

# City of Talent

Community Development Department - Planning



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

Type-3 Land Use Application — Planning Commission

Meeting date: March 26, 2015

File no: SPR 2015-002

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..... June 25, 2015

### PROPOSAL

The proposal is for a surface improvement to an existing public right of way to serve the residents of the City of Talent. The site is the located on the portion of West Valley View Road that runs from the intersection of Talent Avenue to the recently constructed round-about. The site area for the proposed construction is approximately 0.45 acres or 19,750 square feet.

## **BACKGROUND**

The West Valley View Project has been in the conceptual planning and construction stages for over a decade. The build-out has occurred in phases due to financial and practical constraints. To date, the project has produced Sieber Street, several alleys, extended East Main Street and installed the round-about on West Valley View Road. This phase of the project, referred to as Phase I-D by the Talent Urban Renewal Agency, will introduce a public open space and additional on-street parking.



## **PROPERTY CHARACTERISTICS**

The site is located on the portion of West Valley View Road that runs from the intersection of Talent Avenue to the recently constructed roundabout. The site highlighted in the image above encapsulates the entire construction area; however, during this phase street trees will also be added to line roadways in the vicinity beyond this boundary area. Although the construction site is currently public right-of-way, the City of Talent will maintain this Plaza area once complete.

### **Stormwater**

Stormwater on the site currently sheet flows in an easterly direction off the site.

### **Water Service**

Water service is currently available to the area.

## **APPROVAL CRITERIA**

8-3 Division D, Article 2 of the Talent Zoning Ordinance regulates Central Business District. The purpose of Central Business District is to “*serve as the hub of government, public services and social activities; shall permit retail trade, personal and business services; and shall include residential uses to strengthen and enliven the community core. The CBD shall be pedestrian oriented and shall highlight and incorporate historic places and structures, parks and public transit facilities and opportunities.*”

8-3 Division K. Article 1 of the Talent Zoning Ordinance regulates Old Town Design Standards. The purpose of Old Town Design Standards with this application is to *“respect and enhance the character of talent’s original core areas while maintaining the city’s traditional, rural, vernacular architectural heritage.”*

8-3 Division L. Article 1 of the Talent Zoning Ordinance regulates Site Plan Reviews. The purpose of a site plan review is *“determine and establish compliance with the objectives of the Zoning Code in those zones where inappropriate development may cause a conflict between uses in the same or an adjacent zone and to determine the conformance with any City plan.”* Approval of a site plan or site plan amendment must comply with this section.

**AGENCY COMMENTS**

As of the date of this staff report, no agency comments have been received.

**PUBLIC COMMENTS**

As of the date of this staff report, no public comments have been received.

**ISSUES**

Design Process

See attached Planning Commission report from March 18, 2010.

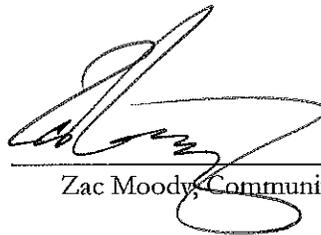
**RECOMMENDATION**

Based on the findings for the Site Plan Review stated in the Proposed Final Order, staff recommends approval of the Site Plan Review, with conditions outlined in the Proposed Final Orders

**ATTACHMENTS**

The following information was submitted regarding this application:

- Applicant’s Statement
- Proposed Site Plan
- Proposed Final Order



Zac Moody, Community Development Director

3/18/15

Date

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Staff has recommended this proposal for approval, but it will require at least 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 March 26, 2015 at 6:30 PM at the Community Center.**

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).