

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: August 24, 2017
Prepared by: Zac Moody

File no: SPR 2017-005
Item: Talent Travel Center

GENERAL INFORMATION

Applicant.....Northwest Properties & Investments, LLC.

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

PROPOSAL

The proposal is to renovate the existing fuel and maintenance facility and construct a 13,000-square foot building including a new convenient store and restaurant, banquet rooms, lounge facilities for truck fueling customers as well as new auto and diesel dispensing stations. The proposed site plan also includes upgrades to the landscaping, construction of drainage facilities, upgrades to site lighting and refinement of access and circulation within the property.

BACKGROUND

The development site was previously occupied by the Talent Truck Stop and included a restaurant, diesel fueling area as well as a truck maintenance area.



PROPERTY CHARACTERISTICS

The subject property consists of approximately 5.38 acres and is located on W. Valley View Rd. near the Interstate 5 interchange. The property is currently developed with an existing truck fuel and maintenance facility. The majority of the property is gravel and used for commercial truck parking. There is little existing vegetation on the property with exception of the edges of the property along Wagner Creek and Bear Creek. The to

Stormwater/Waste Water

Stormwater and waste water services are currently available to the site.

Water Service

Water service is currently available to the site.

APPROVAL CRITERIA

8-3 Division D. Article 4 of the Talent Zoning Code regulates the Commercial Highway (CH) zone. The purpose of Commercial Highway zone is intended to “*accommodate businesses and trade oriented toward automobile and truck usage. Tourist trade and heavy commercial or light industrial uses can also be accommodated in this zone. The zone is best located along arterial streets, and due to its exposure, high appearance standards are important. Uses permitted in this zone are frequently incompatible with pedestrian-oriented areas such as the Central Business District Zones CBD and CBH.*”

8-3 Division L. Article 1 of the Talent Zoning Ordinance regulates Site Plan Reviews. The purpose of a site plan review is to “*determine and establish compliance with the objectives of the Zoning Code in those zones where inappropriate development may cause a conflict between uses in the same or an adjacent zone and to determine the conformance with any City plan.*” Approval of a site plan or site plan amendment must comply with this section.

CONSIDERATIONS

Environmental

Staff met with Chief Hanley from Jackson County Fire District 5 to discuss his concerns with the proposed application. HAZMAT related issues were his main concern. However, the Fire District believes that the addition of curbing around the perimeter of the site as well as a shut off valve on the stormwater system can reduce the risks of off-site contamination. After reviewing the proposed site plan in more detail, it is evident that a majority of the site is either contained by the pedestrian path or curbing required for landscaped areas. All onsite stormwater will be directed to two detention facilities. These detention facilities are designed to have overflow drains that drain into the City storm facility. To ensure the protection of the storm system and to contain any contaminants onsite in the case of an emergency, staff has required a shut-off valve at each location where stormwater enters the public system. With the perimeter curbing and emergency shut-off valves on the stormwater system, staff feels that containment of any HAZMAT emergency can be achieved and that both the stormwater system and the waters of Bear Creek and Wagner Creek are adequately protected.

Transportation

The applicant submitted a Traffic Impact Study as required by Jackson County Roads. The TIS has been provided to Jackson County for their review and to date, no comments have been received. Since the proposed use is the alteration of an existing use and does not increase the net peak hour trips from the existing use and because the proposed use does not involve a zone or comprehensive plan map change, the provisions of Section 8-3L.9 do not apply to this application. The proposal includes a traffic circulation plan that illustrates the flow of traffic both on the public roads and internally. The City Engineer has reviewed the plans and has determined that the location of the truck entrance at the west boundary of the property will help to facilitate the flow of truck traffic and that the three automobile entrances provide an opportunity to separate truck and vehicle traffic.

AGENCY COMMENTS

Staff notified all affected agencies of the opportunity to comment on July 28, 2017. The agencies included, Jackson County Assessment, ECSO 911, Oregon Department of Transportation, Department of Environmental Quality, Department of State Lands, Jackson County Fire District 5, Jackson County Roads, Rogue Valley Transit District, Talent Irrigation District and Rogue Valley Sewer Services.

Rogue Valley Sewer Service (RVS) requested that approval of the proposed development be subject to the following conditions:

1. Applicant must obtain a sewer connection permit from RVS prior to the start of building construction. Permit will be issued by RVS upon payment of related development fees.
2. Applicant must submit a stormwater management plan demonstrating compliance with the stormwater quality standard in the Regional Stormwater Quality Design Manual. Plan must be approved by RVS prior to the start of construction
3. Applicant must submit building and architectural plans for the assessment of associated SDC and development fees.
4. Service laterals shall be abandoned within 5 feet of the property line.
5. Recommendation: Replace existing 4” lateral with 6” lateral to accommodate increase in use.
6. The proposed development requires an NPDES 1200-CN permit prior to the start of any ground disturbing activities.

Jackson County Roads requested that approval of the proposed development be subject to the following conditions:

1. Jackson County requires that the applicant prepare a limited traffic impact study that addresses impacts at the site intersection of northbound I-5 off and on ramp and West Valley View Rd. If mitigation is recommended they shall be required.
2. Contact the Oregon Department of Transportation for comments.

Jackson County Fire District 5 requested that approval of the proposed development be subject to the following conditions:

1. Three (3) fire hydrants be installed on the property. One shall be located near the end of Hinkley Road on the eastern boundary of the parcel; one will be located near the center access along W. Valley View Rd.; and one will be required along the proposed boundary line of Parcel 1 and 2 near the western boundary of the parcel.
2. To prevent hazardous materials from leaving the site in the case of an emergency, the site shall be contained with a curb 6” in height and all surface water shall be directed to the proposed detention facilities. All private connections to the public stormwater line shall have shut-off valves to allow the system to be closed in the case of an emergency.

Talent Police Department reviewed the proposed application and had no comments or concerns with the proposed development.

Oregon Department of Transportation reviewed the proposed application and had not comments or concerns with the proposed development.

Oregon Department of State Lands was notified of the proposed development on January 5, 2017 and again on July 28, 2017 and have not provided any comment. Since DSL has not responded, staff has placed a condition of approval that DSL concur with the wetlands delineation submitted as part of this application. If wetlands are identified on site, they are likely to be within the future open space area and not in the proposed development area.

PUBLIC COMMENTS

No public comments have been submitted to Community Development at the time of this Staff report.

RECOMMENDATION

Based on the findings for the Site Development Plan, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Order.

ATTACHMENTS

The following information was submitted regarding this application:

- Applicant’s Statement and Proposed Plans (Attachment A)
- Agency Comment (Attachment B)
- Proposed Final Order (Attachment C)



Zac Moody, Community Development Director

August 17, 2017
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 Section 8-3M.150.

A public hearing on the proposed action is scheduled before the Planning Commission on August 24, 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.