

City of Talent

Community Development Department - Planning



STAFF REPORT

Land Use Appeal Hearing — Hearings Officer

To: Rick Whitlock, Hearings Officer

Item: Appeal of Planning Commission's approval of 'Talent Travel Center'

Meeting date: November 14, 2017

File no: APL 2017-001 (SPR 2017-005)

Prepared by: Zac Moody

GENERAL INFORMATION

Applicant.....Hathaway Larson; Michael Connors
1331 NW Lovejoy St., Suite 950
Portland, OR 97209

Appeal Item..... Planning Commission decision
(SPR 2017-005)

Assessor's Map Number38-1W-23D Tax Lot 200 & 201

Site Location251 W. Valley View Rd.

Site Area.....5.38 acres (234,352 square feet)

Zoning.....CH –*Commercial - Highway*

Adjacent zoning and land uses.....North: CH –*Commercial - Highway*
.....South: CH – *Commercial - Highway*
.....East: CH –*Commercial - Highway*
.....West: CH –*Commercial - Highway*

Applicable Code SectionsArticles 8-3D.4 and 8-3L.1

120-Day Limit.....November 24, 2017

SUMMARY OF CRITERIA ADDRESSED

8-3 Division D. Article 3.

COMMERCIAL ZONE – HIGHWAY CENTRAL BUSINESS DISTRICT (CBH)

8-3D.330 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE 2 SITE DEVELOPMENT PLAN REVIEW

8-3 Division D. Article 4.

COMMERCIAL ZONE - HIGHWAY (CH)

8-3D.430 BUILDINGS AND USES PERMITTED SUBJECT TO TYPE 2 SITE DEVELOPMENT PLAN REVIEW

8-3D.460 YARD REGULATIONS

8-3D.496 BUFFERING

8-3 Division H. Article 2

Overlay Zone—NATURAL AREAS, PARKS AND FLOODPLAINS

8-3H.220 FLOOD PLAIN – PARKS – GREENWAY OVERLAY ZONE (OFPG)

8-3H.240 COMPENSATION FOR AREA LOSSES DUE TO SETBACK REQUIREMENTS

8-3 Division J. Article 1.

GENERAL PROVISIONS

8-3J.122 BUILDING COVERAGE

8-3J.123 BUILDING HEIGHT

8-3 Division J. Article 3.

TREE PRESERVATION AND PROTECTION

8-3J.350 PERMIT TYPES

8-3 Division J. Article 4.

LANDSCAPING, FENCING AND HEDGES

8-3J.420 MINIMUM LANDSCAPED AREA

8-3J.430 MINIMUM VEGETATION AND GROUND COVER

8-3J.450 BUFFER AND SCREENING

8-3J.470 LANDSCAPE MAINTENANCE

8-3 Division J. Article 5.

OFF-STREET PARKING AND LOADING

8-3J.520 OFF-STREET LOADING

8-3J.540 NUMBER OF PARKING SPACES REQUIRED

8-3J.560 BICYCLE PARKING FACILITIES

8-3J.570 PARKING AREA DESIGN STANDARDS

8-3J.575 PARKING AREA IMPROVEMENTS

8-3 Division J. Article 6.

ACCESS, CIRCULATION AND STREET IMPROVEMENTS

8-3J.630 STREET ACCESS AND CIRCULATION

8-3J.640 PEDESTRIAN ACCESS AND CIRCULATION

8-3 Division L. Article 1.

SITE DEVELOPMENT PLAN

8-3L.150 REQUIRED FINDINGS FOR APPROVAL OF PLAN

8-3 Division L. Article 2.

CONDITIONAL USE permit (CUP)

8-3L.246 SPECIAL STANDARDS GOVERNING CONDITIONAL USES

8-3 Division L. Article 9.

TRAFFIC IMPACT STUDY

8-3L.920 APPLICABILITY

8-5.150 PROVISIONS FOR FLOOD HAZARD REDUCTION

ORD #725 SYSTEM DEVELOPMENT CHARGES

SITE LOCATION



APPLICATION TIMELINE

- 12/1/2016 Applicant submitted pre-application request
- 1/3/2017 City held pre-application meeting with applicant
- 7/27/2017 Applicant submitted application for Site Development Plan Review
- 7/27/2017 Staff accepted application as complete
- 8/17/2017 SPR 2017-005 application scheduled. Planning Commission hearing noticed
- 8/24/2017 Planning Commission hearing for SPR 2017-005 application. Hearing continued to 9/28/2017
- 9/28/2017 Continued Planning Commission hearing for SPR 2017-005 application from 8/24/2017
- 9/29/2017 Planning Commission notice of decision mailed for SPR 2017-005 application
- 10/13/2017 Appeal deadline. Appellant filed appeal
- 10/23/2017 City contracted with Rick Whitlock to serve as hearings officer
- 10/24/2017 Staff mailed notice of appeal hearing, scheduled for November 14, 2017 at 6:30PM at the Talent Town Hall.
- 10/26/2017 Staff compiled the Record of File No. SPR 2017-005 and emailed to hearings officer. A hard copy of the Record was also mailed.



Zac Moody, Community Development Director

October 25, 2017
Date

The Talent Zoning Code establishes procedures for appeal hearings in Section 8-3M.150.
A public hearing on the appeal is scheduled before the City’s Hearings Officer on November 14, 2017 at 6:30 PM at the Town Hall.

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.