

FILE



STAFF REPORT and DECISION

Date: December 22, 2021
Prepared by: Kristen Maze
Item: SPR 2021-014
Site Development Plan Review 250 E Wag-
ner St. Talent, Or 97540

Applicant.....Mark Phoenix Sigalove
6692 Tarry
Talent, Or. 97540
Owner..... Sumesh Bakshi
P. O. Box 86
Talent, Or. 97540

Application Received.....November 12, 2021

Application CompleteNovember 12, 2021

Request for Public Comment mailedNovember 17, 2021

Requested ActionChange in Use – mercantile to restaurant and
vintage furniture sales and Temporary Use of
144 sq. ft. food trailer (8x18)

Assessor’s Map Number38-1W-26AB, Tax Lot 1900

Lot Size19,611 sq. ft. (approx. 0.45 Acre)

ZoningCentral Business District (CBD)/ Old Town
District Overlay

Applicable code sections.....Talent Municipal Code (TMC) Title 18, Zon-
ing

PROPOSAL

Applicant proposed to open The Vintage which will serve coffee daily with locally sourced baked good and small bites. Applicant also proposes to have limited dinner service. In addition to food service applicant will carry and sell handpicked and restored Mid Century Modern furniture. Applicant will apply for a Temporary Use Permit to establish a 144 sq. ft. mobile food trailer for food preparation.

PROPERTY CHARACTERISTICS

The subject property is zoned Central Business District (CBD) and is identified as Commercial (c) on the Comprehensive Plan Map and is inside of the Old Town District overlay.

The subject property is located within the Old Town District overlay zone, however this application does not require the Architectural Review Committee design review process, as there are no proposed exterior modifications to the structure, and the food trailer will be

located behind the building and out of site from the public view and is permitted under a temporary use permit.

This lot measures approximately 0.45 acres and has access from E. Wagner Street.

Stormwater/Waste Water

Sewer services are currently available to the site.

Water Service

Water Service is currently available to the site.

Development Standards and Ordinance Criteria

- 18.137.050 – Temporary Uses
- 18.190.150 – Type II Process
- 18.150.040 – Site Development Plan
- 18.50 – Central Business District
- 18.120 – Signs, Billboards and Advertisements
- 18.140 – Design Standards – Old Town Design District

APPROVAL CRITERIA

TMC Ch 18.50, Commercial Zone, Central Business District (CBD). The purpose of the CBD is to *“serve as the hub of government, public services and social activities; shall permit retail trade, personal and business services; and shall include residential uses to strengthen and enliven the community core. The CBD shall be pedestrian oriented and shall highlight and incorporate historic places and structures, parks and public transit facilities and opportunities.”*

TMC Ch 18.150, Site Development Plan. The purpose of a site plan review is to *“determine and establish compliance with the objectives of the Zoning Code in those zones where inappropriate development may cause a conflict between uses in the same or an adjacent zone and to determine the conformance with any City plan.”* Approval of a site plan or site plan amendment must comply with this section.

PUBLIC COMMENTS

Three public comment forms were received in response to the request for public comment mailed on November 17, 2021. All were in favor of project approval.

AGENCY COMMENTS

Jackson County Fire District #5 response: No Comments returned.

Rogue Valley Sewer Services (RVSS) response received on November 8, 2021

Our records indicate there are three services extended to tax lot 1900. The service from the 8 inch main along Talent Avenue is connected to the existing restaurant and house and it is unclear if the two services from the 8 inch main along Wagner Street are active. These services will not be affected by the proposed use. Any alterations to any of the existing sewer services including a commercial RV dump must be approved by RVSS.

City of Talent Public Works Department: No Comments returned.

Talent Police Department: Talent Police Department expressed concerns about the street parking in front of 250 E Wagner. The street is not wide enough to accommodate the minimum width of a parallel parking space (9 feet). There are existing signs in place to prevent parking on the south side of E Wagner Street in this area out of concern for public safety.

Talent Irrigation District: No comments returned.

Ch 18.50 Commercial Zone- Central Business District (CBD)

18.50.030 BUILDINGS AND USES SUBJECT TO TYPE II SITE DEVELOPMENT PLAN REVIEW

No structure shall be erected, enlarged or structurally altered, nor shall land be developed, except for the following uses or structures, which shall not include drive-in, drive-through or drive-up facilities. The following uses are permitted subject to the provisions of Chapter 18.150 TMC and review by the planning department.

A. Any use permitted subject to site plan review without a required public hearing in the neighborhood commercial zone (CN).

B. Retail stores (excluding sales of medical or recreational marijuana by producers, wholesalers, processors and retail outlets) and offices; personal, business and repair services, not including automotive repair. Such uses may not exceed 6,000 square feet. Automotive parts and sales are permitted; provided, that the activity happens fully within enclosed buildings.

C. Eating and drinking establishments (which may include entertainment) not exceeding 6,000 square feet.

FINDING: Within this zoning district retail stores and eating and drinking establishments are allowed when not exceeding 6,000 square feet. The food trailer can be considered an incidental and accessory use to the restaurant. **The provisions of this section have been met.**

DECISION

Staff APPROVES the Site Development Plan Application subject to the following conditions:

1. No parking will be allowed on the south side of E Wagner Street in this area out of concern for public safety.
2. Applicant to contact RVSS if any changes are contemplated in sewer service.

3. Applicant to obtain a Temporary Use Permit for the food trailer prior to siting the trailer and prior to operating the restaurant.
 - a. The food trailer shall not be visible from the street. Temporary Use Permit must comply with TMC 18.140.030 K.5. Design Standards – Old Town District.

Approved by:



Kristen Maze
Community Development Director

12.22.21

Date

This matter has been approved administratively without a public hearing. The Talent Zoning Code allows administrative decisions under specified conditions. If no one requests a hearing on this matter within **14 days** of this tentative decision, it becomes the final decision of the city. To appeal an administrative decision requires written notice and a \$257.00 deposit. Please refer to TMC 18.190.040(E)(5), "Appeal," for specific provisions for appeals on Type-2 decisions.

This decision is being mailed to the applicant and all property owners who responded to the original notice.

For copies of any public documents or more information related to this application, please contact the Community Development Director at 541-535-1566 or via e-mail at kmaze@cityoftalent.org.