



STAFF REPORT and TENTATIVE DECISION

Type-2 Land Use Application — Administrative Review

Date: December 9, 2021 Item: SPR 2021-011
Prepared by Lois De Benedetti Site Development Plan Review

Owner.....Darby Ayers-Flood, Heather Ayers-Flood
Consultant..... Rogue Planning & Development Services
1314-B Center Dr. PMB # 457
Medford, OR 97501
Application Received.....September 18, 2021
Application Complete.....September 29, 2021
Notice Mailed and Posted.....October 6, 2021
Requested Action.....Construction of four (4) multi-family dwelling
units (two attached units and two detached
units).
Assessor's Map Number.....38-1W-26AA Tax Lot 4400
Lot Size.....0.2 Acres per assessor approx. 8,712 SF
Zoning.....Residential Zone, Multiple-Family – High Density
(RM-HD)
Applicable code sections.....Talent Municipal Code (TMC) Title 18

PROPOSAL

The request is for the approval of four (4) multiple-family dwelling units to replace a single-family dwelling destroyed by the Almeda fire. The four units consist of attached and detached units, each will be two story, two bedroom, 1 ½ bath. Units #1 and #2 are attached with a common wall and units #3 and #4 are detached. Units #1, #2 and #3 face Rapp Road with a 20-foot front yard setback. There are covered front entrances with walkways leading from the doors to the public street. To the south of the units, the four-vehicle parking area is accessed from the street via a 10-foot-wide drive. Units #1 and #2 are each 1,238.5 square feet in area. Units #3 and #4 are 1,222 square feet in area. Each unit has a living/dining and kitchen area with ½ bath on the ground floor and two bedrooms, bathroom, and laundry on the second floor.

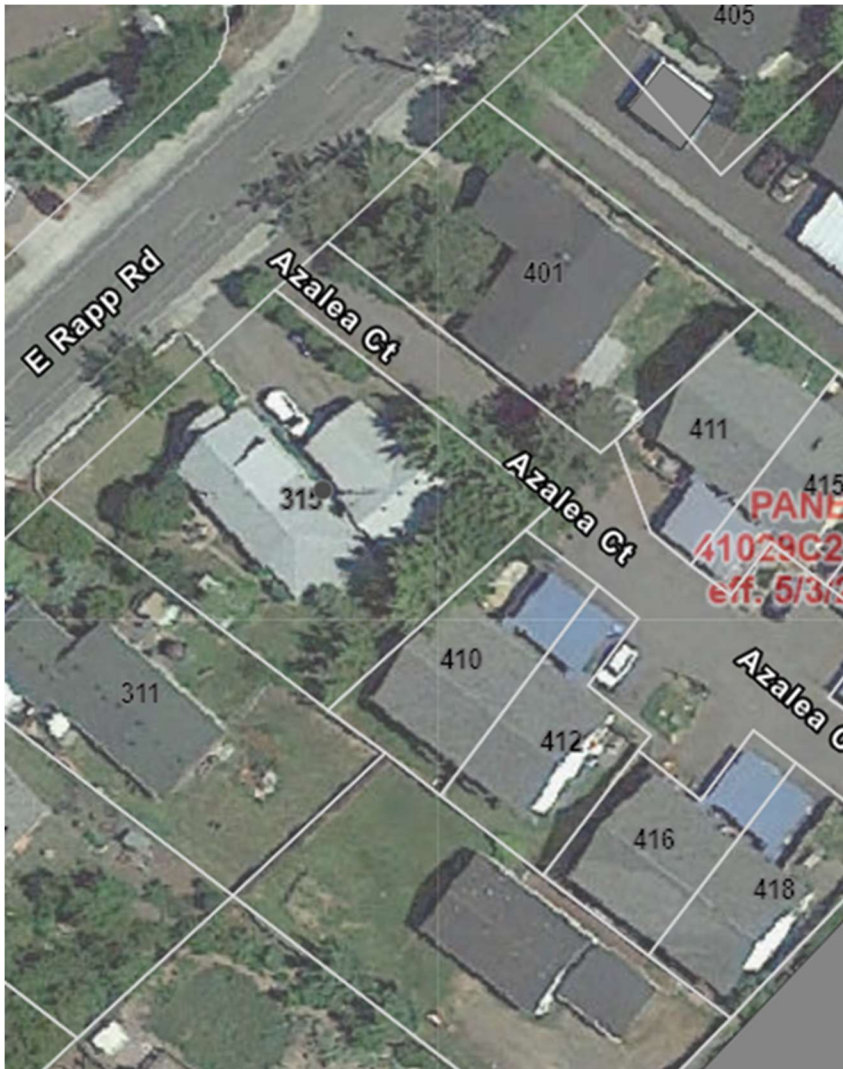
Unit #4 is ten-feet from the rear property line and the units are 10-feet from the north property line. These are the minimum required setbacks. Each unit has a minimum of 6' X 8' private patio area in addition to access to the large front yard, side yard and yard area between the units.

PROPERTY CHARACTERISTICS

The subject property is .20-acre (8,844 SF) per applicant 8,712 SF per Jackson County Assessor, 8,972 SF per survey submitted by Polaris Land Surveying.

The parcel is on the south side of East Rapp Road. The lot has 88.46 feet of frontage on Rapp Road.

The subject property was previously occupied by a single-family residence and detached out-buildings. The property has a driveway curb cut directly adjacent to Azalea Court however applicant wishes to re-locate the driveway to the south property line.



APPROVAL CRITERIA

- TMC Ch 18.40, Residential Zone, Multiple-Family High-Density (RM-HD)
- TMC Ch 18.150, Site Development Plan
- TMC Ch 18.90 Site Development Standards
- TMC Ch 18.95 Residential Lot Improvement Standards
- TMC Ch 18.96 Multiple-Family Design

PROPERTY OWNER COMMENTS

The following public comment forms were received.

1. Resident on Talent Ave. – stated no comment
2. Noticed owner of property – stated We encourage approval of this request.
3. Owner of adjacent property – stated concerns that four units on a lot size of .2 acre would increase congestion in the area resulting in noise pollution and on street parking and decreased privacy because of two story units with windows overlooking adjacent properties.

AGENCY COMMENTS

Jackson County District 5 Fire Department

No Comments

Talent Police Department

There is no on-street parking on Rapp Road in the area of this project.

Rogue Valley Sewer Services (RVSS) Comments

There is a 4-inch sewer service stubbed the subject property from the 8-inch sewer main along Rapp Road and a 4-inch sewer service stubbed to the subject property from the 8-inch sewer main along Azalea Court. Sewer service for the proposed development can be had by connecting to one or both of these services. Please note, future partition of the lot would require a separate service for each tax lot created.

Standard RVSS policy requires the applicant to demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual if installing or redeveloping over 2,500 sf of impervious surfaces. In response to the Alameda Fire, redevelopment in areas burned will be subject to Stormwater management based on the net increase in impervious surface. In general terms, stormwater management will be required if the proposed development will install more than 2,500 sf of impervious surface than was existing prior to the fire.

RVSS has a stormwater incentive policy to encourage the use of Low Impact Development methods for stormwater management. Funding is available for eligible projects for stormwater management plan development and construction. Private projects are eligible for up to \$10,000 and projects initiated by RVSS' co-implementers are eligible for up to \$50,000 in funding. Visit website for more information.

City of Talent Public Works

There is currently one 5/8-3/4 water service at that address. I would assume there would be a need for additional water services or a larger single service to accommodate the additional units. Additional services would be connected to the water main in Rapp

ANALYSIS

Tentative administrative approval is subject to compliance with the criteria found in the Zoning Code (TMC Title 18), and the underlying zoning district, RM-HD (TMC Ch 18.40) and Division III Site Development Standards Ch 18.90. Text from the code appears in italics.

18.40.010 DESCRIPTION AND PURPOSE

The residential high-density (RHD) zone is intended to provide a healthful and livable residential environment, together with the full range of urban services, for a variety of housing units at densities higher than provided for in other residential zones. This zone is also intended to accommodate housing alternatives to single-family detached housing and an area where small economic enterprises, such as home occupations and neighborhood commercial activity, can occur indistinguishably or compatibly with the residential character. It is generally intended that high-density residential zones will be situated in close proximity to activity centers and major streets.

18.40.030 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE II SITE DEVELOPMENT PLAN REVIEW

No building or structure shall be hereafter erected, enlarged or structurally altered; neither shall any land be developed, except for the following uses, which are subject to the site plan review process in Chapter 18.150 TMC:

- A. Multiple-family dwellings subject to the provisions of Chapter 18.96.*
- B. Triplex and quadplex dwellings, subject to the provisions of 18.95.047.*

18.40.060 YARD REGULATIONS

A. Front Yard. The front yard shall have a depth of not less than 20 feet for dwellings and 24 feet for garages and carport entrances.

B. Side Yard.

1. Five feet for the first story, plus three feet for buildings over 18 feet in height; zero feet for attached single-family dwellings. The following additional provisions shall also apply to side setbacks:

- a. Ten feet for street-facing side yards on corner lots when side street is a local or an alley; 15 feet when side street is a collector or arterial; 20 feet for garage and carport entrances.*
- b. Ten feet on one side for zero-lot-line lots.*

C. Rear Yard. Ten feet; five feet for alley-access garages.

FINDING: The site plan shows a 20-foot front yard set-back; north side yard set-back of 10 feet; south side yard set-back of 8 feet (property line to driveway) and rear yard set-back of 10 feet. **The provisions of this section have been met.**

18.40.065 DENSITY REGULATIONS

A. *Minimum Density. The minimum density shall be 18 units per net acre.*

1. *Net Acre. For the purposes of this section, a net acre is the total development acreage net of undevelopable lands (as defined in Chapter [18.15](#) TMC) and a 24 percent reduction allowing for infrastructure. Development projects less than one and one-half acres in size do not need to subtract infrastructure allowance. Development proposals one and one-half acres or larger may not exempt one and one-half acres from calculating infrastructure allowance.*

B. *Maximum Density. There shall be no maximum density, provided minimum lot area and dimensional standards in TMC [18.40.070](#) are met. [Ord. 966 § 2 (Exh. B), 2021.]*

FINDING: The lot area is .20 acre. The minimum density is 3.6 units, applicant proposes 4 units. **The provisions of this section have been met.**

18.40.070 LOT AREA AND DIMENSIONS

A. *Minimum Lot Area.*

1. *For single-family detached (existing) and duplex dwellings: 2,500 square feet.*
2. *For single-family attached dwellings: 1,800 square feet.*
3. *For triplex, quadplex and multiple-family dwellings: 5,000 square feet.*

B. *Maximum Building Coverage.*

1. *Seventy-five percent.*

C. *Minimum Lot Width.*

1. *For single-family detached (existing) and duplex dwellings: 25 feet.*
2. *For single-family attached dwellings: 20 feet.*
3. *For triplex, quadplex and multiple-family dwellings: 50 feet.*

D. *Maximum Building Height.*

1. *Forty feet or three stories, whichever is less.*

E. *Nonconforming Lots of Record. A lot having an area of less than 2,500 square feet of record at the time of the passage of the ordinance codified in this title may be occupied by one*

single-family dwelling or one duplex dwelling if all other dimensional requirements of the zone are complied with. [Ord. 966 § 2 (Exh. B), 2021; Ord. 952 § 1 (Exh. A), 2019; Ord. 951 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.470, 2006.]

FINDING: The provisions of this section have been met.

18.40.080 RECREATION AREA FOR MULTIFAMILY DWELLINGS

In addition to the required landscaped open space (see TMC 18.40.090), a minimum of 250 square feet of usable recreation area shall be provided for each multifamily dwelling unit. The recreation area may be in one or more locations, and may include recreation buildings, but no area with any minimum dimension of less than 15 feet – except for bicycle paths – shall be counted toward this requirement.

FINDING: The applicant proposes to build four (4) multiple-family dwelling units. This necessitates 1,000 square feet of useable recreation area. Using the front yard which measures 88 feet by 20 feet (set-back) = 1769 square feet. **The provisions of this section have been met.**

18.40.090 LANDSCAPING, FENCES, WALLS AND SIGNS

In the RM-HD zone, all required landscaping shall be installed in accordance with Chapter 18.105 TMC. Fences and walls shall be permitted in accordance with Chapter 18.105 TMC. Signs shall be permitted in accordance with Chapter 18.120 TMC

FINDING: No landscape plan has been provided, a six-foot tall screening fence at the perimeter of the property is proposed. The fences shall comply with the standards from 18.105. All landscaping shall comply with Ch 18.105. **The provisions of this section have been met with conditions.**

18.96.020 (B) REVIEW PROCESS

B. Review Process. An applicant for multiple-family dwellings may elect to use either the objective or discretionary process. The objective process uses clear objective standards that do not require the use of discretionary decision-making. The discretionary process uses design guidelines that are more discretionary in nature and are intended to provide the applicant with more design flexibility.

1. Projects reviewed through the objective process will be evaluated through a Type II site development plan review, pursuant to Chapter [18.150](#) TMC, and shall comply with the design standards in TMC [18.96.030](#).

18.96.030 MULTIPLE-FAMILY DESIGN STANDARDS

A. Building Orientation and Entrances.

1. *Building Orientation.* Multiple-family residential buildings located within 40 feet of a front lot line shall have their primary orientation toward the street.

2. *Building Entrances.* The main entrance(s) of any residential building located within 40 feet of a street must face the front lot line. Main entrances may provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. The following exceptions shall apply:

a. *On corner lots the main building entrance(s) may face either of the streets or be oriented to the corner.*

b. *For buildings that have more than one entrance serving multiple units, only one entrance must meet this requirement.*

B. Building Mass and Facade.

1. *Maximum Building Dimension.* The maximum length of any building shall not exceed 150 feet.

2. *Windows.* Street facades shall contain windows covering a minimum of 15 percent of the facade on each story.

C. Building Design.

1. *Building Materials.* Permitted building materials shall include:

a. *Painted or stained wood siding or shingles, fiber cement or composite siding or shingles, or aluminum or vinyl siding that is textured to simulate wood.*

b. *Brick or stone, not including plain concrete or concrete block.*

c. *Stucco.*

2. *Design Features.* The primary facade shall incorporate at least three different architectural features from the following options:

a. *Window trim: minimum four-inch width.*

b. *Eaves: overhang of not less than 12 inches.*

c. *Decorative top: e.g., cornice or pediment with flat roof or brackets with pitched roof.*

d. *Bay window: minimum 12-inch projection from front elevation.*

e. *Dormer.*

f. *Balcony.*

g. Other: feature not listed but providing visual relief or contextually appropriate design similar to options in subsections (B)(2)(a) through (f) of this section, as approved by the planning director through a Type II procedure.

3. Entrances. The main building entrance(s) shall incorporate a minimum of one of the following options:

a. A covered front porch not less than six feet deep and not less than 30 percent of the width of the building.

b. A recessed entrance not less than three feet deep.

c. An awning, canopy or portico not less than six feet deep.

D. Building Articulation. To preclude large expanses of uninterrupted wall surfaces, exterior elevations of buildings shall incorporate design features such as offsets, projections, balconies, bays, windows, entries, porches, porticos, or similar elements. These features shall vary from the other wall surfaces by a minimum of two feet and shall have a minimum width of six feet.

1. Horizontal surface: At least two of the design features outlined above shall be incorporated along the horizontal face (side to side) of the structure, to be repeated at intervals of no more than 30 feet.

2. Vertical surface: At least two of the design features outlined above shall be incorporated along the vertical face (top to bottom) of the structure, to be repeated at intervals of no more than 15 feet.

E. Roofline Modulation. To increase visual interest and break up large expansive roof lines, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 75 feet without providing differences in elevation of at least four feet in height. Alternatively, the building may be designed with a cross gable or dormer at least four feet wide or a cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the facade.

FINDING: The proposed 2-story residential structures are located with the principal façade oriented to the street. Entrances located within 40 feet of the front lot line are also oriented toward the street. The maximum building width is under 150 feet and the street-facing façade has 15% window cover. The revised site plan submitted in January 2022 shows a porch depth of not less than 6 feet. The proposed siding and architectural features meet the required criteria. The roofline has been modulated to create visual interest. **The provisions of this section have been met.**

F. Common Open Space. Common open space shall be provided in all newly constructed multiple-family developments as follows:

1. A minimum of 20 percent of the gross site area shall be provided in designated and permanently reserved open space. The following may count towards the required open space:

a. Indoor or covered recreation space.

b. *Private Open Space. Private open spaces not more than five feet above finished grade shall measure a minimum of 96 square feet with a minimum horizontal dimension for all sides of six feet. Private open spaces five feet or more above finished grade shall measure a minimum of 48 square feet with a minimum horizontal dimension for all sides of six feet.*

FINDING: 20% of the gross site area, or minimum 1,769 SF has been provided as public open space. Proposed Units #1 and #3 each have 95 SF private yard space and 63 SF private patio space; Units #2 and #4 do not have adequate private space. **The provisions of this section can be met subject to conditions of approval.**

G. *Off-Street Parking Areas.*

1. *Parking and vehicle use areas shall be located behind or beside buildings and structures, such that no more than 50 percent of the site's buildable width shall be occupied by parking or vehicle use areas at the setback line. Parking areas shall not be located between buildings and the street.*

2. *Parking areas shall comply with the standards of Chapter [18.110](#) TMC.*

FINDING: The 4 required parking spaces have been provided with dimensions and configuration that meet the criteria of 18.110. **The provisions of this section have been met.**

H. *Pedestrian circulation shall comply with the standards of TMC [18.115.030](#).*

I. *Screening. Mechanical and communication equipment and outdoor garbage and recycling areas shall be screened so they are not visible from streets and other ground-level private open space and common open spaces.*

1. *Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls.*

2. *Utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall be not be located within five feet of a front entrance and shall be screened with sight-obscuring materials. [Ord. 966 § 3 (Exh. C), 2021.]*

FINDING: All proposed pathways within the development are continuous and provide safe, direct and convenient access to the proposed dwelling units. Screening has been provided to the mechanical equipment and outdoor garbage and recycling areas. **The provisions of this section have been met.**

18.95.047 ADDITIONAL STANDARDS FOR TRIPLEX AND QUADPLEX DWELLINGS

In addition to the other standards in this chapter, triplexes and quadplexes shall also comply with the following standards:

A. *The main entrance for at least one unit in a triplex or quadplex shall face the street frontage.*

B. If parking is provided in garages along the front facade of the triplex or quadplex, the garages and driveway accesses cumulatively shall not exceed 50 percent of the width of the front facade, and the garage(s) shall not extend closer to the street than the furthest forward living space on the street-facing facade. Access and driveway design shall comply with standards in TMC [17.10.060](#).

C. If parking is provided in an off-street parking area, the parking and vehicle use areas shall be located behind or beside buildings and structures, such that no more than 50 percent of the lot width shall be occupied by parking or vehicle use areas at the setback line. Parking areas shall not be located between buildings and the street. [Ord. 967 § 2 (Exh. B), 2021.]

FINDING: The main entrance of three of the units face the street frontage. Parking is located behind and beside the buildings with no more than 50% of the lot width occupied by parking. **The provisions of this section have been met.**

18.110.060 NUMBER OF PARKING SPACES REQUIRED

A. The number of off-street parking spaces required shall be not less than as set forth in Table 18.110.060-1, except as otherwise provided in this chapter.

Table 18.110.060-1. Parking Requirements by Use

Residential Uses	
Single-family dwelling (detached, attached, common wall, and individual manufactured homes)	2 spaces per dwelling unit, or 1 space per dwelling unit with alley-loaded parking
Duplex	1 space per dwelling unit
Triplex and quadplex dwelling	1 space per dwelling unit

FINDING: The proposed four (4) unit quadplex residential site plan shows 1 space per dwelling unit. This is a private two-story residential quadplex and therefore is not subject to title III of the ADA, nor would amenities provided for exclusive use of residents and their guests. **The provisions of this section have been met.**

18.110.100 BICYCLE PARKING FACILITIES

Commercial, industrial facilities and multiple-family dwellings shall provide adequate, safe and conveniently located parking facilities for bicycles. All uses, which are subject to site design review, shall provide bicycle parking, in conformance with the following standards, which are evaluated during site design review:

B. Exemptions. This section does not apply to single-family dwellings (attached, detached, common wall, or manufactured housing), duplex, triplex or quadplex dwellings, home occupations, agriculture and livestock uses, or other developments with fewer than 10 vehicle parking spaces. Further exemptions may be approved only by the planning commission.

FINDING: The provisions of this section are not applicable.

18.110.115 RESIDENTIAL PARKING DESIGN STANDARDS

A. Applicability. The standards of this section apply to all single-family, duplex, triplex and quadplex dwellings in any zone.

B. Dimensions. Off-street parking spaces shall be a minimum of nine feet wide by 19 feet deep.

C. Location. Off-street parking spaces shall be located on the same lot as the residential dwelling(s), and may be located in a garage or carport. Parking spaces may not be located within the front yard or street side yard setbacks, with the exception of spaces located in a driveway within those setbacks.

D. Driveways. Driveways shall comply with standards in TMC [18.115.060\(J\)](#).

E. Materials. Parking, driveway and maneuvering areas are required to have a durable and dust-free hard surface, and shall be maintained for all-weather use. The use of pervious concrete, pervious paving, parallel driveway tracks leaving the space between unpaved, or an in-ground grid or lattice surface is encouraged to minimize impervious surface and reduce storm water runoff. [Ord. 966 § 2 (Exh. B), 2021.]

18.110.120 PARKING AREA DESIGN STANDARDS

A. Groups of five or more parking spaces shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street other than an alley will be required.

B. In cases where a lot fronts on a major or minor arterial street, parking spaces shall be arranged so that no backward movement in the public right-of-way or other maneuvering of a vehicle, including any trailer being towed by a vehicle, within the arterial street shall be required.

C. The community development director or planning commission (for Type III reviews) may allow 35 percent of the required off-street parking spaces to be reduced to seven feet six inches by 15 feet to accommodate compact or hybrid electric cars.

D. Parking Stall Standard Dimensions and Compact Car Parking. All off-street parking stalls shall be improved to conform to city standards for surfacing, storm water management, and striping. Standard parking spaces shall conform to the dimensions below (Figure 18.110.120 and Table 18.110.120). Disabled parking shall conform to the standards in TMC [18.110.060\(C\)](#).

Table 18.110.120. Minimum Parking Space and Aisle Dimensions

A	Type	B	C	D		E
Angle		Stall Width (in feet)	Stall Depth (in feet)	1-Way Aisle Width (in feet)	2-Way Aisle Width (in feet)	Curb length perpendicular to Aisle (D) (in feet)
30°	Std	9.0	17.0	12.0	24.0	18.0

FINDING: Revised site plan shows parking angled at 30 degrees (In this configuration standard parking dimensions required are 9'x17'), located outside of the front yard and outside of the street side yard setback. Proposed 10' wide driveway is to be constructed of a durable and dust-free hard surface, and is located off of a private driveway. **The provisions of this section have been met.**

18.115.060 STREET ACCESS AND CIRCULATION

F. Access Options

2. *Access Options.* When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (a minimum width of 10 feet per lane is required). These methods are “options” to the developer/subdivider, unless one method is specifically required by Divisions III through VII of this title and Chapter 18.90 TMC.

Option 3. Access is from a public street adjacent to the development parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access point. Street access points shall comply with subsection (A)(3) of this section.

G. Access Spacing. Driveway access shall be separated from other driveways and public and private street intersections in accordance with the following standards and procedures:

2. *Arterial and Collector Streets.* Access spacing on collector and arterial streets shall be determined by the public works director. Access to State Highway 99 shall be subject to review and approved by the Oregon Department of Transportation (ODOT), based on the applicable standards contained in the city’s transportation system plan and policies contained in the 1999 Oregon Highway Plan.

FINDING: E. Rapp Road is a collector street according to the Transportation System Plan and primary ingress/egress is proposed from E. Rapp Road, the Public Works Director has commented on requirements for driveway access off E. Rapp Road. **The provisions of this section have been met with conditions.**

18.150.045 REQUIRED FINDINGS FOR APPROVAL OF TYPE II MINOR SITE DEVELOPMENT PLAN.

After an examination of the site, the review authority shall approve, or approve with conditions, the site development plan if all of the following findings are made:

A. All provisions of this chapter and other applicable city ordinances and agreements are complied with;

B. The proposed development will be in conformance with the intent and objectives of the zone in which it will be located;

FINDING: The proposed mixed-use development complies with the provisions of the Talent Zoning Code and meets the objectives of the zone subject to conditions of approval. **The provisions of this section have been met subject to conditions of approval.**

C. The proposed development will be in conformance with the following standards, as applicable:

- 1. Chapter [18.90](#) TMC, General Provisions.*
- 2. Chapter [18.95](#) TMC, Residential Lot Improvement Standards.*
- 3. Chapter [18.100](#) TMC, Tree Preservation and Protection.*
- 4. Chapter [18.105](#) TMC, Landscaping, Fencing and Hedges.*
- 5. Chapter [18.110](#) TMC, Off-Street Parking and Loading.*
- 6. Chapter [18.115](#) TMC, Development and Design Standards.*
- 7. Chapter [18.120](#) TMC, Signs, Billboards and Advertisements.*
- 8. Chapter [18.125](#) TMC, Solar Energy and Access.*
- 9. Chapter [18.135](#) TMC, Public Trees.*

FINDING: Vehicular and pedestrian access and circulation have been adequately addressed. The proposed structures provide adequate transition to the adjacent properties. As a general condition of approval, any new lighting shall be downward facing so as not to project light on to adjacent properties. **The provisions of this section have been met subject to conditions of approval.**

D. That no wastes, other than normal water runoff, will be conducted into city storm and wastewater facilities; and

FINDING: The proposed site development plan does not conduct any waste other than normal water runoff into the City storm and wastewater facilities. The development must demonstrate compliance with the Regional Stormwater Quality Design Manual. **The provisions of the section have been met subject to conditions of approval.**

E. The applicant has made any required street and other needed public facility and service improvements in conformance with the standards and improvements set forth in this title and the applicable portions of TMC Title [17](#), or has provided for a required security arrangement with the city to ensure that such improvements will be made. [Ord. 966 § 2 (Exh. B), 2021.]

FINDING: There are no required street improvements. Per Public Works the applicant will be required to remove the existing driveway approach on the north side to be replaced with standard sidewalk, and removal of sidewalk, curb and gutter on the south side shall be replaced with a standard driveway approach. **The provisions of this section have been met subject to conditions of approval.**

DISCUSSION

Overall, staff is supportive of the proposed site development plan because of its capacity to meet City housing needs, improve local infrastructure and enhance connectivity to adjacent developments.

DECISION

Staff APPROVES the Site Development Plan application subject to the following conditions:

PRIOR TO ISSUANCE OF BUILDING PERMITS

1. 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 prior to the start of construction:
2. 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 prior to the start of construction.
3. Applicant must submit a site plan that shows minimum 96 SF private open space for unit #2 and unit #4.

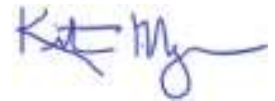
DURING CONSTRUCTION

1. Sewer and stormwater facilities must be constructed per RVSS standards.
2. Applicant must obtain a sewer service connection permits from RVSS and pay all related fees to RVSS.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

1. Per Public Work standards, applicant will be required to remove the existing driveway approach on the north side to be replaced with standard sidewalk, and removal of sidewalk, curb and gutter on the south side shall be replaced with a standard driveway approach.
2. All new sewer and stormwater facilities must be, inspected, and accepted per RVSS standards.
3. The applicant shall provide a landscaping plan per TMC 18.105.

Approved by:



Kristen Maze
Community Development Director

December 9, 2021
Date

This matter has been approved administratively without a public hearing. The Talent Zoning Code allows administrative decisions under specified conditions. If no one requests a hearing on this matter within 14 days of this tentative decision, it becomes the final decision of the city. To appeal an administrative decision requires written notice and a \$257.00 deposit. Please refer to TMC 18.190.040(E)(5), "Appeal," for specific provisions for appeals on Type-2 decisions.

This decision is being mailed to the applicant and all property owners who responded to the original notice.

For copies of any public documents or more information related to this application, please contact the Community Development Director at 541-535-1566 or via e-mail at kmaze@cityoftalent.org.