

From: meads@jcf5.com
To: Zac Moody
Subject: RE: Request for Agency Comment - City of Talent SPR 2017-004
Date: Friday, June 02, 2017 7:16:52 AM

Zac,

The only request we have on this is to have access to the building from the South Pacific Hwy side. Meaning, if any fences or barriers are constructed along the highway, that we have some kind of access through. Gates are acceptable. Current water supply in the area is adequate.

Thank You,

Dave Meads
Jackson County Fire District 5
5811 South Pacific Highway
Phoenix Oregon 97535
Phone 541 535 4222
Fax 541 535 4226

----- Original Message -----

Subject: Request for Agency Comment - City of Talent SPR 2017-004
From: "Zac Moody" <ZMoody@cityoftalent.org>
Date: 6/1/17 4:21 pm
To: "Bret Marshall" <BMarshall@cityoftalent.org>, "chad.pliler@ecso911.com" <chad.pliler@ecso911.com>, "Curtis Whipple" <cwhipple@cityoftalent.org>, "Donald.MOREHOUSE@odot.state.or.us" <Donald.MOREHOUSE@odot.state.or.us>, "lockett@jcf5.com" <lockett@jcf5.com>, "meads@jcf5.com" <meads@jcf5.com>, "nbakke@rvss.us" <nbakke@rvss.us>, "p.townsend@rvtd.org" <p.townsend@rvtd.org>, "tid@talentid.org" <tid@talentid.org>, "zukt@jacksoncounty.org" <zukt@jacksoncounty.org>

Local Agency,

Please see attached application for a **Site Development Plan Review at 322 S. Pacific Hwy** and provide any comments/questions you may have by 6/11/2017. Please be sure to provide your name and agency as well as contact number in all responses. Email responses are encouraged.

Thank you!

From: [MOREHOUSE Donald](#)
To: [Zac Moody](#)
Cc: [HUGHES Ronald H * Ron](#); [HARSHMAN Cathaleen A * Cathy](#); [WANG Wei * Michael](#); [SCRUGGS Julee Y](#); [GRIFFIN Jeremiah M](#)
Subject: RE: Request for Agency Comment - City of Talent SPR 2017-004
Date: Wednesday, June 14, 2017 2:57:23 PM

Zac,

Thank you for sending agency notice of an application for a Site Plan Review (Church) located at 322 South Pacific Highway (OR 99). Our comments are:

- The existing driveway located on OR 99 must be removed for ADA compliance. This does not preclude the applicant from applying for a new approach when, and if, they expand their facility. ODOT will review based on the rules and standards at that time. The applicant will not lose their right to apply for a new approach as they still have abutter's rights.
- A miscellaneous/utilities permit will be needed for work within the ODOT right of way (removing the existing driveway). Permit Specialist, Julee Scruggs, will be the correct point of contact for the miscellaneous/utilities permit. She can be reached at 541-846-8811.

Thank you,

Don Morehouse
Senior Transportation Planner
ODOT Region 3, District 8 (Rogue Valley Tech Center)
Ph: (541) 774-6399
Fax: (541) 774-6349
Donald.Morehouse@odot.state.or.us

From: Zac Moody [<mailto:ZMoody@cityoftalent.org>]
Sent: Wednesday, June 14, 2017 8:32 AM
To: MOREHOUSE Donald
Cc: HUGHES Ronald H * Ron; HARSHMAN Cathaleen A * Cathy; WANG Wei * Michael
Subject: RE: Request for Agency Comment - City of Talent SPR 2017-004

Don,

Please see the corrected map. The applicants do not propose to access Hwy 99 at this time. However, the grass play area may be converted to parking in the future which could necessitate a right-in/right-out at that access point. It is my understanding that access is an approved access since a driveway apron was installed when the Rapp Road improvement were completed. The property owners do NOT wish to give up their access to Highway 99. With that said, do you have any last

minute conditions? I need them by 5pm today or I won't be able to include them in the staff report.

Thanks,

Zac

Zac Moody

Community Development Director
City of Talent
110 E. Main Street
Talent, Oregon 97540

Office: 541-535-7401

www.cityoftalent.org

From: MOREHOUSE Donald [<mailto:Donald.MOREHOUSE@odot.state.or.us>]

Sent: Monday, June 05, 2017 2:46 PM

To: Zac Moody <ZMoody@cityoftalent.org>

Cc: HUGHES Ronald H * Ron <Ronald.H.HUGHES@odot.state.or.us>; HARSHMAN Cathaleen A * Cathy <Cathaleen.A.HARSHMAN@odot.state.or.us>; WANG Wei * Michael <Wei.WANG@odot.state.or.us>

Subject: RE: Request for Agency Comment - City of Talent SPR 2017-004

Hi Zac,

Why do the Site Plan and Landscape plan show two different building configurations? Our main issue is the access to OR 99 shown on the Landscape Plan but not on the Site Plan. Thanks!

Don Morehouse
Senior Transportation Planner
ODOT Region 3, District 8 (Rogue Valley Tech Center)
Ph: (541) 774-6399
Fax: (541) 774-6349
Donald.Morehouse@odot.state.or.us

From: Zac Moody [<mailto:ZMoody@cityoftalent.org>]

Sent: Thursday, June 01, 2017 4:21 PM

To: Bret Marshall; chad.pliler@ecso911.com; Curtis Whipple; MOREHOUSE Donald; lockett@jcf5.com; meads@jcf5.com; nbakke@rvss.us; p.townsend@rvtd.org; tid@talentid.org; zukt@jacksoncounty.org

Subject: Request for Agency Comment - City of Talent SPR 2017-004

Local Agency,

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Thank you!

Zac Moody
Community Development Director
City of Talent
110 E. Main Street
Talent, Oregon 97540

Office: 541-535-7401
www.cityoftalent.org

City of Talent
PO Box 445
110 East Main St.
Talent, OR 97540

www.CityofTalent.org

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[Talent, Oregon](#)

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[Talent, Oregon](#)



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

June 5, 2017

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

ATTN: Zac,

Re: SPR 2017-004, Rivergate House of Prayer, Tax Lot 1200, Map 38 1W 26AA
Ref: PAC 2017-003

There is an existing 12 inch sewer main on South Pacific Highway with a 4 inch sewer service stubbed to the subject property. Sewer service for the proposed development can be had by connecting to the existing 4 inch service.

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. It is strongly suggested that stormwater detention and treatment facilities be sized for any future impervious surfaces.

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

1. Applicant must submit building and architectural plans for the assessment of associated SDC and development fees.
2. 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.
3. 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.

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

Sincerely,

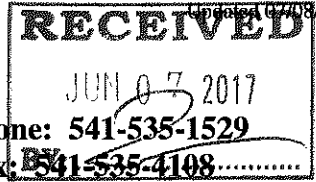
Nicholas R. Bakke

Nicholas R. Bakke
District Engineer

K:\DATA\Agencies\TALENT\PLANNING\SitePlanReview\2017\SPR 2017-004_Rivergate House of Prayer.docx

Updated 07/08/15

**TALENT IRRIGATION DISTRICT
LAND USE AGENCY RESPONSE FORM**



104 W. Valley View Rd.
P.O. Box 467
Talent, OR 97540

Phone: 541-535-1529
Fax: 541-535-4108.....
Email: tid@talentid.org

NAME OF ENTITY REQUESTING RESPONSE: Talent
ENTITY REFERENCE NUMBER: SPR2017-004
MEETING REVIEW DATE: June 11, 2017
MAP DESCRIPTION: 38-1W-26AA 1200
PROPERTY ADDRESS: 322 S Pacific Highway

NO COMMENT ON LAND USE ISSUE (IF NOT MARKED, CONTINUE BELOW)

NO COMMENT **IF CHECKED COMMENTS ARE APPLICABLE**

A. WATER RIGHT ISSUES

1. Water rights need to be sold to someone or transferred back to Talent Irrigation District. Number of Irrigated Acres: .70

Comments: Water rights must be removed from any impervious surfaces.

2. Must have District approval for water rights to remain in place on subject property.

Comments: Be aware that this property has .70 acres of water rights. If the existing water rights are to be sold or relocated to another area, the applicant must go through the transfer process with the Bureau of Reclamation and the Water Resources Department.

B. EASEMENTS

DISTRICT EASEMENTS

1. Easement needs to remain clear. No permanent structures or deep rooted plants will be allowed within the easement limits.

Comments: Be aware that the District's T-3-F Lateral borders the property along E. Rapp Rd. and S. Pacific Highway. Beware of the easements and show the easements on the plat map.

2. If facility is to be relocated or modified, specifications must meet the District's standards and be agreeable to the District. A new written and recorded easement must be conveyed to the District.

Comments: _____

3. If a written and recorded easement does not exist for an existing facility, then one must be provided in favor of the District.

Comments: _____

PRIVATE EASEMENTS

- 1. Property may have private facilities (ditch or pipeline) that the District does not manage. Arrangements may need to be made to provide continued service through the subject property for downstream water users.
Comments: _____

PRIVATE EASEMENT PROVISIONS FOR MINOR PARTITIONS AND/OR LOT LINE ADJUSTMENTS

- 1. If the property currently has water rights and it is being partitioned or a lot line adjustment is being made, easements must be written and recorded which allow access for all of the pieces of property with water rights to continue to have access to the water.
Comments: _____

WATER METER REQUIREMENT ON TRANSFERRED WATER RIGHTS

- 1. If the water right on this property is a transferred water right that currently has a water meter requirement, then each of the properties split off of the original parcel all need to have water meters installed prior to the use of irrigation water on the newly formed parcels.
Comments: _____

C. FACILITIES (including but not limited to pipelines, ditches, canals, control checks or boxes)

- 1. Upgrades to District facilities may be required to support any land use changes or developments, such as pipe installations or encasing existing pipe under roads or concrete.
Comments: _____

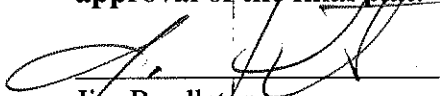
D. DRAINAGE / STORM WATER

- The District relies on the Bureau of Reclamation's Storm Water Policy. No urban storm water or point source flows will be allowed into the District's facilities without going through the Bureau of Reclamation process. (Developments in historically agricultural areas need to be aware of agricultural run-off water and take appropriate action to protect the development from upslope water.)
Comments: _____

GENERAL COMMENTS:

- 1. No interruptions to irrigation water deliveries will be allowed.
- 2. T.I.D. is a Federal Project and some facilities and/or easement issues may need Bureau of Reclamation approval.
- 3. The developer/sub-divider will take all appropriate actions to ensure the reliability and protection of the original function of the District's facilities.

As required by ORS 92.090(6) the entity must receive a certification form from the District before approval of the final plat.



Jim Pendleton
Manager
Talent Irrigation District

Date Signed: 6/5/17

From: [Curtis Whipple](#)
To: [Zac Moody](#)
Subject: Re: Request for Agency Comment - City of Talent SPR 2017-004
Date: Monday, June 05, 2017 8:00:43 AM

Zac -

No issues on our end.

Whip

From: Zac Moody
Sent: Thursday, June 1, 2017 4:21:10 PM
To: Bret Marshall; chad.pliler@ecso911.com; Curtis Whipple; Donald.MOREHOUSE@odot.state.or.us; lockett@jcf5.com; meads@jcf5.com; nbakke@rvss.us; p.townsend@rvtd.org; tid@talentid.org; zukt@jacksoncounty.org
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Thank you!

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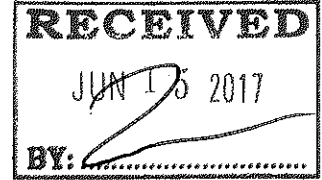
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Comment Form

File No. SPR 2017-004



- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:



We encourage denial of this request for the following reasons:

*vehicular activity would be increased
to the point of Sunday gridlock
to close to the intersection*

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: *Dennis Hanson*

Mailing Address: *393 Luthia Ave*

Talent Oregon 97540 Date: *6-12-2017*

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

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