that are similar to those in the neighborhoods nearby.

The following language is from the request for proposal that the City has published which recognizes the need for further study on the issue of employment or commercial tracts.

With the potential inclusion of additional commercial and industrial lands into the incorporated limits of the City, the City of Talent's Comprehensive Plan lacks any cohesive direction for where the community should be going in terms of economic development. Recent interest in larger scale industrial development provides the positive economic momentum needed to move the City of Talent forward, and there is clear community support for developing a coordinated economic vision. The City recognizes that now is the time to actively engage with its partners to put together an economic strategy and vision for the community. This will require a robust outreach and engagement effort and a strategy for pulling the various community initiatives together in manner that is conducive to the development of a cohesive economic development strategy.

Until the above study is completed and analyzed it is premature to proceed with any consideration of a Concept Plan for TA5.

For the reasons stated above it is requested that the City Council not approve bringing TA5 into the Urban Growth Boundary at this time. It is further requested that the Council refer this action to the Planning Commission for further consideration based upon conclusions from a current economic analysis when completed.

Respectfully submitted, George Rice
Resident, 241 Autumn Ridge Drive
Talent, OR 97540

Cc: Zac Moody, Community Development Director

Talent City Council

Regular Council Meeting

November 18th, 2015

John and Kittie Harrison, retired US Postal Service

345 Willow Springs Dr.

Talent, Oregon 97540

RE: Request for reconsideration of Concept Plans TA4 & TA5 and statement of issues about Plans

I am speaking here tonight on behalf of myself and others who reside in the Willow Springs community. The purpose of my letter is to present some reasons why TA4 and TA5 should not be approved, and to request the Council to send the Concept Plans back for more citizen involvement and further input from the citizens of Talent as required by Goal 1 of the Oregon Statewide Planning Goals and Guidelines.

The issues I wish to speak about are listed below:

- **Environmental Impact**

The Plans call for High Density housing. The High Density area could have up to 200 apartments or more, which range from 10 units per acre to 22 units per acre. (Planning Commission Minutes, 9-24-2015) The Plans call for commercial use and High Density housing surrounding the wetlands. The wetlands are home to foxes, quail, beaver, raccoon, Canadian Geese, ducks, coyotes and other wildlife, all will be seriously affected, if not completely displaced. There is no empirical data on the environmental impact on the wetlands or wildlife within the Plans, and the Plans do not require environmental studies, or specific measures for mitigation of environmental impact. (City Plan Element B — Parks, Policy 2 (Conservation) and State Goal 5 — Natural Resources)

- **Adverse Community Impact**

Apartments can bring many different types of people here, increasing the need for more infrastructure and resources, stress on emergency personnel and the safety of our community. High Density apartments can draw desperate people, who do desperate things to survive, higher crime rates, property values will fall for surrounding areas, and safety for the residents will be degraded. I have seen this happen as a Postal Manager, setting up NBUs for mail delivery in the San Diego area. I have witnessed the many negative problems created by High Density apartments during my career, without better planning. We do not want to be like Medford and other cities of the valley with their problems.

- **Existing Housing Plan**
 The existing city plan requires growth to balance the mix of housing types within the city limits; there are large vacant tracks of land available. Developing inside the city limits will provide the city with opportunities for the development of higher value housing in TA4 & TA5. Before the city expands into TA4 & TA5, it should analyze whether the housing and economic needs can be accommodated inside the city limits, as contemplated by the existing city plan. (City Plan Element G — Housing Needs, Policies 1, 2 & 5)
- **Transportation Nightmares**
 Traffic on Suncrest Road is used daily by bicyclist, runners, agricultural equipment and residents in the surrounding area. We already have too many people driving too fast on the road. The addition of an undetermined location access road, will shift the transportation burden from Hwy 99 to Suncrest Road, which would only increase the risk of accidents, both in terms of frequency and severity. Transportation studies need to be done on the impact of the Plan on the existing neighborhoods and surrounding areas.
- **Current Downtown Area**
 If we increase more commercial zoning in the Plan TA4 & TA5, this will only bring disastrous results for the downtown area, and draw in marginal industries, such as car lots, grab and go retailers, pawn shops, body shops and more steel sided and cinder block buildings. We could lose the opportunity to attract non-local, quality businesses to Talent, such as in technology, medical and professional services. Talent needs to have more citizen input and studies to make the Concept Plans TA4 & TA5 better suited to preserve our community character and long term goals. Without better planning, we will not attract businesses that will support the kinds of architecture that is shown in the drawings in the Concepts Plans. (City Plan Element G — Housing Needs, Policy 4)
- **Existing Industrial Plan**
 We already have a master plan, the Talent Railroad District Master Plan. We already have an industrial park that is not being developed. After 12 years of studies and concepts, what happen to developing TA2? What happened to developing the central downtown area? Concept Plans TA4 & TA5 have goals and ideas that will benefit current developers in the short term, but for the long term, the Plans should be improved upon with more study and input from citizens to benefit all the residents of Talent. (City Plan Element E — Economy, Objective 2)
- **Loss of Community Identity and Character**
 Talent is recognized as a small, quaint, people-oriented town, offering quality of life for all residents, healthy values, affordable neighborhoods, a great place to raise children, an architectural and storied colorful history, and providing a safe haven for retired senior citizens. Talent is already at risk of losing all community identity. High Density apartments will only hurry this process.

- **Citizen Involvement**

More citizen involvement with the Plans will insure the success of TA4 & TA5, for the future of Talent. A two day notice with small signs posted is not sufficient time to prepare citizens to become involved with the Concept Plans. Getting citizens involved in the process will help insure that before any final plan is approved, we have collectively explored any and all alternative courses of action to improve the quality of life and community character of Talent. (State Goal 1 — Citizen Involvement and State Goal 2 — Land Use Planning)

For these reasons, and in order to protect and serve the quality of life and community character of Talent, on behalf of myself, and others who reside in the Willow Springs community, I respectfully request that the Council not approve the Concept Plans for TA4 and TA5, and send the Concept Plans back for further review with greater citizen involvement and further input from the citizens of Talent as required by Goal 1 of the Oregon Statewide Planning Goals and Guidelines.

Sincerely,

John Harrison
345 Willow Springs Drive
Talent, Oregon 97540

November 18, 2015

Talent City Council
100 East Main St.
Talent, OR 97540

Re: North East Talent Conceptual Plan for TA-5; Resolution 15-933-R

I strongly oppose the North East Conceptual Plan and the proposal to bring TA-5 into the urban growth boundary.

Per the 9/24/2015 Work Session:

Moody stated that "the mixed-use had been moved away from the Autumn Ridge and Willow Springs developments. The new locations are designed around provisional roadways. A collector road would allow uses on both sides with a buffer zone to shield the existing residential properties, but *two homes would not benefit from the buffer*. He went on to say that mixed use would allow residential on both floors of *two story buildings* until commercial could be established."

I agree with that decision, but propose the mixed use commercial zoning and high density be **located closer to Hwy 99**. By imposing this mixed use commercial, high density zoning and proposed collector street on just a few property owners (TL's 1500, 1200, 1100), is unfair. It will lower our property values dramatically as there will not be a market for this type and amount of development for an extended period of time. The topography of the land on these tax lots does not support this type of development or the collector street.

My property and Historic home (tax lot 1500) borders tax lot 1002 for about 400+ ft running north to south. I adamantly oppose 2 story structures along my fence line which will cause overshadowing, loss of solar, loss of privacy, loss of mountain views and sunsets! I have addressed some of my other concerns in my letter Oct 22nd and a previous letter submitted by Bob Hart, Land Use Consultant on Aug 19th.

A significant number of property owners adjacent to TA-5, as well as the property owners themselves, have publicly opposed this development. As there are other areas or plans that would better serve the City's purposes, are more consistent with the City's goals and policies, and which better meet the criteria, the City should reject the proposed North East Conceptual Plan for TA-5 until more studies are conducted.

Thank you,
Linda Nordin
351 Suncrest Rd
Talent, OR 97540

