

# City of Talent

Community Development Department - Planning



## STAFF REPORT and ANALYSIS

Type-4 Land Use Application — Legislative Review — Planning Commission

Meeting date: January 26, 2021  
File no: CPA 2020-001 and REZ 2020-001  
Prepared by: Zac Moody, Community Development Director  
Item: Comprehensive Plan and Zoning Map Amendment

### GENERAL INFORMATION

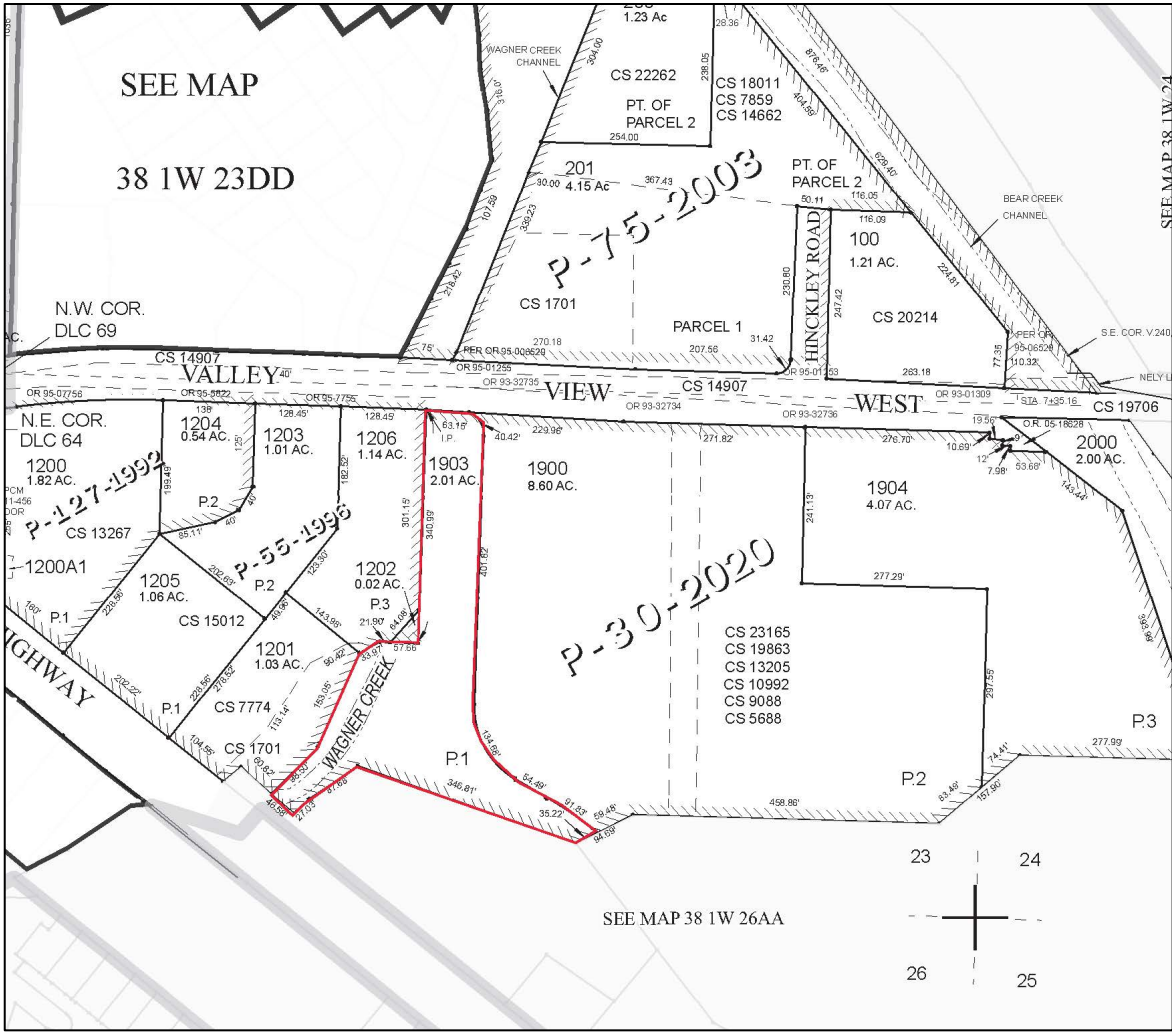
Property Owner.....West Valley View, LLC.  
Agent.....Rogue Planning & Development Service,  
LLC.  
Requested Action .....Amendments to the City of Talent’s Com-  
prehensive Plan and Zoning Map  
Amended Maps .....Comprehensive Plan and Zoning Map

### PROPERTY DESCRIPTION

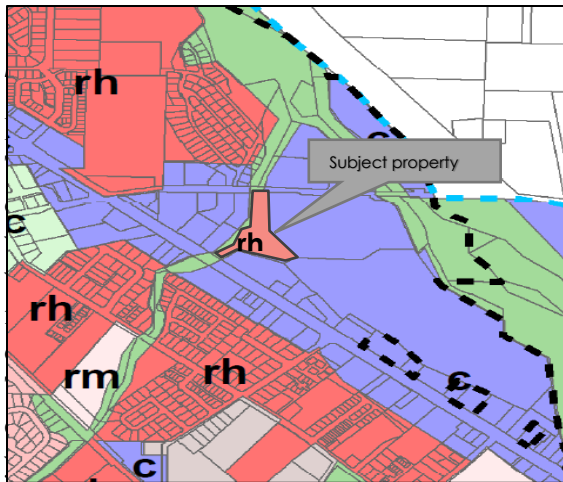
The subject property is located on the south side of Valley View Road at 300 W. Valley View Road. The property has 65 feet of frontage along W. Valley View road and extends more than 500 feet to the south. The lot is 2.01 acres and has approximately 0.8 acres of useable land (net acreage). Valley View Road has an 80-foot-wide right-of-way to the north. Mountain View Drive is a 40-foot-wide private street with an ingress/egress access easement on the east. Wagner Creek bounds the property to the west.

The property has a Comprehensive Plan Map designation of Commercial (C) and is currently zoned Highway Commercial (CH). The property to the west is also zoned CH. The property to the south is Residential – Single-Family Manufactured Home (RS-MH). There is also Highway Central Business District (CBH)zoned properties to the south and west. Across West Valley View Road, the properties are zoned CH and RM-HD. The subject property and the adjacent properties are subject to the drive-through overlay subzone.

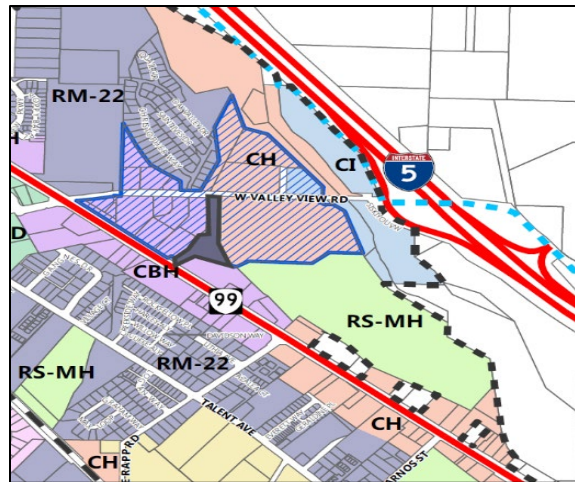
Wagner Creek adjacent to the parcel is located within the Floodway and 100-Year Floodplain. There is also a 50-foot “safe harbor” setback from Wagner Creek serving as a riparian preservation area. The property includes multiple trees, with both significant and heritage status.



Assessor's Maps



Proposed Comprehensive Plan Map



Proposed Zoning Map

The approval of this application would amend the map designations for what is currently identified as Tax Lot 1900 to the Residential High Density (RH) designation and the Zoning Map to the Multiple Family – High Density (RM-HD) zoning district. The subject property was recently the subject of a three-lot partition and is currently in the final stage of the City’s Final Plat process. Once officially recorded with Jackson County, the parcel will be assigned a new Tax Lot number.

As noted by the applicant, there is a substantial amount of vacant and/or re-developable commercial zoned Highway Commercial (CH) properties that allow for residential development in conjunction with commercial development along the highway frontage in the immediate vicinity.

The requested map changes are consistent with the Comprehensive Plan. Specifically, Element G, The Housing Element and the stated goals found within the Housing Element. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth; 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land, and 15 acres of High-Density Residential and mixed-use Commercial land. The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB. Though not an area of significant acreage, the nearly two-acre area provides additional land area for high density residential adjacent to the transportation corridor and the Bear Creek Greenway.

The proposal is also consistent with the State of Oregon Land Use Planning Goals as evidenced in the findings within the proposed final order. At a local level, the State mandates that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for residential use. The City is required to provide enough land to accommodate growth during the planning period.

Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density. This proposal seeks to provide additional land area consistent with the Statewide Planning Goal 14 for Urbanization and furthers Goal 5 by allowing urbanization in an area that lacks significant natural resources, leaving areas that are constrained by natural features free from increased development impacts.

The request zone change conceptually allows for the development of ten (10) attached wall, townhome units. These units will generate approximately 70 daily vehicle trips. The property is located on West Valley View Road, and due to the limited number of trips, the proposed zone change will not have a substantial negative impact on the level of service of any of the intersections in the immediate vicinity. Multi-Modal Transportation options are provided in the vicinity of the property with the Rogue Valley Transportation District (RVTD) bus service on Hwy 99. Bike lanes are found on West Valley View Road and

Hwy. 99. A Traffic Impact Analysis is not necessary because the total number of vehicle trips is below the thresholds and the AM and PM peak hour trips.

The Talent Zoning Code does not provide criteria for map change requests. Considering this, the applicant has demonstrated that the request is consistent with applicable zoning regulations for the RM-HD and the Commercial zones. The application also demonstrates compliance with the Comprehensive Plan and Regional Problem Solving Plan adopted in 2012. Findings have been provided by the applicant addressing the Transportation Planning Rule (TPR) and Traffic Impact Study requirements and have been included in the proposed final order.

### **AGENCY AND PUBLIC COMMENTS**

The applicant submitted the required pre-application conference forms and fees and attended the conference on November 13, 2019. During the comment period, the City received comments from Jackson County Fire District #5, ECSO, Talent Police Department and Talent Irrigation District. The conditions suggested by all agencies are more applicable at the time of development and will become conditions of approval of a Site Development Plan review when a request is submitted. All comments have been included with this staff report for reference.

One public comment was received as of the date of the staff report but had “No Comment”.

### **RECOMMENDATION**

Staff has reviewed the proposal and determined that as proposed, the request for Comprehensive Plan and Zoning Map change meets the standards set forth in the Oregon Statewide Planning Goals, Oregon Administrative Rules, Talent Comprehensive Plan and the Talent Zoning Codes.

### **POTENTIAL MOTIONS**

*“I move to recommend City Council approval of CPA 2020-001, a request to change the comprehensive map designation on Tax Lot 1900 to Residential High Density (RH)”*

*“I move to recommend City Council approval of REZ 2020-001, a request to change the zoning map designation on Tax Lot 1900 to Multiple-Family High Density (RM-HD)”*

**EXHIBITS**

- Exhibit 1 – Applicant’s Submittal
- Exhibit 2 – Notice of Public Hearing
- Exhibit 3 – Agency Comment
- Exhibit 4 - Proposed Final Order CPA 2020-001/REZ 2020-001
- Exhibit 5 – Planning Commission Agenda



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Zac Moody, Community Development Director

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January 14, 2020

\_\_\_\_\_  
Date

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Staff has recommended these amendments for approval, but it will require at least one public hearing before the Planning Commission and one public hearing before the City Council for a decision. The Talent Zoning Code establishes procedures for legislative hearings in TMC 18.190.060.

**An electronic public hearing on the proposed action is scheduled before the Planning Commission via Zoom on January 26, 2021 at 6:30 PM. Electronic meeting access and public comment instructions are provided on the Planning Commission agenda for the January 26, 2021 meeting.**

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).