

From: [Jeff Ballard](#)
To: [Zac Moody](#)
Cc: [Bret Marshall](#)
Subject: RE: Request for Agency Comment - City of Talent SPR 2018-002/MLP 2018-001
Date: Thursday, May 24, 2018 11:21:00 AM

I have not comments. Bret was working with them to determine an adequate location for their water meter.

[Jeff Ballard, PE](#)

P: 541.210.8151(direct)

From: Zac Moody <ZMoody@cityoftalent.org>
Sent: Thursday, May 24, 2018 10:34 AM
To: bmarshall@cityoftalent.org; chad.pliler@ecso911.com; Curtis Whipple <cwhipple@cityoftalent.org>; Jeff Ballard <jballard@rh2.com>; Jennica Faye <jennacafe@gmail.com>; lockett@jcf5.com; meads@jcf5.com; nbakke@rvss.us; p.townsend@rvtd.org; tid@talentid.org; zukt@jacksoncounty.org; Charles Hanley <hanley@jcf5.com>; Jennie Morgan <jmorgan@rvss.us>
Subject: Request for Agency Comment - City of Talent SPR 2018-002/MLP 2018-001

Good Morning!

Below is a link to the proposed application for a three lot partition and associated multi-family residential complex, located at 27 Stage Way. **(381W36AD502)**. Please provide any comments/questions or suggested conditions of approval you may have by **May 31, 2018** and be sure to provide your name and agency as well as contact number in all responses. Email responses are encouraged.

<http://www.cityoftalent.org/Page.asp?NavID=121>

Respectfully,
Zac Moody

Zac Moody
Community Development Director
Interim Executive Urban Renewal 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](#)

From: [David Meads](#)
To: [Zac Moody](#)
Subject: Re: Request for Agency Comment - City of Talent SPR 2018-002/MLP 2018-001
Date: Thursday, May 31, 2018 12:24:53 PM

Fire District 5 has no comment on the proposed application SPR 2018-002/MLP 2018-001.

Thank You,

Engineer Dave Meads
Jackson County Fire District 5
5811 S. Pacific Highway
Phoenix, Oregon 97535
541 535 4222

From: Zac Moody <ZMoody@cityoftalent.org>
Sent: Thursday, May 24, 2018 10:34 AM
To: Bret Marshall; chad.pliler@ecso911.com; Curtis Whipple; Jeff Ballard (jballard@rh2.com); Jennica Faye; Vince Lockett; David Meads; nbakke@rvss.us; p.townsend@rvtd.org; tid@talentid.org; zukt@jacksoncounty.org; Charles Hanley; Jennie Morgan
Subject: Request for Agency Comment - City of Talent SPR 2018-002/MLP 2018-001

Good Morning!

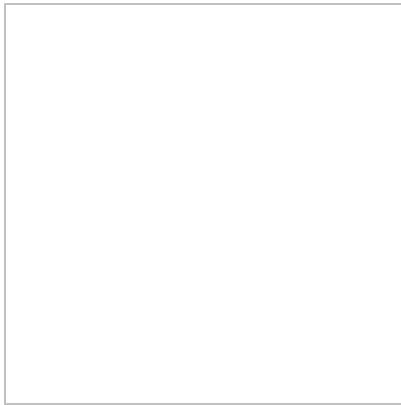
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City of Talent Oregon - Site Plan Review

www.cityoftalent.org

City of Talent Oregon / Community
Development / Current Planning / Site Plan
Review Site Plan Review SPR 2018-001
Clearview Residential Long Term Holdings,
LLC. - Multi-Family Complex



Respectfully,
Zac Moody

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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

May 24, 2018

City of Talent
PO Box 445
Talent, OR 97540

Re: William Way Partition, File# ML 2018-001 (38-1W-26A / 502)

The proposed development is within the RVSS sewer service area. There are existing 8 inch sewer mains along Talent Avenue, William Way and Stage Way. There is a 6 inch sewer service extended to the west property boundary of proposed Parcel 1. This service was installed with the William Way Subdivision and can provide sewer service for proposed Parcel 1. New sewer main taps must be installed to provide service to proposed Parcels 2 & 3. Sewer services may cross one adjacent property if a private sewer easement is recorded for said service. Tap and connection permits will be issued by Rogue Valley Sewer Services upon payment of related fees.

The project is within the Phase 2 stormwater quality area. However, the stormwater management features installed with the William Way subdivision have been sized to accommodate development on the subject property. A stormwater management plan is not required for this project.

The subject property is currently permitted under the active 1200-CN erosion control permit issued for the William Way Subdivision. An action plan (erosion control plan revision) must be submitted prior to construction.

Rogue Valley Sewer Services requests that approval of this project be subject to the following conditions:

1. All sewer must be designed and constructed in accordance with RVSS standards.
2. Site development plans showing proposed sewer service connections and stormwater discharge must be submitted to RVSS for review.
3. Architectural/plumbing plans must be submitted to RVSS for the calculation of related SDC fees.
4. Tap and connection permits must be obtained from RVSS prior to sewer construction.
5. Related sewer fees must be paid prior to construction.
6. A 1200-CN erosion control action plan must be submitted to RVSS prior to construction.

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

Sincerely,

Nicholas R. Bakke

Nicholas R. Bakke, PE
District Engineer

From: [Wanda Derry](#)
To: [Zac Moody](#)
Subject: RE: Request for Agency Comment - City of Talent SPR 2018-002/MLP 2018-001
Date: Thursday, May 24, 2018 1:10:54 PM

Hello Zac,

The District doesn't have any concerns for this property.

Thank you,
Jim Pendleton
[Talent Irrigation District](#)

From: Zac Moody [mailto:ZMoody@cityoftalent.org]
Sent: Thursday, May 24, 2018 10:34 AM
To: Bret Marshall <BMarshall@cityoftalent.org>; chad.pliler@ecso911.com; Curtis Whipple <cwhipple@cityoftalent.org>; Jeff Ballard (jballard@rh2.com) <jballard@rh2.com>; Jennica Faye <jennacafe@gmail.com>; lockett@jcf5.com; meads@jcf5.com; nbakke@rvss.us; p.townsend@rvtd.org; Wanda Derry <tid@talentid.org>; zukt@jacksoncounty.org; Charles Hanley <hanley@jcf5.com>; Jennie Morgan <jmorgan@rvss.us>
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