

City of Talent

Community Development Department - Planning



STAFF REPORT

Type II Land Use Application — Administrative Review

Date: June 8, 2021

Item: SPR 2021-004 International Enterprises Inc.

Site: 618 South Pacific Highway

Applicant: Ken Brown Construction
P. O. Box 858
Gold Hill, OR 97525

Property Owner: International Enterprises Inc
1775 Ashland Mine Rd
Ashland, OR 97520

Requested Action: Approval of a Site Development Plan to reconstruct a warehouse destroyed in the Almeda Fire

Assessor's Map Number: 38-1W-25B, Tax Lot 2800- 0.25 Ac & 2804 - 0.63 Ac

Site Location: 618 South Pacific Highway.

Zoning: HC – Highway Commercial

Deemed Complete: May 15, 2021

Notice Mailed: May 21, 2021

120-Day Limit: September 15, 2021

PROPOSAL

Reconstruction of a warehouse that was destroyed by the Almeda Fire. The previous structure was a 3,056-sf building consisting of 2,400 sf on the bottom floor and 656 sf office on second floor, the new structure will be a 7,500- sf building.

APPROVAL CRITERIA

Talent Municipal Code 18.60.030(F); 18.150.045

PROPERTY CHARACTERISTICS

Owners propose a new 7,500 sf industrial building. The building will be 100% steel with architectural masonry, accent walls on the front.

The project will include fencing, paved parking, landscaping and bicycle parking. The interior will be largely open.

AGENCY COMMENTS

Jackson County Fire District 5 responded that after review of the site plan the proposed access and water supply look great. However, if building plan review determines that the building is required to have a suppression system, additional design requirements will be needed.

The Fire District will also require a Knox box to be installed at the main building entrance. Knox applications are available at district headquarters.

Rogue Valley Sewer Service stated there is a 4-inch service stubbed to tax lot 2800 from the 12-inch main along South Pacific Highway. Rogue Valley Sewer Service states that their records are unclear how tax lot 2804 is served, it is likely the service to tax lot 2800 is shared between the two lots, or tax lot 2804 does not currently have sewer service. The service to tax lot 2800 has been capped, and a new cleanout has been installed near the property boundary. Sewer service to tax lot 2800 may be had by installing a new service connecting to the existing service stub at the right-of-way. Alternatively, the service can be located and reconnected near the new building and reconnected at the right-of-way. A TV inspection of the existing service on the lot from the new building to the right-of-way must be performed in the presence of an RVSS inspector. Service to tax lot 2804 will require a new service tap to either the existing 8 inch main along Arnos Road or the 12-inch main along S. Pacific Highway. The proposed development will require a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual for all new impervious surface installed or redeveloped with the project. The development will also require a 1200 -CN permit if the total ground disturbance is more than one acre.

PROPERTY OWNER COMMENTS

No property owner comments were received in response to a request for comment mailed with a comment deadline of June 7, 2021.

PUBLIC COMMENTS

Two public comments were received both were in support of the project.

ANALYSIS

Tentative administrative approval is subject to compliance with the approval criteria above, and the underlying zoning district, Highway Commercial HC. Text from the code appears in *italics*.

18.60.030 BUILDINGS AND USES SUBJECT TO TYPE-II SITE DEVELOPMENT PLAN REVIEW

F. Retail (excluding sales of medical or recreational marijuana by producers, wholesalers, processors and retail outlets) and wholesale business and service establishments providing home furnishings; nursery supplies; retail lumber, paint and wallpaper; plumbing, heating and electrical sales and service; drapery, floor covering and tile sales.

FINDING: The parcel is zoned Highway Commercial (HC), which allows retail and wholesale business and service establishments, subject to notification of neighbors and affected agencies and compliance with Chapter 18.150. The proposed business replaces what was destroyed in the Alameda Fire. The structure will increase in size to provide for future growth of the business.

The provisions of this section have been met.

18.150.050 REQUIRED FINDINGS FOR APPROVAL OF PLAN

After an examination of the site, the planner shall approve, or approve with conditions the site development plan if all of the following findings are made:

a) All provisions of this Chapter and other applicable City ordinances and agreements are complied with.

FINDING: The HC zone allows for retail and wholesale business and service establishments, which are subject to an Administrative Site Development Plan review and notice to the neighboring property owners. All applicable code sections have been addressed within the application submittals or will be made to comply with conditions of approval. Two responses were received from neighboring property owners, both neighbors encouraged approval of the proposal.

The provisions of this section have been met.

b) The proposed development will be in conformance with the intent and objectives of the zone in which it will be located.

FINDING: The HC zone is intended to accommodate business for retail and wholesale business as noted in TMC 18.60.030 F.

The provisions of this section have been met.

c) All applicable portions of the City Comprehensive Plan or other adopted plan are complied with;

FINDING: The proposed site development plan is consistent with the approval criteria of the Talent Zoning Code and meets the overall intent of the commercial Comprehensive Plan designation.

The provisions of this section have been met.

d) The proposed development will be compatible with or adequately buffered from other existing or contemplated uses of land in the surrounding area.

FINDING: The proposed building is located on the south side of the property, with HC zoning to east, north. Residential High Density to the west and across Arnos Street the zoning is residential mobile home. Site screening from the residentially zoned lands is required per TMC 18.105.050. Applicant must comply with the buffer requirements between subject property and adjacent property zoned residential.

The provisions of this section have been met with conditions.

e) *That no wastes, other than normal water runoff, will be conducted into City storm and wastewater facilities.*

FINDING: The proposed reconstruction **does** create new impervious surface in excess of 2,500 square feet and therefore a stormwater management plan is required by RVSS.

The provisions of this section have been met with conditions.

f) *The following are arranged so that traffic congestion is avoided; pedestrian and vehicular safety, solar access, historic sites, and the public welfare and safety are protected; and there will be no adverse effect on surrounding property:*

- (1) buildings, structures, and improvements;*
- (2) vehicular and pedestrian ingress and egress, and internal circulation;*
- (3) parking and loading facilities;*
- (4) setbacks and views from structures;*
- (5) walls, fences, landscaping and street and shade trees;*
- (6) lighting and signs; and*
- (7) noise generation facilities and trash or garbage depositories.*

FINDING: Sidewalks exist along the South Pacific Highway frontage and Arnos Street; the parking will be redeveloped, all structures satisfy setback requirements, fencing, buffering, lighting and noise generation have been addressed.

The provisions of this section have been met.

g) *The applicant has made any required street and other needed public facility and service improvements in conformance with the standards and improvements set forth in this title and the applicable portions of the TMC Title 17, or has provided for an adequate security arrangement with the city to ensure that such improvements will be made.*

FINDING: No public facility and service improvement requirements were identified during preapplication review.

The provisions of this section have been met.

18.105.050 BUFFER AND SCREENING



In order to reduce the impacts on adjacent uses of a different type, buffering and screening are required in accordance with Table 18.105.050-1 below.

A. General Requirements.

- 1. The property owner is responsible for the installation and maintenance of required buffers and screens including compliance with TMC [18.135.060\(A\)](#).*
- 2. The community development director may waive the buffering/ screening requirements of this section where the required buffer/ screen has been installed on the adjacent property in accordance with this chapter.*
- 3. Where a proposed use abuts undeveloped property, only one-half of the buffer width shall be required.*

B. Buffer Location. A buffer consists of an area within a required setback adjacent to a property line. It has a depth equal to the amount specified in Table 18.105.050-1 and contains a length equal to the length of the property line of the abutting use(s).

C. Buffer Requirements.

- 1. At least one row of trees. These trees will not be less than 10 feet tall at the time of planting and not spaced more than 30 feet apart and five feet tall at the time of planting for evergreen trees and spaced not more than 15 feet apart. This requirement may be waived by the community development director when it can be demonstrated that such trees would conflict with other provisions of this code (e.g., solar access).*
- 2. At least five five-gallon shrubs or 10 one-gallon shrubs for each 1,000 square feet of required buffer area.*
- 3. The remaining buffer area shall be planted in accordance with TMC [18.105.030\(C\)](#).*

D. Screening. Where screening is required or provided, at least one of the following techniques shall be provided in addition to the buffering requirements above:

- 1. One row of evergreen shrubs that will grow to form a continuous hedge at least six feet tall within two years of planting; or*
- 2. A fence or masonry wall at least six feet in height to provide a uniform sight-obscuring screen; or*
- 3. An earthen berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least six feet tall within two years of installation.*

FINDING: Applicant has provided a plan for an 8' tall chain link fence with vision obscuring slats along the North and West sides of the development to replace the existing fence that was destroyed by fire. Applicant must also comply with buffering requirements as stated above.

The provisions of this section have been met subject to conditions of approval.

18.105.20 MINIMUM LANDSCAPED AREAS

A. The minimum percentage of required landscaping is as follows:

- 3. Commercial Highway (CH). 20 percent of the site.*

FINDING: Applicant has submitted a landscape plan drawn by Natural Systems, install landscaping per plan.

The provisions of this section have been met.

18.105.070 LANDSCAPE MAINTENANCE

It shall be the responsibility of the property owner to maintain landscaping on their property. All landscaping and trees shall be provided with irrigation or other facilities for the continuing care of the vegetation.

- B. Commercial Areas. Landscaping. In commercial zones, areas not occupied by structures, roadways or parking areas, walkways, bicycle paths, patios or other specific facilities shall be landscaped and maintained. Fences, walls, hedges and screen plantings shall be permitted in conformance with the requirements of 18.105.020 and 18.105.030.*

FINDING: As a general condition of approval, all landscaped areas not occupied by structures, roadways or parking areas, walkways, bicycle paths, patios or other specific facilities and fences, walls, hedges and other screen plantings or buffers shall be continually maintained.

The provisions of this section have been met subject to conditions of approval.

18.110.040 PERMIT AND REVIEW REQUIRED OF ALL OFF-STREET PARKING LOT SURFACING AND RESURFACING PROJECTS.

No parking lot shall be surfaced or resurfaced without a building permit and until the project plans have been submitted to the city planning office for review to ensure conformance with the provisions of this chapter. If the staff advisor determines that the project plans conform to the provisions of this chapter, this person shall so certify on a copy of plans, retain one copy in the planning office files, and return a copy to the applicant. If a question arises as to the project's conformance with the provisions of this chapter, the staff advisor shall subject the project to a site development plan review without a public hearing. [Ord. 966 § 2 (Exh. B), 2021; Ord. 817 § 8-3J.525, 2006.

FINDING: Applicant is required to submit parking lot plan as noted above.

The provisions of this section have been met subject to conditions of approval.

18.110.050 OFF-STREET PARKING

Off-street parking spaces shall be provided and maintained as set forth in this Article for all uses in all zoning districts, except in the e (CBD), or as otherwise provided at the time:

FINDING: The subject parcel is zoned Highway Commercial (HC) and the site plan for parking contains 16 spaces, thereby meeting the parking criteria.

The provisions of this section have been met.

18.110.1300 BICYCLE PARKING FACILITIES

Commercial, industrial facilities and multiple-family dwellings shall provide adequate, safe and conveniently located parking facilities for bicycles. All uses, which are subject to Site Design Review, shall provide bicycle parking, in conformance with the following standards, which are evaluated during Site Design Review:

- A. *Number of Bicycle Parking Spaces. A minimum of 2 bicycle parking spaces per use is required for all uses with greater than 10 vehicle parking spaces. The following additional standards apply to specific types of development:*
 2. *Parking Lots. All public and commercial parking lots and parking structures provide a minimum of one bicycle parking space for every 10 motor vehicle parking spaces. Sheltered bicycle parking is recommended to encourage bicycle use.*

FINDING: Bicycle parking is located on the west side of the development, a minimum of 2 bicycle parking spaces are required.

The provisions of this section have been met.

18.110.120 PARKING AREA DESIGN STANDARDS

- B. *Groups of three or more parking spaces shall be served by service drive so that no backward movement or other maneuvering of a vehicle within a street other than an alley will be required.*

FINDING: The parking lot does not require any backward movements within the South Pacific Highway right-of-way, or Arnos Street.

The provisions of this section have been met.

- D. *The Planning Commission may allow 35 percent of the required off-street parking spaces to be reduced to seven feet six inches by 15 feet to accommodate compact or hybrid electric cars.*

FINDING: No compact stalls have been requested.

The provisions of this section are not applicable.

- E. *Parking Stall Standard Dimensions and Compact Car Parking. All off-street parking stalls shall be improved to conform to City standards for surfacing, stormwater management, and striping. Standard parking spaces shall conform to the dimensions below (Figure 18.110.120 and Table 18.110.120). Disabled parking shall conform to the standards in TMC 18.11.060(C).*

FINDING: Sixteen parking stalls are being proposed as part of this development two of which are accessible parking stalls.

The provisions of this section have been met.

18.110.130 *PARKING AREA IMPROVEMENTS*

All public and private parking areas, which contain three or more off-street parking spaces, except for single and two-family dwellings and mobile homes on individual lots, shall be improved according to the following:

- A. *All parking areas shall have a durable, dust-free surfacing of asphaltic concrete, Portland Cement Concrete, or other materials approved by the City Engineer. The use of pervious asphalt paving in parking areas is encouraged to meet on-site stormwater standards that may significantly reduce the requirement for drainage facilities.*

FINDING: The parking lot will be paved with asphaltic concrete meeting City standards and will meet required stormwater standards.

The provisions of this section have been met with conditions.

- C. *All spaces shall be permanently and clearly marked.*

FINDING: Per the site plan provided parking spaces will be marked and include two accessible spaces. One accessible parking space and one van accessible parking space are required.

The provisions of this section have been met.

- C. *Wheel stops and bumper guards shall be provided where appropriate for all spaces abutting property lines or buildings, and where necessary to protect trees or other landscaping; and no vehicle shall overhang a public right-of-way.*

FINDING: Where off-street parking stalls abut property lines wheel stops and bumper guards shall be provided where appropriate for all spaces abutting property lines or buildings, and where necessary to protect trees or other landscaping; and no vehicle shall overhang a public right-of-way.

The provisions of this section can be met with conditions.

- E. *Where parking facilities or driveways are located adjacent to residential or agricultural uses, school yards, or similar institutions, a site-obscuring fence, wall or evergreen hedge not less than five feet and not more than six feet in height (except that such wall, fence or screen planting may exceed six feet in height if located beyond the required yard setbacks), and adhering to any vision clearance requirements and the yard requirements of the zone in which it is located, shall be provided on the property line, or between the property line and the parking area or driveway. Screen plantings shall be of such size and number as to provide the required screening at*

maturity, and shall be planted within 12 months of the issuance of the building permit required in subsection H, of this section.

FINDING: Parking facilities are not located adjacent to residential or agricultural uses, school yards, or similar institutions.

The provisions of this section are not applicable.

G. *Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect light away from any abutting or adjacent residential district and limit excessive light pollution.*

FINDING: The proposed site plan identifies three wall pack lights located on the building facing the parking lot. If parking area lighting is being considered, the applicant shall install lights that are shielded or arranged to reflect light away from abutting or adjacent properties and limit excessive light pollution.

The provisions of this section have been met subject to conditions of approval.

18.115.030 STREET ACCESS AND CIRCULATION

A. *General. This chapter shall apply to all public streets within the City and to all properties that abut these streets.*

1. *General Considerations. The number of access points to a single property shall be limited to a minimum that will allow the property to accommodate and service such traffic as may be reasonably anticipated to be commensurate with the safety of the traveling public and must not infringe on the frontage of adjoining property. Access points shall be located where they do not create undue interference or hazard to the free movement of normal road, bicycle, or pedestrian traffic. Locations on sharp curves, steep grades, areas of restricted sight distance or at points which interfere with the placement and proper functioning of traffic control signs, signals, lighting or other services that affect traffic operation are to be avoided.*

FINDING: Two access points exist one from South Pacific Highway the other from Arnos Street. Both serve the parking lot. No changes to access are proposed.

The provisions of this section are met.

DISCUSSION

The proposed project is to replace a property to its pre-fire status but enlarging the building to 7,500 sf. No issues have been identified that require modification of the site plan.

DECISION

Staff **APPROVES** the Site Development Plan application subject to the following conditions:

GENERAL CONDITIONS

1. The applicant shall continually maintain all landscaped areas not occupied by structures, roadways or parking areas, walkways, bicycle paths, patios or other specific facilities and fences, walls, hedges and other screen plantings or buffers.

2. If parking lot lights are to be installed, the applicant shall provide a revised site plan that includes the light specifications for all exterior parking lot and building lighting. All lights shall be shielded or directed in a manner that prevents light from reflecting towards the residential uses.

PRIOR TO START OF CONSTRUCTION

3. The applicant shall submit civil site and architectural plumbing plans to RVSS.
4. Applicant must obtain a sewer service connection from Rogue Valley Sewer Service. Any new sewer facilities must be constructed per RVSS standards.
5. If needed, Applicant must obtain a sewer service tap permit from RVSS and pay related fees.
6. Applicant must obtain a 1200-CN permit from RVSS as applicable.
7. Applicant must prepare a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual.
8. Applicant must record a Declaration of Covenants for all new stormwater quality features.
9. Benzene test results shall be provided to the Community Development Department.
10. Documentation of post-fire clean-up of the site shall be provided to the Community Development Department.
11. Applicant must submit a parking lot paving plan to City of Talent.
12. Fence permits are required, please obtain a fence permit prior to construction.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

13. All new sewer service must be constructed, inspected, and accepted per RVSS standards.
14. All new stormwater facilities must be constructed, inspected, and accepted per RVSS standards.
15. Applicant to comply with city landscaping, screening, and buffering requirements.

Kristin Maze
Community Development Director

6/15/2021
Date