



REQUEST FOR AGENCY OR PUBLIC COMMENT

Notice Date: **June 2, 2022**
Planning File No.: **SPR 2022-003**
Address: **232 Talent Avenue**
Map & Tax lot: **381W26AB1401**

A **Site Plan Review** application to construct a 3-story multi-family building with 72 residential units (36 two bedrooms and 36 three bedrooms) and a 2,633 sq. ft. club house at 232 Talent Avenue and described as Township 38 South, Range 1 West, Section 26A, Tax Lot 1401. This is a Type-2 (Administrative) land use application, which the Community Development Department approves or denies based on the criteria in Chapters 18.40 and 18.150 of the Talent Municipal Code. Appeals are subject to review by the Planning Commission. The property is zoned High Density Residential (RHD). The tax lot size is approximately 3.86 acres.

Applicant: Renaissance Flats, LLC

NOTICE TO MORTGAGE, LIENHOLDER, VENDOR, OR SELLER: THE TALENT CITY CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

Please fill out the comment form on the reverse side and return by **June 15, 2022** so your comments, if any, may be expressed in the staff report. The staff report will be available for review or purchase at City Hall on or after **June 17, 2022**. For additional information, the application can be found online at: www.cityoftalent.org/currentplanning please direct questions to the Community Development Department at 541-535-7401 -or- building@cityoftalent.org.

Return form via mail to:

City of Talent, Community Development Department
P.O. Box 445,
Talent, Oregon 97540

Or, return form in person to:

City of Talent, Community Development Department
110 East Main Street,
Talent, Oregon 97540

OVER

Comment Form

File No. **SPR 2022-003**

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

1. Noise during construction and from the residents once complete
2. Will there be adequate parking on-site to avoid overflow parking impacting the street and nearby properties,

- We encourage denial of this request for the following reasons:

- Please let us know the results.

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

Comments by: Anthony Deala

Mailing Address: 228 Talent Ave. #4

Talent, OR 97540

Date: 6/14/22

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File No. **SPR 2022-003**

- 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:

PLEASE SEE ATTACHED SHEET



Please let us know the results.

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

Comments by: JOHN KANDARIS

Mailing Address: 228 TALENT AVE #13

TALENT, OR 97540

Date: 6/14/22

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Response to Site Plan Review
SPR 2022-003
232 Talent Avenue
Lot # 381w26ab1401

Renaissance Flats, LLC
3-Story multi family buildings with 72 residential units (36 two bed; 36 three bed)

Comments:

I encourage denial of this request for the following reasons:

1. The proposed project will significantly change the character of the neighborhood. The surrounding neighborhood consists of single-family residential units, garden style housing units (single story), and two-story multi-family developments. Conversely, the proposed project, if approved, would introduce 6 - three-story multifamily buildings, which are significantly larger and taller than existing buildings in the neighborhood.
2. The number of units in the proposed project (72) will result in significantly increased vehicular traffic in the neighborhood.
3. Parking problems will likely occur along Talent Avenue and surrounding side streets given that only 90 parking spaces are provided in the project plan.
4. Noise and disturbance in the neighborhood will increase given the significant number of units proposed in the relatively small area.
5. The height of the proposed three-story buildings will overlook the residences to the the East/Southeast and West/Northwest sides of the project, which will result in a loss of privacy to those residences.
6. The height of the proposed buildings will also result in a partial loss of the morning sunrise and also have a negative visual impact to the West/Northwest neighbors.
7. The site plan indicates approximately nine mature trees will be removed, which will adversely affect needed shade in the area and would appear to be inconsistent with Talent's "Tree City USA" designation.

I respectfully ask the Community Development Department to deny this proposal and to ask the Applicant to consider a much smaller project with garden style and/or two-story buildings.

John Kandar
228 Talent Ave. #13
Talent, OR 97540

John Kandar 6/14/22



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OVER

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

Parking for Residents.

- We encourage denial of this request for the following reasons:

- Please let us know the results.

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

Comments by: Julia Barnes

Mailing Address: 168 Wagner Butte Rd.

Talent, OR 97540 Date: 6-9-22

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OVER

Comment Form.

File I.J. SPR 2022-003

- 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:
Extremely high density for the land size,
3 story units are inappropriate for this
neighborhood.
- Please let us know the results.

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

Comments by: Jane Rosenberg
Mailing Address: 223 Talent Ave #10
Talent OR 97540

Date: 7/6/22

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

Even considering that many older homes were destroyed in ALAMEDA fire... most previous owners Don't WANT to pay more for Less Room + privacy.

- We encourage denial of this request for the following reasons:

And, with Covid + Mental Health problems, No one will be able to have a small garden or a dog or cat. That doesn't help!

- Please let us know the results.

** Someone is buying the property to charge lower incomes more \$ money (GOUGE) turning into a higher income + crowded Area.*

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

Comments by: Michelle Schubert

Mailing Address: 236 Talent Ave #57

Talent, OR 97540

Date: 6-07-22

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↓ evidence in the Media

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File No. SPR 2022-003

Love the idea of more and affordable housing, AND ... I'm concerned about the following:

- No comment.
- We encourage approval of this request.

Please address the following concerns should this application be approved: *surplus parking issues. The plan new will result in surplus parking on Talent Ave. The house I rent on Talent Ave near this address has no driveway or garage and I rely on street parking. If overflow from this property affects my ability to park in front of my house, I will not be happy.*

We encourage denial of this request for the following reasons: _____

Please let us know the results.

Unless there's a way to zone the spots in front of my house as mine.

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

Comments by: Eden McCarthy
 Mailing Address: PO Box 836
Talent OR 97540

I'm also worried about congestion in case of evacuation. My rental (the house I rent) burned in the fire and I just got back in.

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- 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:

I feel that three stories is too tall should only be two stories max & the number of units are too many for the space max should be 35 units the height &

- Please let us know the results. quality of living to all those surrounding properties size would greatly diminish the noise traffic view etc.

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

Comments by: Erin McInnell

Mailing Address: 930 Whitman Ave

Medford OR

97501

Date: 6-5-22

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The City of Talent is an Equal Opportunity Provider



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*Comments
attached*

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


1) Insufficient parking on-site, and lack of street parking to accommodate overflow
2) Excess traffic flow onto Talent Ave, et

- We encourage denial of this request for the following reasons:

See attached from Claire Krulikowski

- Please let us know the results.

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

Comments by: Claire Krulikowski 
Mailing Address: 228 Talent Ave #2
Talent, OR Date: 6/8/2022
97540

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Clarre Krulikowski
228 Talent Ave #2
541-535-3390

TALENT REQUEST FOR PUBLIC COMMENT - I have received a form "Request for Public Comment" regarding the high density residential (RHD) housing proposed for the 3.86 acre lot at 232 Talent Ave.

- I deny the development as proposed. Why? This development plans for six 3-story (yes, 3 stories!) multi-family buildings (higher than any other structures in that residential area or the entire town for that matter) so they will be towering walls of residences). The proposal is for the buildings to hold 72 units (36 two bedrooms and 36 3-bedrooms). There will also be a 2,633 sq. ft. clubhouse, playground area and small recreational area.

- My issues with this proposal are that:

1) These structures are physically far too large and too tall (Limit height to 2 stories).

2) I question, doesn't 3 stories exceed building code height restrictions?

3) This is far too dense a number of residences (72) and people in this parcel that is in such close proximity to downtown.

4) There will be an incredible traffic impact on Talent Ave so close to downtown once this is built with as many as 144 or more people (assuming at least two people driving per household entering and exiting the street - a true logger jam!)

5) The quantity of parking spaces proposed is insufficient for the number of units proposed. The site drawing only plans for "1 parking space for a 2 BR and 1.5 spaces for a 3 BR." *That is a joke!* Most families (as witnessed in my own townhome complex with its insufficient parking space issues being a regular frustration) have 2 or more cars. As there is little or no street parking along Talent Ave., there must be site planning for a minimum of 2 cars per household (Meaning 144 spaces) PLUS sufficient GUEST parking. An incredible sizable portion. That alone requires reducing the number of buildings!

6) I also suggest that any "street" or "drive" running through the development should be wide enough to accommodate two way traffic and easy flow in and out (unlike some of the more recent "tight squeeze" development streets, and the availability of entering and exiting through 2 separate portals both for ease and emergency needs. Based on the drawing, these drives at least appear very narrow.

7) Finally, at present that parcel is filled with magnificent trees. The impact of placing such large structural footprints for the building, roadway and necessary parking will very likely result in the destruction of most foliage and the creation of a non-beautiful, non-aesthetic lot, instead of a beautiful place to live. There needs to be much more open space and trees.

Kristen Maze

From: HOROWITZ Micah <Micah.HOROWITZ@odot.oregon.gov>
Sent: Wednesday, June 8, 2022 12:19 PM
To: Kristen Maze
Cc: BROOKS Aaron G; WANG Wei; SCRUGGS Julee Y; SCHAUFFLER Lucas D; GRIFFIN Jeremiah M
Subject: FW: 72 Unit Apartment Complex at 232 Talent Avenue Traffic Impact

Hi Kristen,

ODOT has no objection to the City waiving the TIA requirement for this proposal.

Best regards,
Micah

Micah Horowitz, AICP
Senior Transportation Planner
ODOT Region 3 | Southwest Oregon
p: 541.774.6331 | c: 541.603.8431
e: micah.horowitz@odot.oregon.gov

From: BROOKS Aaron G <Aaron.G.BROOKS@odot.oregon.gov>
Sent: Wednesday, June 8, 2022 12:09 PM
To: HOROWITZ Micah <Micah.HOROWITZ@odot.oregon.gov>
Cc: WANG Wei <Wei.WANG@odot.oregon.gov>
Subject: RE: 72 Unit Apartment Complex at 232 Talent Avenue Traffic Impact

Micah,

No requirement for a TIA from TPR or Div 51, and intersections of surrounding roadways that connect to the ODOT system appear to be operating significantly below capacity thresholds, so I have no objections if the city decides to waive the TIA.

Thanks,

Aaron Brooks, PE
Region 3 Access Management Engineer
541-315-5557

From: HOROWITZ Micah
Sent: Tuesday, June 7, 2022 4:46 PM
To: Kristen Maze <KMaze@cityoftalent.org>
Subject: RE: 72 Unit Apartment Complex at 232 Talent Avenue Traffic Impact

Hi Kristen, yes you should look at the TSP adopted by City Council. We have a version here dated August 2015 but am not sure if this version was adopted or if there were any updates.

Here are a couple pages showing existing and future LOS/vc at a number of major intersections at a glance.

Table 3-7. Future (2038) Baseline Intersection Operations

Intersection	Critical Movement ¹	V/C Ratio ²	LOS ²	OHP Target ³
1. Colver Rd. at Front St.	NB L/R	0.08	B	-
2. Colver Rd. at Talent Ave.	NB L/R	0.25	B	-
3. Colver Rd. at OR 99 (Signalized) ⁵	Overall	0.34	A	0.95
4. Main St. at Front St.	SB L/T/R	0.08	B	-
5. Main St. at Talent Ave.	EB L/T/R	0.32	A	-
6. W. Valley View Rd. at Talent Ave.	NA	NA	NA	-
7. W. Valley View Rd. at OR 99 (Signalized) ⁵	Overall	0.49	B	0.95
8. W. Valley View Rd. at I-5 SB Ramp Terminal	SB L/T/R	0.51	B	0.85
9. W. Valley View Rd. at I-5 NB Ramp Terminal	NB L/R	0.29	B	0.85
10. Wagner St. at Wagner Creek Rd.	WB L/R	0.07	B	-
11. Wagner St. at Front St.	SB L/R	0.03	A	-
12. Wagner St. at Talent Ave.	EB L/T/R	0.35	C	-
13. Foss Rd. at Wagner Creek Rd.	EB L/R	0.07	B	-
14. Rapp Rd. at Wagner Creek Rd.	EB L/T	0.12	A	-
15. Rapp Rd. at Talent Ave.	WB L/T/R	0.31	A	-
16. Rapp Rd. at OR 99 (Signalized) ⁵	Overall	0.39	A	0.95
17. Creel Rd. at Talent Ave.	SB L/T/R	0.09	A	-
18. Creel Rd. at OR 99	EB L/R	0.19	C	0.95
19. W. Valley View Rd. Roundabout	WB R	0.35	A	-

Acronyms: EB = eastbound; WB = westbound; NB = northbound; and SB = southbound. L = left; T = through; and R = right.

Notes:

1. At signalized intersections, the overall results are reported along with all individual movements, while at unsignalized intersections the results are reported for all movements that must stop or yield the right of travel to other traffic flows.
2. The v/c ratios and LOS are based on the results of the macrosimulation analysis using Synchro, which cannot account for the influence of adjacent intersection operations.
3. 1999 Oregon Highway Plan (OHP), Policy 1F applies to existing and no-build conditions through the planning horizon.
4. The Jackson County Transportation System Plan (TSP) designates traffic operational standards for county roadways inside the MPO as 0.95. No specific operational standards for the City of Talent are available; therefore, the county standard of 0.95 is reported for all non-state facilities.
5. Overall signalized intersection operations based on HCM 2000 methodology.

Source: David Evans and Associates, Inc.

3.2.4 Multimodal Assessment

Table 3-8 presents an update of the multimodal analysis to reflect the planned and funded improvements on OR 99.

coordinated and uncoordinated systems of signalized and unsignalized intersections. The v/c ratios and LOS presented in this report are based on the Synchro model output.

Existing PM Peak Traffic Operations

Existing (2013) PM peak hour traffic operations were evaluated at the 18 study area intersections. These findings reflect the current signal timing plans. Operations are described in the following sections and the detailed analysis worksheets are presented in Appendix B (available upon request). Table 3-3 summarizes the results of the traffic operations analysis and Figure 3-2 presents the v/c ratios and LOS performance by lane group for the area intersections.

Table 3-3. Existing (Year 2013) PM Peak Hour Traffic Operations Analysis Results

Intersection	Critical Movement ¹	V/C Ratio ²	LOS ²	OHP Target ³
1. Colver Rd. at Front St.	NB L/R	0.08	B	-
2. Colver Rd. at Talent Ave.	NB L/R	0.18	B	-
3. Colver Rd. at OR 99 (Signalized)	Overall	0.31	A	0.95
4. Main St. at Front St.	SB L/T/R	0.08	B	-
5. Main St. at Talent Ave.	EB L/T/R	0.28	B	-
6. W. Valley View Rd. at Talent Ave.	WB L	0.32	C	-
7. W. Valley View Rd. at OR 99 (Signalized)	Overall	0.42	B	0.95
8. W. Valley View Rd. at I-5 SB Ramp Terminal	SB L/T/R	0.40	B	0.85
9. W. Valley View Rd. at I-5 NB Ramp Terminal	NB L/R	0.20	B	0.85
10. Wagner St. at Wagner Creek Rd.	WB L/R	0.06	B	-
11. Wagner St. at Front St.	SB L/R	0.02	A	-
12. Wagner St. at Talent Ave.	EB L/R	0.27	B	-
13. Foss Rd. at Wagner Creek Rd.	EB L/R	0.07	B	-
14. Rapp Rd. at Wagner Creek Rd.	EB L/T	0.12	A	-
15. Rapp Rd. at Talent Ave.	WB L/T/R	0.24	A	-
16. Rapp Rd. at OR 99 (Signalized) ⁵	Overall	0.32	A	0.95
17. Creel Rd. at Talent Ave.	SB L/T/R	0.07	A	-
18. Creel Rd. at OR 99	EB L/R	0.10	B	0.95

Acronyms: EB = eastbound; WB = westbound; NB = northbound; and SB = southbound. L = left; T = through; and R = right.

Notes:

1. At signalized intersections, the overall results are reported along with all individual movements, while at unsignalized intersections the results are reported for all movements that must stop or yield the right of travel to other traffic flows.
2. The v/c ratios and LOS are based on the results of the macrosimulation analysis using Synchro, which cannot account for the influence of adjacent intersection operations.
3. 1999 Oregon Highway Plan (OHP), Policy 1F applies to existing and no-build conditions through the planning horizon.
4. The Jackson County Transportation System Plan (TSP) designates traffic operational standards for county roadways inside the MPO as 0.95. No specific operational standards for the City of Talent are available; therefore, the county standard of 0.95 is reported for all non-state facilities.
5. Intersection operations based on HCM 2000 methodology.

Source: David Evans and Associates, Inc.

conditions are generally good, with little congestion and low delays for most intersection movements. As the v/c ratio approaches 1.00, traffic becomes more congested and unstable, with longer delays.

Level of Service (LOS)

Level of service is also a widely recognized and accepted measure and descriptor of traffic operations. At both stop-controlled and signalized intersections, LOS is a function of control delay, which includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Six standards have been established, ranging from LOS A, where there is little or no delay, to LOS F, where there is delay of more than 50 seconds at unsignalized intersections, or more than 80 seconds at signalized intersections.

It should be noted that, although delays can sometimes be long for some movements at a STOP-controlled intersection, the v/c ratio may indicate that there is adequate capacity to process the demand for that movement. Similarly at signalized intersections, some movements, particularly side street approaches or left turns onto side streets, may experience longer delays because they receive only a small portion of the green time during a signal cycle, but their v/c ratio may be relatively low. For these reasons, it is important to examine both v/c ratio and LOS when evaluating overall intersection operations. Both are reported in the following section.

Operational Standards

The Oregon Highway Plan (OHP) has established several policies that enforce general objectives and approaches for maintaining highway mobility. Of these policies, the Highway Mobility Standards (Policy 1F) establish maximum v/c ratio targets for peak hour operating conditions for all highways in Oregon based on the location and classification of the highway segment being examined. The OHP policy also specifies that the v/c ratio targets be maintained for ODOT facilities through a 20-year horizon. The OHP target for OR 99, which is classified as a district highway, is v/c ratio less than or equal to 0.95. The target for the I-5 ramps is a v/c ratio less than or equal to 0.85.

Review of the 2007 TSP and the development code indicates the City of Talent does not currently have operational standards for their roadways.

Traffic Operations Analysis Procedures

All operations were evaluated using the methodology outlined in the *2010 Highway Capacity Manual (HCM)* along with the procedures outlined in ODOT's Analysis Procedures Manual (APM). The Synchro analysis software was selected to perform the intersection analysis since it can provide the v/c ratio and LOS output of an HCM analysis and consider the systematic interaction of the intersections with regard to queuing and delays.

Synchro is a macroscopic model similar to the Highway Capacity Software (HCS), and like the HCS, is based on the 2010 HCM. The Synchro model explicitly evaluates traffic operations under



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER · HEALTHY COMMUNITIES

June 3, 2022

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

Re: SPR 2022-003, Renaissance Flats, Map 38 1W 26AB TL 1401
Ref: PAC 2021-014

There is a 4 inch sewer service likely service the existing home on the property and an additional 6 inch sewer service to the property from the 8 inch main along Talent Avenue. Sewer service for proposed development will require a new sewer extension from the 8 inch main along Talent Avenue. The sewer extension may be in the form of a private service line or a new sewer main. The existing sewer services must be abandoned at the right-of-way per RVSS standards.

The development will require stormwater management in accordance with the regional stormwater quality manual. The development will also require a 1200-CN erosion control permit issued by RVSS.

RVSS has a stormwater incentive policy to encourage the use of Low Impact Development methods for stormwater management. Funding is available for eligible projects for stormwater management plan development and construction. Private projects are eligible for up to \$10,000 and projects initiated by RVSS' co-implementers are eligible for up to \$50,000 in funding. Visit our [website](#) for more information.

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

Prior to the start of construction:

1. Applicant must obtain a sewer service abandonment permit and abandon the existing sewer services per RVSS standards.
2. Applicant must provide construction plans prepared per RVSS standards for approval.
3. Applicant must prepare a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual.
4. Applicant must obtain a 1200-CN permit from RVSS
5. Applicant must record a Declaration of Covenants for all new stormwater quality features.

During Construction:

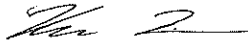
6. Sewer facilities must be constructed and inspected per RVSS standards.

Prior to final acceptance of project:

7. All new sewer and stormwater facilities must be inspected, and accepted per RVSS standards.
8. New sewer mains must be accepted by RVSS prior to the issuance of sewer connection permits.
9. Applicant must provide RVSS with architectural drawings for the calculation of sewer SDC's prior to the issuance of sewer connection permits.
10. Applicant must obtain a sewer connection permit from RVSS and pay all related fees.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Bakke", written in a cursive style.

Nicholas R. Bakke, PE
District Engineer

Kristen Maze

From: Talent Irrigation District <tid@talentid.org>
Sent: Monday, June 6, 2022 8:02 AM
To: Kristen Maze
Subject: FW: Site Plan Review for 72 Unit Apartment at 232 Talent Comments SPR-2022-003

Subject: RE: Site Plan Review for 72 Unit Apartment at 232 Talent Comments SPR-2022-003

Hello,
TID does not have any comments on this proposal.
Thank you,
Amber

From: Kristen Maze <KMaze@cityoftalent.org>
Sent: Friday, June 3, 2022 11:24 AM
To: Jennifer Snook <jsnook@cityoftalent.org>; Nick Bakke <nbakke@rvss.us>; Bret Marshall <bmarshall@cityoftalent.org>; Talent Irrigation District <tid@talentid.org>; David Meads <meads@icfd5.com>
Subject: Site Plan Review for 72 Unit Apartment at 232 Talent Comments SPR-2022-003

Hello All,
I am not sure if my email made it to you for this site plan review for the 72 unit residential apartment complex that consist of 7 buildings, 6 are residential with one clubhouse. The packet I attempted to send out yesterday I am afraid was too big. If you all could get your comments to me by June 13th I would appreciate that. Also, if you would like more information or specific plans I have them available.

Thanks,

Kristen Maze
Community Development Director
City of Talent
(541) 535-1566 X1010

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

www.CityofTalent.org

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Talent, Oregon

Kristen Maze

From: Jennifer Snook
Sent: Sunday, June 5, 2022 7:56 AM
To: Kristen Maze
Subject: RE: Site Plan Review for 72 Unit Apartment at 232 Talent Comments SPR-2022-003

No Comments.

Jennifer Snook
Chief of Police
Talent Police Department

From: Kristen Maze <KMaze@cityoftalent.org>
Sent: Friday, June 3, 2022 11:24 AM
To: Jennifer Snook <jsnook@cityoftalent.org>; Nick Bakke <nbakke@rvss.us>; Bret Marshall <bmarshall@cityoftalent.org>; Talent Irrigation District <tid@talentid.org>; David Meads <meads@jcf5.com>
Subject: Site Plan Review for 72 Unit Apartment at 232 Talent Comments SPR-2022-003

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Thanks,

Kristen Maze
Community Development Director
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Talent, Oregon

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Talent, Oregon