

# City of Talent

Community Development Department - Planning



## STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: September 27, 2022  
Prepared by: Kristen Maze

File no: SPR 2022-006  
Item: SPR 2022-006

### GENERAL INFORMATION

Applicant ..... Jack Mercer

Assessor's Map Number ..... 38-1W-23B Lot 1801, 1802 & 1803

Site Location ..... Suncrest Road near the corner of Hwy 99

Site Area ..... 0.71 acres

Zoning ..... RHD- Residential High Density

Applicable Code Sections ..... *18.40 – Residential- High-Density (RHD)*  
*18.105 – Landscaping Fences and Hedges*  
*18.190 – Site Development,*  
*18.90 – General Provisions,*  
*18.150 – Site Development Plan,*  
*17.10 – Development and Design Standards*

120-Day Limit ..... December 30, 2022

### PROPOSAL

The proposed project is a 22-unit affordable senior housing project located in the Residential High Density District. It includes 22 separate single story manufactured homes to be constructed and/or placed on .71 acres, along with a 420 to 520 square foot community building. The project will also include a lot-line adjustment to merge the three separate parcels into one parcel.

### PROPERTY CHARACTERISTICS

The property is a vacant lot located on Suncrest Road near the intersection of Suncrest and Hwy 99. The 22-unit affordable senior housing project totals 11,088 square feet, with each single-story dwelling unit at 504 square feet. The density of the project is 20.51 units per acre, meeting the minimum required for the zone district of 18 units per acre.

The subject property identified in the records of the Jackson County Assessor as Township 38 North, Range 1 West, Section 23B (38-1W-23B), Tax Lot 1801, 1802, and 1803 is .71 acres in size.

The property to the north of the project site is outside the city limits and is known as TA-5 conceptual plan area. Once it is brought into the Urban Growth Boundary, TA-5 will be comprised of Commercial, Low and High-density residential zones. The property to the south is zoned Highway Commercial Business District and High-density Residential, the property adjacent to the proposed project is High-density Residential, the property to the west across Suncrest Road is zoned Highway Central Business District.

### **APPROVAL CRITERIA**

- 18.40 – Residential- High-Density (RHD)
- 18.190 – Site Development
- 18.90 – General Provisions
- 18.95 – Residential Lot Improvements
- 18.105 – Landscaping, Fences and Hedges
- 18.150 – Site Development Plan

### **AGENCY COMMENTS**

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

Prior to the start of construction:

1. Applicant must submit building and architectural plans for the assessment of associated development fees.
2. Applicant must obtain sewer service connection permits from RVSS prior to start of building construction. Permit will be issued by RVSS upon payment of related development fees.
3. Applicant must submit a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual. Plan must be approved by RVSS prior to the start of construction.
4. Applicant must record a Declaration of Covenants for all new stormwater quality features as applicable.
5. Applicant must obtain an erosion and sediment control permit from RVSS.

During Construction:

5. Sewer and stormwater facilities must be constructed and inspected per RVSS standards.

Prior to final acceptance of project:

6. All new sewer and stormwater facilities must be inspected and accepted per RVSS standards.
7. Any new sewer mains must be accepted by RVSS prior to the issuance of a sewer connection permit.

- Talent Irrigation District has the following comments:
  1. The Talent Irrigation District's T-5-C lateral runs along the entire northwesterly property line. The easement is 10 feet in width (5 feet from the center of the property on each side) and needs to be shown and recorded on the Lot Line Adjustment exhibit. There shall be no structure or deep-rooted plants permitted within the easement. Crossing agreements with the District and Bureau of Reclamation are required for all crossing of the easement.
  2. If the facility is to be relocated or modified, specification must meet the District's standards and be agreeable to the District. A new written and recorded easement must be conveyed to the district.
  3. If a written or recorded easement does not exist for an existing facility, then one must be provided in favor of the District.
  4. Property may have private facilities (ditch or pipeline) that the District does not manage. Arrangements may need to be made or provide continued service through the subject property for downstream water users.
  5. If property currently has water rights and 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 the property with water rights to continue to have access to the water.
  6. Upgrade to District facilities may be required to support any land use changes or developments, such as pipe installations or encasing existing piping under roads or concrete.
  7. All new sewer and stormwater facilities must be inspected and accepted per RVSS standards.
  8. The District relies on the Bureau of Reclamation's Storm Water Policy. No urban storm water or point of 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.)
  9. There shall be no interruptions to irrigation water deliveries allowed.
  10. T.I.D. is a Federal Project and some facilities and/or easement issues may need Bureau of Reclamation approval.
  11. The developer will take all appropriate actions to ensure the reliability and protection of the original function of the District's facilities.
  
- The City of Talent Police has no comments.
  
- Fire District #5 requires the following conditions:
  1. Provide a conspicuously located Knox Box. Knox applications are available at Fire District 5 headquarters during business hours.
  2. Any fire department connection (FDC) shall be off building accessible from Suncrest Road and include a monitored post indicator valve. Additionally, the FDC must be located within 100 feet of a hydrant and be labeled with the building address and function.
  
- City of Talent Public Works:
 

Currently water service is provided to the existing lots.

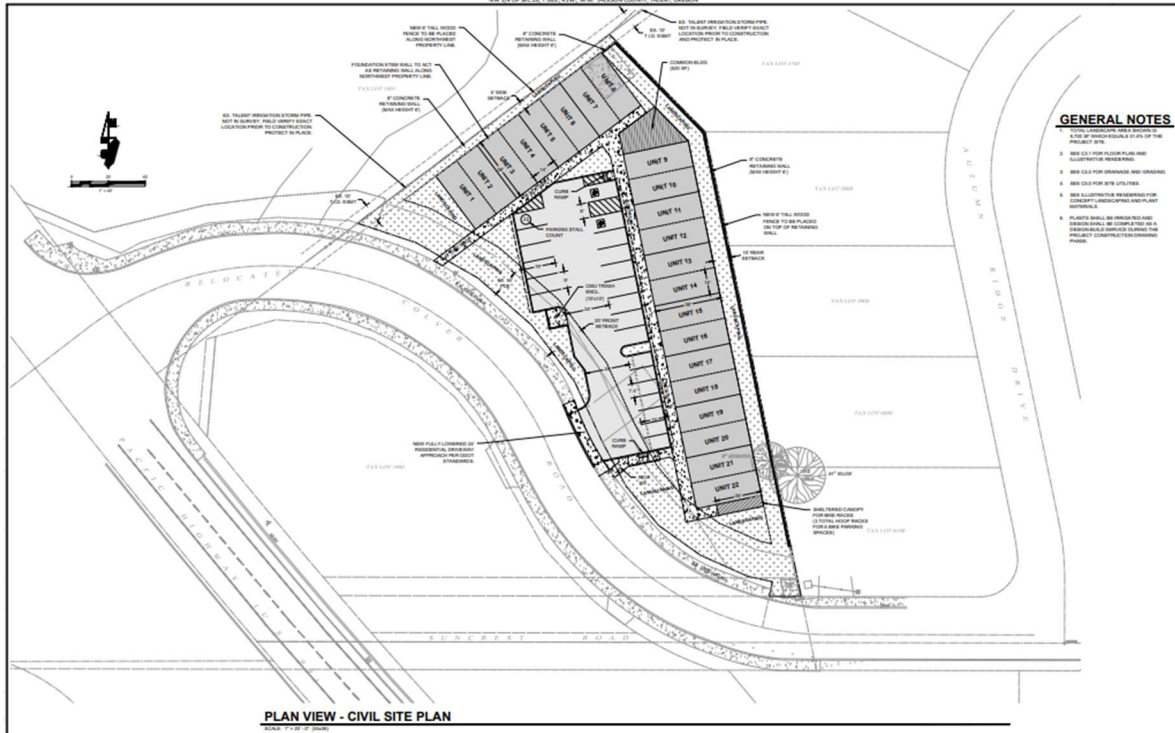
## PUBLIC COMMENTS

Notice was sent to adjacent property owners within 250 feet of the proposed property. The City received three comments.

A nearby resident understands the need for more housing and would like to see this large empty lot put to good use. Another neighbor visited the planning department and had concerns about the construction of the proposed fence along the easterly property line where residents currently exist and how that would be place in relation to the existing fences. Another property owner is concerned that the senior housing looks like a motel.



The applicants held a public meeting at the development site on September 22, 2022, between 6:00 and 7:00pm. The developer was on site to discuss the project and any concerns the neighbors may have. There were five individuals that attended the meeting. The setbacks were discussed for the project, the neighbors were happy with them, they liked that the development would be single story and not a commercial development. They also would prefer not to have conifer trees placed in the landscaping. Although several thought the design of the site looked like a motel, they were happy that each unit will be a different color and have varying textures to provide aesthetic distinction between units. They also appreciated that the development will be prefab housing. Overall, the attendees were positive about the project.



**REVIEW PROCESS**

The proposed project is a 22-unit senior housing development that is consistent with Chapter 18.40 and is considered a Type III Site Development Plan Review. Therefore, a public hearing will be held on the matter whereby the Planning Commission will be provided with a proposed final order prior to rendering a decision..

**STAFF CONCLUSIONS:** Based on the applicable standards and criteria, the city concludes that the applicant has adequately addressed the zoning regulations in the High Density Residential (RHD).

The city recognizes the need for multi-family housing units that accommodate senior living households with lower income ranges and sees this location as an appropriate place for a multi-family dwelling due to its proximity to a collector street and the RVTD bus route.

The applicants have met the multi-family parking standards for 22 units at 22 parking spaces, the driveway access is 26 feet wide which allows for two cars to pass each other. The parking is located in front of the units for easy access and will be located between the street and the buildings with a landscape buffer to provide aesthetic relief to the parking area.

The proposed buildings will be one story structures which meets the height limit for the High Density Residential zone district and the surrounding residential development.

The proposed development is providing much needed affordable housing to the area. The 22 units will provide housing options for the senior population in the City of Talent.

The minimum density for this area is eighteen units per acre. The proposed 22-unit building will be constructed on a .71-acre vacant lot. The structures will provide a density of 20.5 units per acre.

The applicant has significant landscaping along the frontage to mitigate the parking lot at the front of the property.

Traffic is currently at exceptionally low volume along Suncrest Road and at the nearby intersection with a level of service at A and B. The traffic count does not indicate that the level of service in this area will be significantly impacted with the proposed development.

Noise will increase in the area with the added residential use and during construction. The construction noise will be temporary and will be managed between the hours of 7 am and 10 pm. Noise associated with the residence will be no more than any noise associated with any type of residential development in a high-density residential zone. This area is anticipated to grow and develop as allowed by the RHD zone district.

**RECOMMENDATION**

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

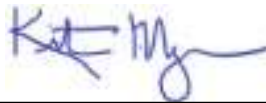
**POTENTIAL MOTION**

I move to approve the Type III Site Plan Review, SPR 2022-006, based on the Final Order and Conditions of Approval.

**ATTACHMENTS**

The following information was submitted regarding this application:

- Applicant’s Statement and Proposed Plan
- Proposed Final Orders
- Agency Comment
- Public Comment
- Pre-Application Meeting Notes



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Kristen Maze, Community Development

Director

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September 27, 2022  
Date

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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 18.190.050.

**A public hearing on the proposed action is scheduled before the Planning Commission on September 27, 2022 at 6:30 PM via Zoom. See City of Talent website for more information.**

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 kmaze@cityoftalent.org.