

City of Talent

Community Development Department - Planning



STAFF REPORT

Type II Land Use Application — Administrative Review

Date: April 27, 2021
Item: SPR 2021-003, Valley Bible Fellowship
Site: 616 South Pacific Highway

Applicant:	Valley Bible Fellowship 616 South Pacific Highway Talent, OR 97540
Property Owner:	Same
Requested Action:	Approval of a Site Development Plan to reconstruct a church destroyed in the Almeda Fire
Assessor's Map Number:	38-1W-25B, Tax Lot 3300
Site Location:	616 South Pacific Highway.
Zoning:	HC – Highway Commercial
Deemed Complete	April 13, 2021
Notice Mailed:	April 13, 2021
120-Day Limit:	August 10, 2021

PROPOSAL

Reconstruction of the Valley Bible Fellowship that was destroyed by the Almeda Fire. The proposed structure will be shifted approximately eight feet west of the existing structure, providing a setback from the eastern property line.

APPROVAL CRITERIA

Talent Municipal Code 18.60.030(H); 118.090; 18.150.050

PROPERTY CHARACTERISTICS

The property is located at 616 South Pacific Highway and contains 3.22 acres. Only the northeast quarter of the site accommodated the church, and only a minimal increase in coverage is proposed for its reconstruction.

AGENCY COMMENTS

Jackson County Fire District 5 responded that it had no concerns with the proposed access and water supply. It did note that if sprinklers are provided in lieu of a fire wall, then a fire department connection (FDC) would need to be located within 100 feet of a hydrant.

Rogue Valley Sewer Service stated there is a 4-inch service stubbed from the 12-inch main along South Pacific Highway that has been capped, but new sewer service for the project may be provided by installing a new service connecting to the existing service stub at the right-of-way. For sites that are Alameda Fire rebuilds, stormwater management will not be required for buildings that are rebuilt to the pre-built footprint and utilize the existing hardscape on the site. RVSS concludes that the site complies with these conditions and will not require stormwater management.

PROPERTY OWNER COMMENTS

No property owner comments were received in response to a request for comment mailed with a comment deadline of April 26, 2021.

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

H. Places for public assembly such as churches, meeting halls, auditoriums, lodges, clubs, fraternal organizations and mortuaries.

FINDING: The parcel is zoned Highway Commercial (HC), which allows churches, subject to notification of neighbors and compliance with Chapter 18.150. The proposed church replaces what was destroyed in the Alameda Fire, occupying the same footprint. The western portion of the new structure is taller than the previous annex, but remains a single-story. **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 churches, which are subject to an Administrative Site Development Plan review and notice to the neighboring property owners. All applicable code sections of the have been addressed within the application submittals or will be made to comply with conditions of approval. No responses were submitted from neighboring property owners. **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 and trade oriented toward automobile and truck uses. Tourist trade and heavy commercial or light industrial uses can also be accommodated in this zone. Churches are permitted outright in this zone. **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 church is located on the north half of the property, with HC zoning to east, north, and west. Land approximately 300 feet to the south of the church site is zoned for multi-family residential. Site screening from the residentially zoned lands is not required. **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 not create any new impervious surface in excess of 2,500 square feet or generate any waste other than normal water runoff. Comments from RVSS state that no stormwater management plan is required since the proposal does not increase the impervious surface by 2,500 square feet. The applicants propose to add 2,268 square feet of pavement. **The provisions of this section have been met.**

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: “Like-for-like” rebuilding does not require full compliance with all current standards; however, the previous use of the property fully complies. Sidewalks exist along the South Pacific Highway frontage; the parking lot exists, all structures satisfy setback requirements, and the sign survived the fire. **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 because the reconstruction of the church will not result in a more than minimal increase in impervious surfaces or other improvements requiring mitigation. **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). 20 percent of the site.*

FINDING: The subject parcel is current currently landscaped. Because this is a fire rebuild, additional landscaping is not required. **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.**

18.110.050 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 existing parking lot contains 25 spaces. Table 18.110.060 requires one space for every five seats in the main auditorium. One hundred seats are provided in the auditorium, requiring 20 spaces. **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: The proposed plan does not identify any off-street parking stalls and therefore does not require any bicycle parking. However, the general nature of the area is pedestrian oriented and the applicant is encouraged to provide sheltered bicycle parking to support multimodal transportation and reduce vehicle trip generated to the site. **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 existing parking lot 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 parking stalls are being proposed. 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. Standards 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 off-street 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: The existing parking lot is paved with asphaltic concrete. No additional parking spaces are proposed. **The provisions of this section have been met.**

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

FINDING: Spaces are marked and include four accessible spaces. **The provisions of this section have been met.**

D. *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 off-street parking stalls abut property lines. **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: 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 does not identify any outdoor lighting. 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 from South Pacific Highway. One serves the parking lot, while the other serves an open undeveloped part of the property. No changes to access are proposed, and

ODOT did not recommend, during pre-application review, closure of the second access. **The provisions of this section are met.**

DISCUSSION

The proposed project is to replace a property to its pre-fire status. 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 obtain a sewer service connection from Rogue Valley Sewer Service. Any new sewer facilities must be constructed per RVSS standards.
4. Benzene test results shall be provided to the Community Development Department.
5. Documentation of post-fire clean-up of the site shall be provided to the Community Development Department.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

6. All new sewer sewer must be constructed, inspected, and accepted per RVSS standards.

Dick Converse
Interim Community Development Director

4/27/2021

Date