



ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

March 30, 2016

City of Talent
Community Development Department
PO Box 445
Talent, OR 97540

ATTN: Jeff Wilcox

Re: Dollar General Store Site Plan, Tax Lots 3200 and 3201, Map 38 1W 23DD

There is an 8 inch sewer main that runs along the Easterly side of Parcel 1 and into Parcel 2 as shown on the site survey. Sewer service to the proposed new store will require a connection to this sewer main. RVSS will issue the connection permit upon payment of related development fees.

The property is within the MS4 Phase 2 boundary and must comply with the stormwater quality requirements outlined in the Regional Stormwater Quality Design Manual.

The proposed development appears to include more than 1 acre of disturbed ground. As such, the applicant will be required to obtain an NPDES 1200-C erosion control permit from RVSS.

Rogue Valley Sewer Services requests that approval of the proposed development be subject to the following conditions:

1. Applicant must obtain a sewer connection permit from RVSS prior to the start of building construction. Permit will be issued by RVSS upon payment of related development fees.
2. Applicant must submit a stormwater management plan demonstrating compliance with the stormwater quality standards in the Regional Stormwater Quality Design Manual. Plan must be approved by RVSS prior to the start of construction.
3. Applicant must obtain an NPDES 1200-C Erosion Control Permit from RVSS prior to the start of any ground disturbing activities.

Feel free to call me if you have any further questions.

Sincerely,

Carl Tappert, PE
Manager

Jeff Wilcox

From: Andrea Napoli <anapoli@rvcog.org>
Sent: Tuesday, March 29, 2016 2:45 PM
To: Jeff Wilcox
Cc: 'Dan Moore'
Subject: RE: Request for Agency Comment - City of Talent SPR 2016-002/004

Hi Jeff,

The project location is within an “Activity Center” as identified by the City of Talent as part of the RVMPO Regional Transportation Plan, Alternative Measures. In order for this project to be counted towards the region meeting *Alternative Measure #6: Percent of New Employment in Mixed Use/Pedestrian-Friendly Areas*, the RVMPO encourages the City/developer to consider certain design elements.

In order to satisfy the benchmark, businesses must meet the following standards:

- Provide no parking between the building and street
- Provide a main entrance from the street
- Include a vertical mix of housing
- The project be within ¼ mile of higher density residential development – **Threshold met**
- A complete pedestrian connection exists between the project and the higher density residential development – **Threshold met**

Alt. Measure #6 is one of seven measures developed by RVMPO member jurisdictions for reduced automobile reliance as an alternative to the Transportation Planning Rule’s per capita Vehicle Miles Traveled reduction measure.

Thank you,

Andrea Napoli, AICP | Senior Planner
Rogue Valley Council of Governments
155 N. 1st Street | P.O. Box 3275
Central Point, OR 97502
(541) 423-1369
www.rvcog.org | www.rvmppo.org | www.mrmppo.org

From: Jeff Wilcox [mailto:JWilcox@cityoftalent.org]
Sent: Tuesday, March 29, 2016 1:06 PM
To: tid@talentid.org; ctappert@rvss.us; dconverse@rvcog.org; Donald.MOREHOUSE@odot.state.or.us; welburn@jcf5.com; chad.pliler@ecso911.com; Bret Marshall; Mike Moran; p.townsend@rvtd.org; anapoli@rvcog.org
Subject: Request for Agency Comment - City of Talent SPR 2016-002/004

Local Agency,

Please see the proposed application (attachment) and provide any comments/questions you may have by **4/28/16**. Please be sure to provide your name and agency as well as contact number in all responses. Email responses are encouraged.

Respectfully,
Jeff Wilcox
Community Development Assistant
City of Talent
110 East Main Street
PO Box 445
Talent, Oregon 97540

Office: 541-535-7401 ext. 1014
Fax: 541-535-7423

jwilcox@cityoftalent.org

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[Talent, Oregon](#)