

City of Talent

Community Development Department - Planning



STAFF REPORT

Type II Land Use Application — Administrative Review

Date: July 9, 2021

Item: SPR 2021-007 Self Storage

Site: 1006 South Pacific Highway

Applicant: / Property Owner

Jordan Brown
P. O. Box 1519
Talent, OR 97540

Requested Action:

Approval of a Site Development Plan to construct an addition to existing self-storage building, adding 14 additional units.

Assessor's Map Number:

38-1W-25B, Tax Lot 1100 2.44 acres

Site Location:

1006 South Pacific Highway.

Zoning:

HC – Highway Commercial

Deemed Complete

June 23, 2021

Notice Mailed:

June 24, 2021

120-Day Limit:

October 23, 2021

PROPOSAL

Construct an addition to existing self-storage units, adding 14 additional units. Building size 30 by 80 feet which equals 2,550 S. F.

APPROVAL CRITERIA

Talent Municipal Code 18.60.030(K) -Storage Buildings for household goods and private vehicles are permitted subject to the provisions of Chapter 18.150 TMC Site Development Plan and 18.150.045 TMC Required findings for approval of Type II minor site development plan.

PROPERTY CHARACTERISTICS

Owners propose to construct an extension to an existing self-storage building by adding an additional 80 by 30 feet, equaling 2,550 square feet and consisting of 14 additional storage units.

NEIGHBORING PROPERTY OWNER COMMENTS

One property owner comment was received with No Comment marked.

AGENCY COMMENTS

1. Fire District 5 had no comment regarding the proposed new 2,550 sf self-storage building which is an addition. However, if there are plans for continued development of the property, future construction of storage buildings will likely require a condition for water supply in the form of a hydrant at the Hwy 99 entrance to the facility
2. Rogue Valley Sewer Services commented: there is a 4 inch sewer service currently serving the subject property from the 12 inch sewer main along S. Pacific Highway. If planned, additional sewer service for this project may be had by installing a new service connecting to the existing service or providing a new service tap to the existing main along S. Pacific Highway.
The proposed development will require an erosion and sediment control permit (NPDES 1200-CN) if the total ground disturbance is more than one acre.
Standard RVSS policy requires the applicant to demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual if installing or redeveloping over 2,500 sf of impervious surfaces. In response to the Alameda fire, redevelopment in

areas burned will be subject to stormwater management based on the net increase in impervious surface above 2,500 sf when compared to the pre-fire impervious area footprint.

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

No building, structure or land shall be used, and no building or structure shall be hereafter erected, enlarged or structurally altered; neither shall any land be developed, except for the following uses, none of which shall include drive-in, drive-up or drive-through facilities. Further, the following uses are permitted subject to the provisions of Chapter [18.150](#) TMC:

(K) -Storage Buildings for household goods and private vehicles are a permitted use.

FINDING: The parcel is zoned Highway Commercial (HC), and allows Storage Buildings for household goods and private vehicles subject to notification of neighbors and affected agencies and compliance with Chapter 18.150.

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 storage buildings for household goods and private vehicles, 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.

The provisions of this section have been met with conditions.

- 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 interior of the property, with HC zoning to north, south and east. Residential Low Density to the west. Applicant is exempt from the buffer requirements between subject property and adjacent property zoned residential because the building site is in the interior of the property and no disturbance at the property line is anticipated.

The provisions of this section have been met.

- 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. Vehicular ingress and egress shall be paved to City of Talent standards; the parking will not be changed, all structures satisfy setback requirements, fencing, buffering, lighting and noise generation have been addressed.

The provisions of this section have been met with conditions.

- 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: Construction of new structure is an addition to an existing self-storage warehouse and is interior to the site, therefore there are no additional buffering requirements

The provisions of this section have been met.

18.105.20 MINIMUM LANDSCAPED AREAS

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

3. *Commercial Highway (CH). 15 percent of the site.*

FINDING: Applicant is required to submit a landscape plan for city approval prior to start of construction.

The provisions of this section have been met with conditions.

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 with conditions.

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 driveway resurfacing plan as noted above.

The provisions of this section have been met with conditions.

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 contains adequate existing parking.

The provisions of this section have been met.

18.110.100 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: Applicant shall provide city with a bicycle parking plan as required.

The provisions of this section have been met with conditions.

18.110.120 PARKING AREA DESIGN STANDARDS

- B. *Groups of three or more parking spaces shall be served by a 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 area does not require any backward movements within the South Pacific Highway right-of-way.

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: No additional parking stalls are being proposed as part of this development
The provisions of this section are not applicable.

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: No parking areas are proposed on this in-fill project.
The provisions of this section are not applicable.

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

FINDING: No parking areas are proposed on this in-fill project
The provisions of this section are not applicable.

- 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: No parking areas abut property lines or building on this in-fill project.
The provisions of this section are not applicable.

- 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: No new parking facilities are proposed.

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 does not identify lighting, however if 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 with conditions.

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: One access point exists from South Pacific Highway, no changes to access are proposed.

The provisions of this section are met.

18.115.060 VEHICULAR ACCESS AND CIRCULATION

- K. *Fire Access and Parking Area Turnarounds. A fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive. Parking areas shall provide adequate aisles or turnaround areas for service and delivery vehicles so that all vehicles may enter the street in a forward manner.*

FINDING: Applicant shall provide fire equipment access in accordance with Fire District 5 requirements.

The provisions of this section have been met **with conditions**.

N. *Construction. The following construction standards shall apply to all driveways and private streets:*

1. Surface Options. Driveways, parking areas, aisles, and turnarounds shall be paved with asphalt, concrete or comparable surfacing, or a durable nonpaving material that will support emergency vehicles may be used to reduce surface water runoff and protect water quality.

2. Surface Water Management. When a paved surface is used, all driveways, parking areas, aisles and turnarounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facilities shall be constructed in conformance with city standards.

FINDING: Applicant shall provide to the City of Talent paving plans for drive aisles, turnarounds and surface water management.

The provisions of this section have been met **with conditions**.

DISCUSSION

The proposed project is to add an additional 2,550 sf to an existing self-storage building. Issues have been identified that require additional plans be submitted to the City as identified in this staff report.

DECISION

Staff **CONDITIONALLY 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 building lights or 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.

3. All areas of travel shall be paved with a durable surface approved by the Public Works Department. Provide the city with a paving plan.

PRIOR TO START OF CONSTRUCTION

1. The applicant shall submit proposed site plans to RVSS that show all area of proposed impervious surface. If the proposed impervious surface is above 2,500 s.f. when compared to the pre-fire impervious surface footprint, the development must demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual.
2. Applicant must obtain a sewer service connection from Rogue Valley Sewer Service. Any new sewer facilities must be constructed per RVSS standards, and all fees paid to RVSS if applicable.
3. Applicant must obtain a 1200-CN permit from RVSS as applicable.
4. Applicant must prepare a stormwater management plan in accordance with the Regional Stormwater Quality Design Manual if required by RVSS.
5. Applicant must record a Declaration of Covenants for all new stormwater quality features if required by RVSS.
6. Benzene test results shall be provided to the Community Development Department prior to water service.
7. Applicant must submit a paving, lighting and landscape plans to City of Talent.
8. Fence permits are required, please obtain a fence permit prior to construction if applicable.

DURING CONSTRUCTION

1. Sewer and stormwater facilities must be constructed per RVSS standards.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

1. If applicable, all new sewer service must be constructed, inspected, and accepted per RVSS standards.
2. All new stormwater facilities must be constructed, inspected, and accepted per RVSS standards.

3. Applicant to comply with city paving, Fire Department access, lighting and landscaping requirements.

July 9, 2021

Kristen Maze
Community Development Director