

# City of Talent

Community Development Department - Planning



## STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: June 28, 2022  
Prepared by: Kim Trimiew

File no: CUP 2022-003  
Item: Maker-space Facility

### GENERAL INFORMATION

Applicant ..... Talent Maker City

Assessor's Map Number ..... 38-1W-23DC Tax Lot 1800 & 1900

Site Location ..... 100 W. Valley View/109 Talent Ave.

Site Area..... 0.37 acres

Zoning ..... CBD – Central Business District

Adjacent zoning and land uses..... CBD – Central Business District

Applicable Code Sections ..... Articles 18.155 and 18.60

120-Day Limit..... October 4, 2022

### PROPOSAL

The request is for the consideration of a Conditional Use Permit to build and operate a creative and technical education maker space, located at 100 W. Valley View and 109 Talent Avenue.

### BACKGROUND

Talent Maker City has proposed a 6,000 SF creative/technical learning maker space facility for the corner of W. Valley View Road and Talent Avenue (100 W. Valley View and 109 Talent). By incorporating two tax lots into one through a lot line adjustment, the corner will accommodate the maker-space facility, an outdoor storage and work area, and a small entry plaza and back courtyard. The location is the historic site of the Talent Auto Court, built in 1950 and destroyed in the 2020 Alameda Drive Fire.

#### Stormwater/Waste Water

Stormwater connection is currently available to the site.

#### Water Service

Water service is currently available to the site.

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## **APPROVAL CRITERIA**

18.60 of the Talent Zoning Code regulates uses in the Central Business District.

18.155 of the Talent Zoning Ordinance authorizes conditional uses. *All uses permitted conditionally are declared to be in possession of such unique and special characteristics as to make questionable or impractical their being included as outright uses in any of the various zones herein defined. The purpose of the conditional use process is to determine the desirability of certain uses and to allow proper integration into the community of uses, which may be suitable only on certain conditions and at appropriate locations. The reasons for requiring special consideration may involve, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems inherent in the operation of the use, and/or the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole. [Ord. 817 § 8-3L.210, 2006.]*

## **AGENCY COMMENTS**

Jackson County Fire District #5 provided the following comment:

1. Install a Knox box at the main entrance to the building. Knox applications are available at Fire District 5 headquarters.
2. If it is determined that the building will require fire sprinklers, the fire department connection (FDC) shall be off the building, with a post indicator valve and located within 100 feet of a hydrant. Any FDC must be labeled with the building address and function.
3. Provide funding to enhance Fire District 5 emergency pre-planning capabilities in the amount of \$2000.

City of Talent Police Department has no comments or concerns.

Rogue Valley Sewer Service provided the following comments in letter form, which has been included as an attachment to this staff report.

### **Prior to the start of construction:**

1. Applicant must obtain a sewer service connection permit from RVSS and pay all related fees.
2. Applicant must submit a site specific erosion and sediment control plan to RVSS if the total ground disturbance is more than 7,000sf.
3. Applicant must submit proposed site plans to RVSS that show all areas of proposed impervious surface. If the proposed impervious surface is above 2,500 sf when compared to the pre-fire impervious surface footprint, the development must demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual.

### **During Construction:**

Sewer and stormwater facilities must be constructed per RVSS standards.

### **Prior to final acceptance of project:**

All new sewer and stormwater facilities must be, inspected, and accepted per RVSS standards.

Talent Irrigation District has no comments or concerns.

**PUBLIC COMMENTS**

No public comments have been received for this proposal.

**RECOMMENDATION**

Based on the findings for the Conditional Use permit, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Order.

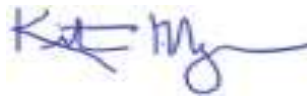
**POTENTIAL MOTIONS**

*“I move that the proposed Conditional Use Permit, file CUP 2022-003, be approved by Community Development Staff with conditions met.”*

**ATTACHMENTS**

The following information was submitted regarding this application:

- Applicant’s Statement and Proposed Plan (Attachment A)
- Agency/Public Comments (Attachment B)
- Proposed Final Order (Attachment C)



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Kristen Maze, Community Development Director

June 28, 2022  
Date

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 TMC 18.190.050(F).

**An electronic public hearing on the proposed action is scheduled before the Planning Commission via Zoom on June 28, 2022 at 6:30 PM. Instructions for public participation can be found on the Meeting Agenda.**

For copies of any public documents or more information related to this application, please contact Talent Community Development at 541-535-7401 or via e-mail at [building@cityoftalent.org](mailto:building@cityoftalent.org).