

EXHIBIT E



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540

Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

GENERAL LAND USE APPLICATION

Project Description: Comp Plan Map Amendment & Zoning Map Amendment & Subdivision Plat		
Property Owner Bradley Properties LLC et al	Mailing Address (include city, zip) 612 Iowa Street, Ashland, OR 97520	Phone 541.621.2136
Street Address or Property Location Talent Ave (adjacent to OSF's production bldg)	Email Address tom@bradleyprop.com	
Applicant/Consultant (if not owner) Scott Sinner	Mailing Address (including city, zip) 4401 San Juan Dr. Suite G - Medford, OR 97504	Phone 541.601.0917

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot Number	Acres	Zone
38-1W- 26 AD	500	4.37	Light Industrial (IL)
38-1W-			

Subzone (if applicable) _____

Pre-Application Meeting Completed? Yes No N/A Date Completed: 15 December 2016

APPLICATION TYPE (check all boxes that apply)

<input type="checkbox"/> Site Development Plan Review	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Variance	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Fence	<input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Annexation	<input type="checkbox"/> Comprehensive Plan Amendment (text)
<input type="checkbox"/> Accessory Dwelling Unit	<input checked="" type="checkbox"/> Comprehensive Plan Map/Zoning Map Change
<input type="checkbox"/> Appeal (flat fee)	<input type="checkbox"/> Development Code Amendment

ACCURACY STATEMENT

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Applicant's Signature

Date

Property of

Digitally signed by Thomas MacLeod Bradley
Date

DN: cn=Thomas MacLeod Bradley,
o=William Way, ou=Owner/Applicant,
email=tom@bradleyprop.com, c=US
Date: 2016.12.21 11:37:05 -08'00'

APPLICATION FEES & DEPOSITS (Application fees are calculated by ACTUAL PROCESSING COSTS)

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

Fixed Fee Applications: Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

Applicant's Signature

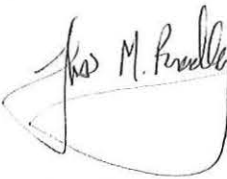
Date

decision. If more than one approval authority would be required to decide on the applications it submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

Applicant's Signature

Date

Property owner's Sig



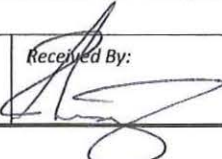
Digitally signed by Thomas MacLeod Bradley

DN: cn=Thomas MacLeod Bradley, o=William Way,

ou=Owner/Applicant,

email=tom@bradleyprop.com, c=US

Date: 2016.12.21 11:37:40 -08'00'

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$5140	12/21/16		REZ 2016-001 CPA 2016-003

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider

BEFORE THE CITY COUNCIL OF THE CITY OF TALENT OREGON

IN THE MATTER OF AN APPLICATION FOR)	
A COMPREHENSIVE PLAN MAP AND ZONING)	
MAP AMENDMENT ON THE PROPERTY IDENTIFIED)	FINDINGS OF FACT
AS T38-R1W-26AD TL 500)	AND
APPLICANT BRADLEY PROPERTIES, L.L.C)	CONCLUSIONS
<u>SCOTT SINNER CONSULTING, INC. AGENT</u>)	OF LAW

I. BACKGROUND INFORMATION

Applicant:

Bradley Properties, L.L.C
Tom Bradley
612 Iowa Street
Ashland, OR 97520
tom@bradleyprop.com

Agent:

Scott Sinner Consulting, Inc.
4401 San Juan Dr.
Medford, OR 97504
541-772-1494
scottsinner@yahoo.com

Property:

381W26AD TL 500
Bradley Properties, L.L.C.
California Townhouses, L.L.C.
TKAB Real Estate, L.L.C.
Sharon Harris
Current Comprehensive Plan Map Designation Light Industrial (li)
Current zoning district Light Industrial (LI)
Proposed Comprehensive Plan Map Designation Residential High Density (rh)
Proposed Zoning District Multiple Family – High Density (RM-22)

Project Summary:

The subject property is currently identified on the Comprehensive Plan Map as being within the Light Industrial (li) designation and within the Light Industrial (IL) zoning district.

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The approval of this application would amend the Comprehensive Plan Map designation for the subject property to the Residential High Density (rh) designation and the Zoning Map to the Multiple Family – High Density (RM-22) zoning district.

These findings of fact will demonstrate the City of Talent has a surplus of Light industrial property and a shortage of High Density Residential property with in the City's Urban Growth Boundary.

These findings will demonstrate the request is consistent with all applicable Statewide Planning Goals, OAR 660-009-0010(4) Industrial Lands, ORA 660-008-0010 Residential Land, The Oregon Transportation Planning Rule, The Talent Comprehensive Plan and the Talent Transportation System Plan.

Findings of Fact:

The Talent Comprehensive Plan and the Talent Zoning Code do not provide a detailed approval criteria for a Comprehensive Plan Map / Zoning Map Amendment. The Applicant submitted a procedure (attached) and the City confirmed the amendment procedure.

Statewide Planning Goals:

A Comprehensive Plan Map Amendment (CPA) is identified as Type IV Legislative action in the Talent Development Code (TDC). An application for amendment is submitted to Staff and the Planning Commission will make a recommendation to the approving authority, the City Council, for a decision.

This application will demonstrate the request is consistent with all applicable Statewide Planning Goals as listed below:

Goal 1 Citizen Involvement

Goal 2 Land Use Planning

Goal 3 Agricultural Lands

Goal 4 Forest Lands

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 6 Air, Water and Land Resources Quality

Goal 7 Areas Subject to Natural Hazards

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Goal 8 Recreational Needs

Goal 9 Economic Development

Goal 10 Housing

Goal 11 Public Facilities and Services

Goal 12 Transportation

Goal 13 Energy Conservation

Goal 14 Urbanization [Old Goal 14]

Goal 15 Willamette River Greenway

Goal 16 Estuarine Resources

Goal 17 Coastal Shorelands

Goal 18 Beaches and Dunes

Goal 19 Ocean Resources

Findings of fact for each Goal are discussed below.

Goal 1 Citizen Involvement *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

Goal 1 assures a land use action will allow and promote opportunities for affected citizens to have an opportunity for input in a land use action.

The TDC identified the requested Comprehensive Plan Map Amendment as a Type IV Legislative procedure. Once the applicant submits and application to the City, Staff will review the application for completeness, deem the application complete, and notify affected agencies and nearby landowners.

The TDC also requires a properly noticed public hearing before both the Planning Commission and the City Council. The noticing of the public hearings, and conducting the public hearings are consistent with State regulations the acknowledged Talent Comprehensive Plan.

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The procedures for noticing the public and the public hearing process assure citizen involvement in the requested application, and the procedure is consistent with Statewide Planning Goal 1.

The City requires a neighborhood meeting prior to submitting a subdivision application. The Applicant conducted a neighborhood meeting to discuss the project with affected property owners.

Goal 2 Land Use Planning *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

The City of Talent has an adopted Comprehensive Plan and a Land Development Ordinance which provides the framework for land use actions in the City. The Comprehensive Plan provides Goals and objectives consistent with Statewide Planning Goals and the TDC provide clear and objective standards to implement the Goals and Objectives.

The process, noticing requirements and the applicable approving authority for land use decisions are identified in the TDC. The Adopted plans provide Standards and approval criteria to allow applicants, citizens and the City a fair and factual standard for decisions and processing of land use actions.

Goal 3 Agricultural Lands *To preserve and maintain agricultural lands.*

The subject property is within the City of Talent Urban Growth Boundary (UGB), the li Comprehensive Plan Map designation, and Light Industrial zoning district. The subject property is not contiguous or near any agriculturally zoned lands.

The City is currently in a process to determine if an Urban Growth Boundary is expansion is necessary. The Economic and Housing data available at the time of submitting this application indicates a surplus of commercial and industrial lands and a shortage of residential lands in the current UGB.

The approval of this application would convert a portion of the surplus industrial land to high density residential land. The intensification of residential land and the conversion of surplus industrial land supports an efficient use of urbanizable land and addresses the immediate shortage of developable residential land in the current UGB.

Goal 4 Forest Lands *To conserve forest lands by maintaining the forest land base*

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and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

The subject property is within the City of Talent Urban Growth Boundary, the Ii Comprehensive Plan Map designation, and Light Industrial zoning district. The subject property is not contiguous or near any lands within the Forest resources zoning districts.

The approval of this application will not have an impact on any forest lands.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces To protect natural resources and conserve scenic and historic areas and open spaces.

Goal 5 requires a jurisdiction to inventory the following resources:

Riparian corridors, including water and riparian areas and fish habitat

Wetlands

Wildlife Habitat

Federal Wild and Scenic Rivers

State Scenic Waterways

Groundwater Resources

Approved Oregon Recreation Trails.

Natural Areas

Wilderness Areas

Mineral and Aggregate Resources

Energy sources

Cultural areas.

Local governments and state agencies are encouraged to maintain current inventories of the following resources:

Historic Resources

Open Space

Scenic Views and Sites.

A review of the available inventories maintained by the City indicates there are no Goal 5 resources impacted by this application.

Goal 6 Air, Water and Land Resources Quality To maintain and improve the quality of the air, water and land resources of the state.

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Goal 6 assures a land use decision shall not have a negative impact on the air, water and land resources in the State. The subject property is within the Talent UGB and City Limits.

The subject property has direct access to the municipal water supply. Future development of the property will extend the water supply on the site and all improvements will be subject the current standards and will be reviewed by staff to assure water quality will be maintained for both the current residents in the area as well as the residents in the future development.

The subject property has access to storm water and sanitary sewer facilities under the jurisdiction of Rogue Valley Sewer Service (RVS). The future development will be subject to review and approval or storm and sanitary sewer facilities to assure the proper extension of those facilities.

According to Jackson County data, subject property is with in the Air Quality Management Area (AQMA). The City will review future development for compliance with the standards contained within the AQMA to assure air quality standards for development are met.

Goal 7 Areas Subject to Natural Hazards To protect people and property from natural hazards.

Natural hazards for purposes of this goal are: floods (coastal and riverine), landslides, earthquakes and related hazards, tsunamis, coastal erosion, and wildfires. Local governments may identify and plan for other natural hazards.

The site is not within a map flood plain or flood hazard area in in an area typically known for coastal inundation tsunamis or coastal erosion. The site is not in an area of steep slopes and landslides are not a hazard.

Future development will be subject the prevailing building code at the time of submittal. The State Building Codes include reasonable measures to meet hazards associated with earthquakes.

Goal 8 Recreational Needs To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The site is within the Talent UGB and is currently within the IL zoning district. Upon the approval of this application the property would be within the RM-22 zoning district. Either zoning district, or properties typically found within a local UGB, are not typically considered appropriate for a destination resort.

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The Talent Comprehensive Plan has recognized the need for recreations facilities that would be available for the local citizens and the need of the residents in multifamily developments. Future development of the site will comply with the City's current development code standards for open space on the subject property.

Goal 9 Economic Development *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

The City has recently adopted an Economic Opportunities Analysis (EOA) as an element of the Comprehensive Plan. The EOA complies with the requirements of Statewide Planning Goal 9.

Goal 9 describes the EOA as "an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends" and states that "a principal determinant in planning for major industrial and commercial developments should be the competitive advantage of the region within which the developments would be located."

The EOA concludes the City has a 26.19-acre supply of industrial land and a need for the next 20 years of 20 acres, resulting in a surplus of 6.19 acres of industrial land. The City has a 62.5-acre supply of commercial land and a need for the next 20 years of 17.2 acres, resulting in a surplus of 45.3 acres of commercial land.

The following excerpt is from the recommendations section within the EOA:

Identify opportunities to meet residential land needs on commercial or industrial lands. Talent is beginning to develop an analysis of residential land needs. If the analysis identifies deficits of residential land, especially moderate- and high-density residential land needs, we recommend that the City evaluate opportunities to meet those land needs within the UGB on commercial and industrial lands.

The City is currently reviewing a Housing Needs Analysis for adoption and inclusion in Element G, Housing Needs and the Urban Growth Boundary of the Comprehensive Plan. The data demonstrates a deficit of 642 dwelling units including 122 dwelling units in the High-Density zoning district in the coming 20-year planning cycle.

The subject property is very well suited for conversion from light industrial to high density residential uses. The property abuts existing residential uses and is adjacent to a public park. All urban facilities are currently available with adequate capacity for the needs of the proposed development.

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Prior to a possible expansion of the UGB the City is required to update the Comprehensive Plan to determine the economic needs as well as the housing needs. The City currently has an immediate need for property suitable for residential development. A survey of the current real estate listings in the City indicate there are not any vacant and buildable residential lots in the City.

The lack of available residential land has resulted in abnormally high inflationary pressures on all housing segments in the City. The possible expansion of the UGB does not provide an immediate resolution to the deficit of Housing needs.

The approval of the proposed Comprehensive Plan Amendment and associated development applications would result in the conversion of suitable industrial land to high density residential land and the ability to commence development within 12 months.

Goal 10 Housing To provide for the housing needs of citizens of the state.

The City is in the process of updating the Housing Element of the Comprehensive Plan. At the time of submitting this application, the City is presenting the revised Housing Element, including a new Housing Needs Analysis (HNA) to the Planning Commission for a recommendation to the City Council, the approving authority for the legislative action.

While the updated element has not been adopted at the time of submitting this application, the data and analysis represents the most relevant data depicting the current needs for housing and housing types in the City.

If adopted as proposed the Housing Needs Analysis demonstrates, Talent currently has a capacity of 630 residential dwelling units. Based on the projected population growth in the next 20 years, the Talent will have a need of 1,272 dwelling units. The City has a deficit of 642 dwelling units in the next 20 years.

The shortage of available land residential development negatively effects the affordability of all housing types and all residential densities. Solutions for the housing deficit will require intensification of existing residential land and the conversion of land currently designated with commercial or industrial uses.

The approval of this application would convert 4.3 acres of industrial land to high density residential land. The site plan associated with the application provides a mixture of housing types, small lot single family detached, small lot single family attached and multifamily.

The housing types proposed provide an efficient use of land on an infill property with adequate infrastructure. The proposed density of the development is between 10 and 11 units per acre.

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As stated above in the Findings of Fact for Goal 9, the approval of this application would result in relief in the need for housing needs within the next 12 months. The conversion of industrial land to high density residential land is an intensification of suitable property within the current UGB. The approval of this application expedites a solution of both the short-term housing needs and the conversion of the surplus of industrial lands within the City.

Goal 11 Public Facilities and Services To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

A Timely, Orderly, and Efficient Arrangement – refers to a system or plan that coordinates the type, locations and delivery of public facilities and services in a manner that best supports the existing and proposed land uses.

The subject property fronts on Talent Avenue and is an infill development. The Urban Category A are identified as:

- Streets
- Domestic Water
- Sanitary Service
- Storm Water Service

The subject property is currently vacant, however, abutting and adjacent properties are currently developed and served with Category A facilities. The development of the subject property is infill development and an efficient use of existing infrastructure.

Streets

The property has frontage on Talent Avenue. According the adopted Talent Transportation System Plan (TSP) Talent Avenue is classified as a collector street. The west half of Talent Avenue is currently improved with a paved section, a bicycle travel lane, curb and gutter and a 5-foot sidewalk.

The TSP provides Street Design Standards applicable to all streets in the City. The collector street classification includes 4 residential collector standards and 2 commercial collector standards. With the exception of a residential collector with parking permitted on both sides of the street, the required right of way for the standard is a total of 70 feet.

The subject property is 4.37 net acres within the I-L zoning district.

Domestic Water

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The City of Talent Public Works Department has responsibility for the domestic water system. Domestic Water is provided from the water supply of the Medford Water Commission. The Delivery system is the responsibility of Talent Public Works.

Water is currently available in Talent Avenue from a public water main in the public right of way. The public ROW on the north-west side of the property was developed with a public water line. Future development on the site will be required to comply with the standards in effect at the time of development the extension of urban services.

Sanitary Sewer

Rogue Valley Sewer Service (RVS) provided comments on the sanitary sewer facilities in at the site. According to RVS, Talent Avenue has a 8" sanitary sewer line in the public right of way and there is adequate capacity within the system for the purposes of the Comp Pan Amendment and Zone Change.

Future development on the site will be required to comply with the standards in effect at the time of development.

Storm Water

RVS provided comments on the Storm water issues of the Site. The City has responsibility for the storm water conveyance in the area and RVS has responsibility for onsite collection, treatment, and discharge to the public system.

Currently storm water facilities are available in the Talent Avenue right of way and the systems have adequate capacity for the purposes of the Comp Pan amendment and zone change.

Future development on the site will be required to comply with the standards in effect at the time of development.

Goal 12 Transportation To provide and encourage a safe, convenient and economic transportation system.

The Oregon Transportation Planning Rule assures all land use decisions will consider review of multi modal forms of transportation in the decision process.

The site does not have access any water based transportation opportunities. The site is near the existing railroad, but not adjacent to any rail based transportation.

The Medford International Airport is approximately 12 miles from the subject property.

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The subject property is approximately .25 mile from State Highway 99 and 1.25 miles from Interstate 5.

The site plan and tentative plat propose public streets to provide access for the dwelling units and a connection to the existing transportation system. The public streets will include sidewalks to promote pedestrian connectivity and access to Talent Avenue.

The proposed streets are lower order streets and do not have provisions for bicycle lanes within the right of way. The low traffic volumes and narrow rights of way anticipate safe bicycle travel in the vehicular travel lanes. Talent Avenue is a collector street and provides bicycle travel lanes.

Traffic Impact Analysis

The subject property is currently within the IL zoning district. The City does not currently have a generalized traffic impact per zoning district in the Comp Plan or the TDC. Section 8-3L.920 of the TDC does identify the applicability of a Transportation Impact Study as excerpted below:

8-3L.920 APPLICABILITY A. Transportation Impact Study (TIS) shall be required if any of the following actions exist:

- 1. A zoning or comprehensive plan map or text amendment is projected to generate 500 or more net daily vehicle trips.*
- 2. A development proposal is projected to generate fifty (50) or more net peak hour trips on an arterial or collector segment or intersection.*
- 3. A land use action or development proposal will impact known safety, congestion or capacity problems.*
- 4. A land use action or development proposal is on a highway segment with special access controls.*

Each property in the city, with city zoning, has an underlying traffic impact. To determine the traffic impact of the proposed Comprehensive Plan Amendment, standardized trip generation rates from the International Transportation Engineers (ITE) Trip Generation Manual, 9th edition (attached) were used for an analysis.

According to the ITE exhibit, the traffic impact most closely associated with vacant light industrial land is Code 110, General Light Industrial with a trip generation of .97 PM Peak Hour Trips per 1,000 square feet of development.

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The existing zoning for the subject property is IL. The existing zoning on the property is unrestricted, there are no traffic caps placed on the property and as such, the highest and best use of the property would be 3.66 net acres or 159,429 square feet which accounts for all standard setbacks identified in the TDC. The current Trip Generation potential of the subject property is 154 PM Peak hour trips.

The approval of this application and the associated land division and site plan site would create 35 single family lots and reserve acreage for up to 12 dwelling units in a future multifamily development application.

The 35 single family dwellings have a traffic impact of 1 PM Peak hour trip per dwelling units for a total of 35 PM Peak Hour Trips. The future Multifamily development with up to 12 dwelling units at .62 PM Peak hour trips is an additional 7.44 PM Peak hour trips for a total of 42.44 PM Peak hour trips.

The effect of the approval of the proposed Comprehensive Plan Amendment and development of the associated site plan is a reduction of 111.56 PM Peak hour trips from the current IL zoning at the highest and best use.

With a reduction in the PM Peak Hour Trips from the existing impacts, this application does not warrant a Traffic Impact Study as identified in the section 8-3L.920 of the TDC.

Goal 13 Energy Conservation Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

The approval of the proposed Comprehensive Plan Amendment would provide appropriate zoning for a residential development within the RM-22 high density residential zoning district. The site plan and land division submitted with this application will allow for energy conscious residential development.

The site plan considered designs to utilize the benefits of passive solar to promote energy conservation in the dwellings. The current Oregon Energy Code assures the dwellings will be built to a very high standard with respect to energy conservation.

The codeveloper for the project, Suncrest Homes, has a proved history of exceeding the prevailing energy Code and adopting standards, specifications and practices which exceed the Code standards.

The proposed high density development provides a mixture of detached, semi attached and attached dwelling types on small lot configurations. Development on small lots results in smaller dwelling sizes and a more efficient use of resources as well as a more efficient energy consumption than other types of residential construction. Smaller homes use less energy.

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Goal 14 Urbanization [Old Goal 14] *To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

The City of Talent has established an Urban Growth Boundary (UGB) and an inventory of buildable lands available for urbanization. The subject parcel is well within the UGB and development is infill development. The Category A facilities are currently available at the property to facilitate an efficient use of the land and existing infrastructure.

The City is currently involved in the process to revise key elements of the Comprehensive Plan to determine the need for land and land uses in the current planning cycle. The City Staff has prepared a updated Housing Needs Analysis for review and approval by the City Council. The proposed Housing Needs Analysis concludes the City will have a deficit of 9 acres of High Density RH zoning and a need for 122 dwelling units in the RH zoning district.

The proposed Comprehensive Plan Amendment with zone change and the accompanying site plan will reduce the identified shortage of RH land and dwelling units. The proposed site plan also provides a mixture of housing types suitable for the RH zoning district.

The site plan provides small lot detached single family dwellings as well as attached single family dwellings. The area of the plat identified as reserve acreage will be a future development application with up to 12 additional multifamily dwelling units.

Goal 15 Willamette River Greenway *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway*

This goal is not applicable to the subject property and land use action.

Goal 16 Estuarine Resources *To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and To protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.*

This goal is not applicable to the subject property and land use action.

Goal 17 Coastal Shorelands *To conserve, protect, where appropriate, develop*

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and where appropriate restore the resources and benefits of all coastal shorelands...

This goal is not applicable to the subject property and land use action.

***Goal 18 Beaches and Dunes** To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas...*

This goal is not applicable to the subject property and land use action.

***Goal 19 Ocean Resources** To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.*

This goal is not applicable to the subject property and land use action.

Conclusions of Law, Statewide Planning Goals

The approving authority, The City Council, can conclude this application to amend the Comprehensive Plan Map designation for the subject property to the Residential High Density (rh) designation and the Zoning Map to the Multiple Family – High Density (RM-22) zoning district is consistent with all applicable Statewide Planning Goals.

Talent Comprehensive Plan:

The City has an adopted Comprehensive Plan. The Comprehensive Plan has been acknowledged by the State. With the acknowledgement by the State, the Comprehensive Plan has been found to be consistent will all applicable Statewide Planning Goals.

ELEMENT A. THE HISTORY OF TALENT AND HISTORIC PRESERVATION POLICIES AND STRATEGIES

ELEMENT B. PARKS, RECREATION, OPEN SPACE, AND URBAN FORESTRY

ELEMENT C. NATURAL HAZARDS

ELEMENT D. TRANSPORTATION

ELEMENT E. ECONOMY

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ELEMENT F. PUBLIC FACILITIES

ELEMENT G. HOUSING NEEDS AND THE URBAN GROWTH BOUNDARY

ELEMENT H. REGIONAL PLAN

Findings of Fact

ELEMENT A. THE HISTORY OF TALENT AND HISTORIC PRESERVATION POLICIES AND STRATEGIES

Element A provides documentation for the settlement and development of the City. The City has identified historic areas within the City and has adopted Policies and Implementation Strategies to preserve and protect important historic features.

The City has an established Historic District and the subject property is not within an area with the mapped Historic District. There are no features of the site with any historical significance.

ELEMENT B. PARKS, RECREATION, OPEN SPACE, AND URBAN FORESTRY

"Parks are an integral component to the quality of life in the City of Talent. They provide greenspaces for the enjoyment of both active and passive uses such as youth sports, biking, walking, and just plain relaxation. Investing in parks and recreation can lead to many benefits: personal health, increasing social capital while decreasing crime, and economic and environmental sustainability".

The Comprehensive Plan has recognized the value of parks and open space in urban settings. The subject property is abutting with an existing City Park, the Bark Park, and the proposed site plan was designed to complement the adjacent park with an open space.

Pedestrian facilities included in the proposed development plan will allow the residents to enjoy Chuck Roberts Park, which is within comfortable walking distance of the site.

ELEMENT C. NATURAL HAZARDS

The State requires cities to map Natural Hazards within their jurisdictions. Natural Hazards include: floods (coastal and riverine), landslides, earthquakes and related

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hazards, tsunamis, coastal erosion, and wildfires. Local governments may identify and plan for other natural hazards.

The site is not within a map flood plain or flood hazard area in an area typically known for coastal inundation tsunamis or coastal erosion. The site is not in an area of steep slopes and landslides are not a hazard.

Future development will be subject the prevailing building code at the time of submittal. The State Building Codes include reasonable measures to meet hazards associated with earthquakes.

ELEMENT D. TRANSPORTATION

The City has an adopted Transportation System Plan (TSP) in compliance with State requirements. The TSP is a component of the Comprehensive Plan. The TSP reviews all modes of transportation and classifies and provide a standard specification for all new streets. The TDO implements the goals and policies of the TSP.

The Oregon Transportation Planning Rule assures all land use decisions will consider review of multi modal forms of transportation in the decision process.

The site does not have access any water based transportation opportunities. The site is near the existing railroad, but not adjacent to any rail based transportation.

The Medford International Airport is approximately 12 miles from the subject property.

The subject property is approximately .25 mile from State Highway 99 and 1.25 miles from Interstate 5.

The site plan and tentative plat propose public streets to provide access for the dwelling units and a connection to the existing transportation system. The public streets will include sidewalks to promote pedestrian connectivity and access to Talent Avenue.

The proposed streets are lower order streets and do not have provisions for bicycle lanes within the right of way. The low traffic volumes and narrow rights of way anticipate safe bicycle travel in the vehicular travel lanes. Talent Avenue is a collector street and provides bicycle travel lanes.

Traffic Impact Analysis

The subject property is currently within the IL zoning district. The City does not currently have a generalized traffic impact per zoning district in the Comp Plan or the TDC. Section

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8-3L.920 of the TDC does identify the applicability of a Transportation Impact Study as excerpted below:

8-3L.920 APPLICABILITY A. Transportation Impact Study (TIS) shall be required if any of the following actions exist:

- 1. A zoning or comprehensive plan map or text amendment is projected to generate 500 or more net daily vehicle trips.*
- 2. A development proposal is projected to generate fifty (50) or more net peak hour trips on an arterial or collector segment or intersection.*
- 3. A land use action or development proposal will impact known safety, congestion or capacity problems.*
- 4. A land use action or development proposal is on a highway segment with special access controls.*

Each property in the city, with city zoning, has an underlying traffic impact. To determine the traffic impact of the proposed Comprehensive Plan Amendment, standardized trip generation rates from the International Transportation Engineers (ITE) Trip Generation Manual, 9th edition (attached) were used for an analysis.

According to the ITE exhibit, the traffic impact most closely associated with vacant light industrial land is Code 110, General Light Industrial with a trip generation of .97 PM Peak Hour Trips per 1,000 square feet of development.

The existing zoning for the subject property is IL. The existing zoning on the property is unrestricted, there are no traffic caps placed on the property and as such, the highest and best use of the property would be 3.66 net acres or 159,429 square feet which accounts for all standard setbacks identified in the TDC. The current Trip Generation potential of the subject property is 154 PM Peak hour trips.

The approval of this application and the associated land division and site plan site would create 35 single family lots and reserve acreage for up to 12 dwelling units in a future multifamily development application.

The 35 single family dwellings have a traffic impact of 1 PM Peak hour trip per dwelling units for a total of 35 PM Peak Hour Trips. The future Multifamily development with up to 12 dwelling units at .62 PM Peak hour trips is an additional 7.44 PM Peak hour trips for a total of 42.44 PM Peak hour trips.

The effect of the approval of the proposed Comprehensive Plan Amendment and development of the associated site plan is a reduction of 111.56 PM Peak hour trips from the current IL zoning at the highest and best use.

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With a reduction in the PM Peak Hour Trips from the existing impacts, this application does not warrant a Traffic Impact Study as identified in the section 8-3L.920 of the TDC.

ELEMENT E. ECONOMY

The "Economic Element" of the Comprehensive Plan is intended to guide city policy and land use decisions related to commercial and industrial development within the city limits and urban growth boundary of Talent.

This element addresses State Economic Development Goal 9, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."

In Talent, particular attention is directed toward redeveloping the city's core downtown area as a walkable commercial and service center for the Talent area.

The subject property is approximately ½ mile for the city's core downtown area.

POLICY 1: Land Availability: The City will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility, and other characteristics).

The Comprehensive Plan includes an Economic Opportunities Analysis (EOA) that was updated in October 2016. The EOA demonstrates the City of Talent has a demand of 20 acres of Industrial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of industrial land currently within the UGB. The City currently has a 26.19 acres supply of Industrially zoned land.

The City meets the requirements of Policy 1 and has a 20-year supply of industrial land within the UGB. The City has a surplus of 6.19 acres within the UGB.

The City is in the process of reviewing the updated Housing Needs Analysis (HNA) to update the Housing Element of the Comprehensive Plan. While the HNA has not been adopted to the City Council at the time of submitting this application, the data represents the most current Data specific to the City's housing needs.

The proposed HNA indicates the City currently has a capacity of 630 dwelling units for the 20-year planning horizon. The projected growth in the planning horizon indicates a demand of 1,272 dwelling units. The proposed HNA concludes the City has a deficit of 642 dwelling units with a need for housing at all densities.

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The subject property is currently within the IL zoning district and has frontage on Talent Avenue, which is classified as a collector street in the TSP. The site is adjacent to existing High Density development within the RM-22 zoning district and adjacent to a city park.

The site is within ½ mile of the City downtown core and the west side of Talent Avenue is currently developed with sidewalks for pedestrian connectivity to the downtown core.

While the subject property is within the primary industrial area of the City, the current intensity of industrial development is relatively low. The traffic associated with industrial uses, including truck traffic has an impact on the existing streets in the areas. Using the ITE Trip Generation methodology, the subject property has a highest and best use impact of 154 PM Peak Hour Trips, and 1,540 Average Daily Trips (ADT).

The site Plan submitted with this application indicates 35 single family dwellings and up to 12 multifamily dwelling in a future phase. The 35 single family dwellings have a traffic impact of 1 PM Peak hour trip per dwelling units for a total of 35 PM Peak Hour Trips. The future Multifamily development with up to 12 dwelling units at .62 PM Peak hour trips is an additional 7.44 PM Peak hour trips for a total of 42.44 PM Peak hour trips.

The effect of the approval of the proposed Comprehensive Plan Amendment and development of the associated site plan is a reduction of 111.56 PM Peak hour trips from the current IL zoning at the highest and best use.

The approval of this application and the conversion of industrial land to high density residential land will significantly reduce the traffic impact in the vicinity of the subject property.

The subject property is an ideally suited for conversion from Industrial land to High Density residential land.

The City has identified a surplus of industrial land and has a deficit of residential land for the 20-year planning horizon. Additionally, the City has an immediate need for additional residential land. Converting this industrial land to high density land with address short term and long term residential demands without negative impacts to the industrial land needs.

The subject property is infill development with significant industrial, residential and municipal development on surrounding properties. All Category A facilities are currently available at the site and have adequate capacity for the proposed development.

Objective 2.3: The City will develop policies to identify industrial areas that are more appropriate for other uses (e.g., residential uses) based on their site characteristics (e.g., location, size, configuration, or transportation access.

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Implementation Strategy 2.3a: Identify sites appropriate to re-zone for residential uses in industrial areas.

This application requests a Comprehensive Plan Map and Zoning Map Amendment to rezone the subject property from industrial land to high density residential land. The approval of this application will address the identified surplus of industrial land and the deficit of residential land.

The approval of the application will reduce the traffic impacts when compared to the highest and best uses allowed in the Industrial zone. The Category A Facilities are currently available with sufficient capacity to serve the proposed development.

The subject property is adjacent to existing residential development, city park facilities and comfortable walking distance to the Central core of the city using existing pedestrian facilities.

The subject property is an appropriate property for rezoning from IL zoning district to the RM-22 zoning district.

Implementation Strategy 2.3b: If industrial sites are re-zoned to residential uses, identify new industrial sites suitable to replenish the supply of industrial land to meet Talent's identified industrial land need in the Economic Opportunities Analysis.

Implementation Steps: (1) This strategy will be implemented if industrial land is rezoned, such as through Implementation Strategy 2.3a. (2) Conduct analysis to identify suitable industrial sites to meet Talent's industrial land need identified in the Economic Opportunities Analysis, which may be found inside or outside of the city's Urban Growth Boundary.

The City has an adopted Economic Opportunities Analysis that has identified a 6.19-acre surplus of industrial land for the needs of the 20-year planning horizon. Should the City approve this application to convert 4.37 acres of industrial lands to residential lands The City will still have a 1.82-acre surplus of industrial land within the current UGB.

The City is involved the Regional Problem Solving (RPS) process to identify growth areas with the intent of UGB expansion. The City has identified 5 suitable growth areas. TA-4 and TA-5 have been identified as suitable for industrial growth.

ELEMENT F. PUBLIC FACILITIES

The purpose of this element is to plan for the provision of economical and efficient public facilities and services to meet the needs of current residents, and to serve new development in a manner that minimizes adverse financial, environmental, and social impacts on the citizens of Talent. This element establishes a long-range plan for compliance with statewide planning Goal 11, Public Facilities and Services.

The subject property fronts on Talent Avenue and is an infill development.
The Urban Category A are identified as:

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- Streets
- Domestic Water
- Sanitary Service
- Storm Water Service

The subject property is currently vacant, however, abutting and adjacent properties are currently developed and served with Category A facilities. The development of the subject property is infill development and an efficient use of existing infrastructure.

Streets

The property has frontage on Talent Avenue. According to the adopted Talent Transportation System Plan (TSP) Talent Avenue is classified as a collector street. The west half of Talent Avenue is currently improved with a paved section, a bicycle travel lane, curb and gutter and a 5-foot sidewalk.

The TSP provides Street Design Standards applicable to all streets in the City. The collector street classification includes 4 residential collector standards and 2 commercial collector standards. With the exception of a residential collector with parking permitted on both sides of the street, the required right of way for the standard is a total of 70 feet.

The subject property is 4.37 net acres within the I-L zoning district.

Domestic Water

The City of Talent Public Works Department has responsibility for the domestic water system. Domestic Water is provided from the water supply of the Medford Water Commission. The Delivery system is the responsibility of Talent Public Works.

Water is currently available in Talent Avenue from a public water main in the public right of way. The public ROW on the north-west side of the property was developed with a public water line. Future development on the site will be required to comply with the standards in effect at the time of development the extension of urban services.

Sanitary Sewer

Rogue Valley Sewer Service (RVS) provides sanitary sewer facilities in the City. According to RVS, Talent Avenue has a 8" sanitary sewer line in the public right of way and there is adequate capacity within the system for the purposes of the Comp Plan Amendment and Zone Change.

Future development on the site will be required to comply with the standards in effect at the time of development.

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Storm Water

RVS provided comments on the Storm water issues of the Site. The City has responsibility for the storm water conveyance in the area and RVS has responsibility for onsite collection, treatment, and discharge to the public system.

Currently storm water facilities are available in the Talent Avenue right of way and the systems have adequate capacity for the purposes of the Comp Plan amendment and zone change.

Future development on the site will be required to comply with the standards in effect at the time of development.

The subject property is in an area currently served with all Category A Facilities. The proposed development represents an efficient use of the existing infrastructure.

ELEMENT G. HOUSING NEEDS AND THE URBAN GROWTH BOUNDARY

POLICY 1: PROVIDE FOR ALL OF TALENT'S HOUSING NEEDS FOR THE TWENTY YEAR PLANNING PERIOD WITHIN THE EXISTING URBAN GROWTH BOUNDARY.

The City is in the process of updating the Housing Element of the Comprehensive Plan. At the time of submitting this application, the City is presenting the revised Housing Element, including a new Housing Needs Analysis (HNA) to the Planning Commission for a recommendation to the City Council, the approving authority for the legislative action.

While the updated element has not been adopted at the time of submitting this application, the data and analysis represents the most relevant data depicting the current needs for housing and housing types in the City.

If adopted as proposed the Housing Needs Analysis demonstrates, Talent currently has a capacity of 630 residential dwelling units. Based on the projected population growth in the next 20 years, the Talent will have a need of 1,272 dwelling units. The City has a deficit of 642 dwelling units in the next 20 years.

The shortage of available land residential development negatively effects the affordability of housing of all housing types and all residential densities. Solutions for the housing deficit will require intensification of existing residential land and the conversion of land currently designated with commercial or industrial uses.

The approval of this application would convert 4.3 acres of industrial land to high density residential land. The site plan associated with the application provides a mixture of

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housing types, small lot single family detached, small lot single family attached and multifamily.

Objective 4.1: Provide a variety of housing types in Talent, especially in the downtown area, at densities that support maintaining a compact town form.

The housing types proposed provide an efficient use of land on an infill property with adequate infrastructure. The proposed development includes a variety of housing types suitable for the RM-22 zoning district.

The proposed housing types include small lot single family detached, small lot single family attached and future attached multifamily dwellings. The proposed density of the development is between 10 and 11 units per acre.

The mixture of housing types at proposed density on an infill property represents an efficient use of the land and existing urban facilities.

The approval of this application would result in relief in the need for housing needs within the next 12 months. The conversion of industrial land to high density residential land is an intensification of suitable property within the current UGB. The approval of this application expedites a solution of both the short-term housing needs and the conversion of the surplus of industrial lands within the City.

ELEMENT H. REGIONAL PLAN

The Greater Bear Creek Valley Regional Plan (Regional Plan) is the product of a comprehensive regional land-use planning effort undertaken by the cities of Ashland, Central Point, Eagle Point, Medford, Phoenix, Talent, and Jackson County to address longterm urbanization needs of the region, including the establishment of goals and policies.

The most significant product of the Regional Plan is the establishment of requirements which affect the form and function of future urban-level development and the creation of an Urban Reserve (UR) for each of the cities, the purpose of which is to set aside a 50-year supply of land for future urban-level development. The method of establishing an urban reserve is defined in state law (see ORS 195.137–145).

The purpose of this comprehensive plan element is to acknowledge by reference the entire Greater Bear Creek Valley Regional Plan (Regional Plan) 1, and to incorporate those sections of the Regional Plan that are applicable to the City of Talent, and in so doing commence implementation of the Regional Plan.

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The City has identified future growth areas for the expansion of the UGB. The Regional Plan has been adopted. The Comprehensive Plan Element E, Economy, has been updated and demonstrated the City has a surplus of commercial and industrial land.

The Comprehensive Plan Element G, Housing Needs, is in the process of an update at the time of submission of this application. The Proposed Housing Needs Analysis demonstrates a deficit of residential land in the current UGB and the 20-year planning horizon.

The expansion of the UGB is a long-term process and the City has an immediate need for additional land suitable for residential use. With an identified surplus of industrial land and a deficit of available residential land in both the short term and long term, converting the subject property from industrial land to residential land has a significant beneficial impact to the City.

The approval of this application will maintain a 20-year supply of industrial land within the current UGB. The Regional Plan has identified TA-4 and TA-5 as areas suitable for expansion areas for industrial lands and both areas would be better suited for industrial development with better topography and improved access to higher order transportation facilities.

Conclusions of Law, Talent Comprehensive Plan

The approving authority, The City Council, can conclude this application to amend the Comprehensive Plan Map designation for the subject property to the Residential High Density (rh) designation and the Zoning Map to the Multiple Family – High Density (RM-22) zoning district is consistent with the Talent Comprehensive Plan

Application Summary and Conclusion

The subject property is currently identified on the Comprehensive Plan Map as being within the Light Industrial (li) designation and within the Light Industrial (IL) zoning district.

The approval of this application would amend the Comprehensive Plan Map designation for the subject property to the Residential High Density (rh) designation and the Zoning Map to the Multiple Family – High Density (RM-22) zoning district.

The Talent Comprehensive Plan and Talent Development Code do not provide specific approval criteria for the requested amendment process. The applicant provided an outline for the requested process and the Community Development Director affirmed the applicant's proposed methodology for the amendments.

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This application has demonstrated the request is consistent with all applicable Statewide Planning Goals, the Talent Comprehensive Plan and the Transportation System Plan.

The applicant has submitted a development application with a site plan and tentative Plan to comply with the standards of the Talent Development Code.

This application demonstrates the City has a surplus of Industrial land for the 20-year planning horizon.

The proposed Housing Needs Analysis currently in review by the City provides the most relevant housing data available for determining the City's expected housing needs. The Housing Needs Analysis demonstrates the City has a deficit of available residential land for the 20-year planning horizon.

The conversion of industrial land to residential land is identified in the comprehensive Plan as a policy and implementation strategy to meet the City's residential lands needs.

The subject property currently has access to all Category A Urban Facilities in sufficient capacity for the proposed conversion from industrial land to residential land.

On behalf of the applicant I request the approval of the of this application to amend the Comprehensive Plan Map designation for the subject property to the Residential High Density (rh) designation and the Zoning Map to the Multiple Family – High Density (RM-22) zoning district.

Respectfully,



Scott Sinner



Scott Sinner Consulting, Inc.

Land Use Planning, Conservation Consulting

December 16, 2016

Zac Moody
PO Box 445
Talent, OR 97540

Re: Comprehensive Plan Map / Zoning Map Amendment Procedure

Zac,

I am working with Tom Bradley and Charlie Hamilton on an application for a Comprehensive Plan Map / Zoning Map Amendment (CPA) of 381W26AD TL 500. On Talent Avenue.

After reviewing the Talent Development regulations, A was not able to identify criteria for a CPA in either the Comp Plan or the Zoning Code. We are preparing an application on a very compressed timeline and I wanted to review a procedure for the CPA.

We are proposing to provide findings addressing the following:

1. All applicable Statewide Planning Goals
 - a. OAR 660-009-0010(4) Industrial Lands
 - b. ORA 660-008-0010 Residential land
2. The Oregon Transportation Planning Rule
3. The Talent Comprehensive Plan
 - a. Housing Needs Analysis
 - b. Economic Opportunities Analysis
4. The Talent Zoning Code
5. Talent Transportation System Plan
6. Urban Facilities Adequacy.

I would like to clarify the rezoning process in this application. Is the Comprehensive Plan Map / Zoning Map Amendment also a rezone if we address the Urban capacity issues? Would the approval of our Comprehensive Plan Map / Zoning Map Amendment result in the property being included in the RM-22 zoning district and ready for current planning development consistent with the standards of the Code?

Thank you and I appreciate your timely consideration of this procedure.

Regards,



Scott Sinner, President
Scott Sinner Consulting, Inc.



4401 San Juan Drive, Suite G
Medford, Oregon 97504

Phone and Fax 541-772-1494
Cell 541-601-0917
Email scottsinner@yahoo.com



ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

December 7, 2016

Zac Moody
City of Talent
PO Box 445
Talent, OR 97540

Re: Pre-Application for William Way Subdivision, Tax Lot 500, Map 38 1W 26AD (REF: PA 2014-005)

There are 8 inch sewer mains on Talent Avenue and along the Northwesterly property line of the subject property. The latter main line extends approximately half way down the Southwesterly property line. These sewer mains are available for service. Lots which front on existing sewer mains can be served by service line connections, all others will require a main line extension.

The proposed development will require an NPDES 1200-CN permit prior to the start of any ground disturbing activities.

The project is within the Phase 2 stormwater quality area and must comply with stormwater quality requirements outlined in the Regional Stormwater Design Manual.

Rogue Valley Sewer Services requests that approval of this development be subject to the following conditions:

Prior to the start of construction:

1. Applicant must obtain a plan approval for main line construction from RVSS.
2. Applicant must obtain an NPDES 1200-CN erosion and sediment control permit from RVSS.
3. Applicant must have all erosion and sediment control measures in place prior to any ground-disturbing activities.
4. Applicant must submit a stormwater management plan demonstrating compliance with the regional Stormwater Design Manual for review and approval by RVSS.

During Construction

1. Applicant must sequence construction so that the permanent stormwater quality features are installed first and will be operational when stormwater enters them.
2. Applicant must fence off and protect stormwater quality features from equipment traffic.
3. Applicant must comply with conditions of 1200-CN and sewer connection permits.

Prior to final acceptance of project:

1. Applicant must have new sewer pipes inspected and approved by RVSS.
2. Applicant must have all stormwater quality facilities, including vegetation when applicable, inspected and approved by RVSS.
3. Applicant must record an operations and maintenance agreement for all new stormwater quality features.

At the conclusion of construction RVSS will issue a final acceptance letter indicating that all sanitary sewer and stormwater requirements have been met.

Feel free to call me if you have any questions.

Carl Tappert

Carl Tappert, PE
Manager

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 9th Edition)

Code	Description	Unit of Measure	Trips Per Unit
PORT AND TERMINAL			
30	Truck Terminal	Acres	6.55
90	Park and Ride Lot with Bus Service	Parking Spaces	0.62
INDUSTRIAL			
110	General Light Industrial	1,000 SF	0.97
120	General Heavy Industrial	Acres	2.16
130	Industrial Park	1,000 SF	0.85
140	Manufacturing	1,000 SF	0.73
150	Warehousing	1,000 SF	0.32
151	Mini-Warehouse	1,000 SF	0.26
152	High-Cube Warehouse	1,000 SF	0.12
170	Utilities	1,000 SF	0.76
RESIDENTIAL			
210	Single-Family Detached Housing	Dwelling Units	1.00
220	Apartment	Dwelling Units	0.62
221	Low-Rise Apartment	Dwelling Units	0.58
230	Residential Condominium / Townhouse	Dwelling Units	0.52
240	Mobile Home Park	Dwelling Units	0.59
251	Senior Adult Housing - Detached	Dwelling Units	0.27
252	Senior Adult Housing - Attached	Dwelling Units	0.25
253	Congregate Care Facility	Dwelling Units	0.17
254	Assisted Living	Beds	0.22
255	Continuing Care Retirement Community	Dwelling Units	0.16
LODGING			
310	Hotel	Rooms	0.60
320	Motel	Rooms	0.47
330	Resort Hotel	Rooms	0.42
RECREATIONAL			
411	City Park	Acres	0.19
412	County Park	Acres	0.09
413	State Park	Acres	0.07
415	Beach Park	Acres	1.30
416	Campground / Recreation Vehicle Park	Camp Sites	0.27
417	Regional Park	Acres	0.20
420	Marina	Berths	0.19
430	Golf Course	Acres	0.30
431	Miniature Golf Course	Holes	0.33

Code	Description	Unit of Measure	Trips Per Unit
432	Golf Driving Range	Tees / Driving Positions	1.25
433	Batting Cages	Cages	2.22
435	Multi-Purpose Recreational Facility	Acres	5.77
437	Bowling Alley	1,000 SF	1.71
441	Live Theater	Seats	0.02
443	Movie Theater without Matinee	1,000 SF	6.16
444	Movie Theater with Matinee	1,000 SF	3.80
445	Multiplex Movie Theater	1,000 SF	4.91
452	Horse Race Track	Acres	4.30
454	Dog Race Track	Attendance Capacity	0.15
460	Arena	Acres	3.33
473	Casino / Video Lottery Establishment	1,000 SF	13.43
480	Amusement Park	Acres	3.95
488	Soccer Complex	Fields	17.70
490	Tennis Courts	Courts	3.88
491	Racquet / Tennis Club	Courts	3.35
492	Health / Fitness Club	1,000 SF	3.53
493	Athletic Club	1,000 SF	5.96
495	Recreational Community Center	1,000 SF	1.45
INSTITUTIONAL			
520	Elementary School	1,000 SF	1.21
522	Middle School / Junior High School	1,000 SF	1.19
530	High School	1,000 SF	0.97
536	Private School (K-12)	Students	0.17
540	Junior / Community College	1,000 SF	2.54
560	Church	1,000 SF	0.55
565	Daycare Center	1,000 SF	12.46
566	Cemetery	Acres	0.84
571	Prison	1,000 SF	2.91
580	Museum	1,000 SF	0.18
590	Library	1,000 SF	7.30
591	Lodge / Fraternal Organization	Members	0.03
MEDICAL			
610	Hospital	1,000 SF	0.93
620	Nursing Home	1,000 SF	0.74
630	Clinic	1,000 SF	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF	4.72

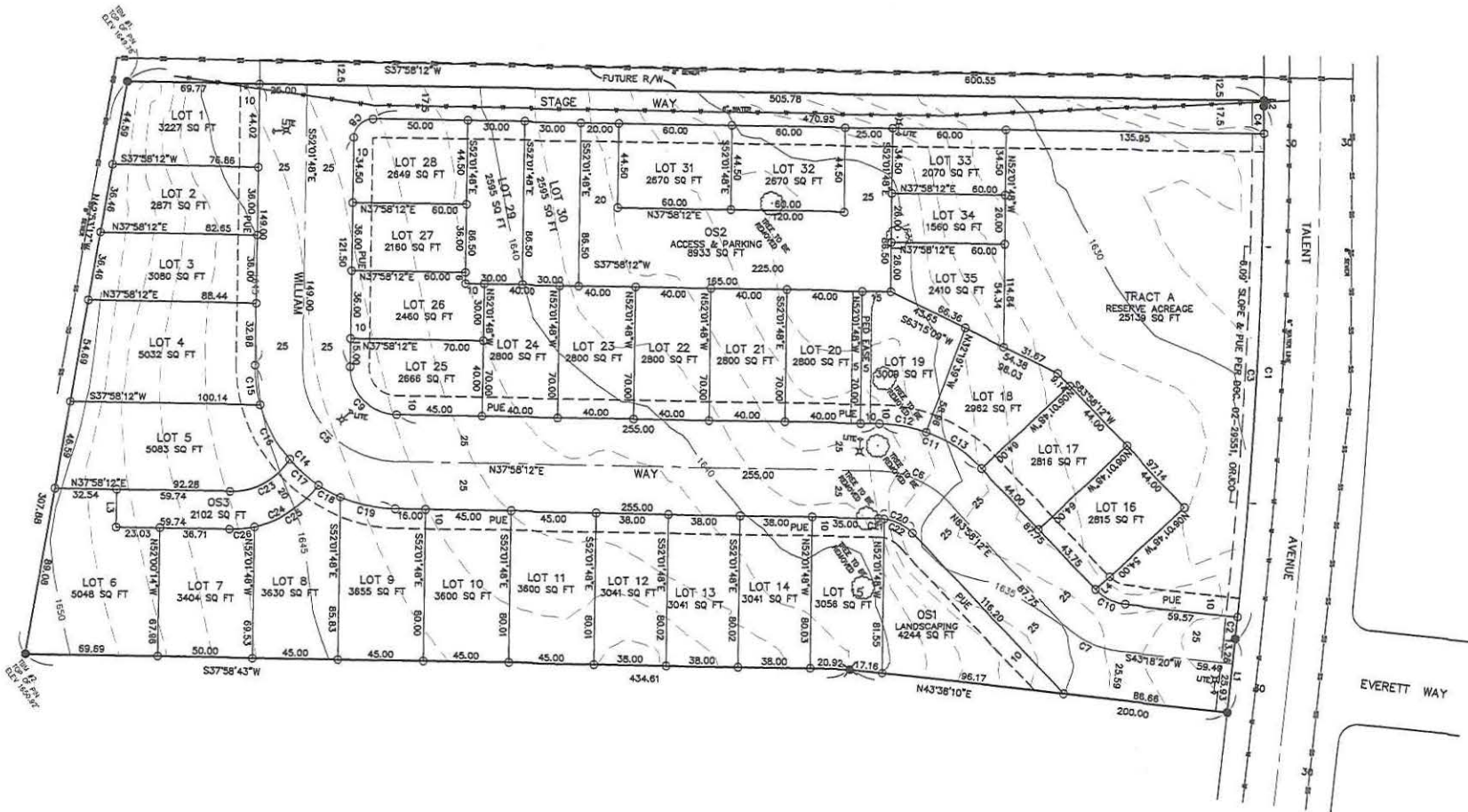
Code	Description	Unit of Measure	Trips Per Unit
OFFICE			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.41
715	Single Tenant Office Building	1,000 SF	1.74
720	Medical-Dental Office Building	1,000 SF	3.57
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	1.22
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
RETAIL			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.35
814	Variety Store	1,000 SF	6.82
815	Free Standing Discount Store	1,000 SF	4.98
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	6.94
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.71
823	Factory Outlet Center	1,000 SF	2.29
826	Specialty Retail Center	1,000 SF	2.71
841	New Car Sales	1,000 SF	2.62
842	Recreational Vehicle Sales	1,000 SF	2.54
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	9.48
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	50.92
854	Discount Supermarket	1,000 SF	8.34
857	Discount Club	1,000 SF	4.18
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	1.84
862	Home Improvement Superstore	1,000 SF	2.33
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.87

Code	Description	Unit of Measure	Trips Per Unit
876	Apparel Store	1,000 SF	3.83
879	Arts and Craft Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.4
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	9.91
890	Furniture Store	1,000 SF	0.45
896	DVD/Video Rental Store	1,000 SF	13.60
SERVICES			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	24.30
918	Hair Salon	1,000 SF	1.93
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.8
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	18.99
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.11
943	Automobile Parts and Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	13.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.51
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12
950	Truck Stop	1,000 SF	13.63

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Approximated by 10% of Weekday average rate.

**PRELIMINARY PLAT OF
WILLIAM WAY SUBDIVISION**
A Planned Community located in the
N.E. 1/4 of Sec. 26, T36S, R1W, W.M. and in the
City of Talent Jackson County, Oregon

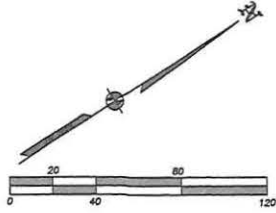


OWNER:
BRADLEY PROPERTIES, LLC, ET AL
612 OMA ST
ASHLAND, OR 97520

NOTES:
EXISTING PROPERTY: 4.37 ACRES +/-
ZONING: LI
ELEVATION DATUM: NAVD 1988 PER CITY OF TALENT BM #1.

EASEMENTS PER TITLE REPORT

- EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.149, PG.84, JCDR, DOC. 80-10654 & 83-01855 DRUGO, NO SPECIFIC LOCATION GIVEN.
- SLOPE & UTILITY EASEMENT PER DOC. 02-29551, DR.00, SHOWN.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hicks
OREGON
JULY 17, 1986
JAMES E. HICKS
2234
RENEWAL DATE: 6-30-17

TITLE:
TENTATIVE SUBDIVISION PLAT
ASSESSOR'S MAP #: 381W26AD TL500
FOR: SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

L.J. FRIAR & ASSOCIATES P.C.
CONSULTING LAND SURVEYORS
P.O. Box 1947, Talent, OR 97533
Phone: (541) 772-2768
Email: ljf@friar.com

DATE:
30 DEC 2016
SCALE:
1 inch = 40 feet
DRAWN BY: JCH
CHK BY:
ORIGIN:
ROTATION: 57
JOB#: 16238FW
Sheet 1 of 1.

SITE DATA

TOTAL PROPERTY AREA (shaded) (total): 159,459 sq.ft.
 STREET PAVING AREA: 27,776 sq.ft.
 PROPERTY AREA MINUS PAVING: 131,683 sq.ft.
 AGGREGATED BUILDING COVERAGE: 52,914 sq.ft.
 COVERAGE DEDUCTION (130 sq.ft. per lot): 3,000 sq.ft.
 ADJUSTED TOTAL COVERAGE: 50,414 sq.ft. (36.3%)

TOTAL DETACHED HOMES LOT AREA (13 lots): 15,179 sq.ft.
 COMMON OPEN SPACE: 3,045 sq.ft.
 COMMON LANDSCAPED AREA (including setbacks): 2,423 sq.ft.
 MULTIFAMILY PARCEL AREA: 22,919 sq.ft.
 STREET PARKING: 21 parallel parking spaces
 OFF-STREET PARKING: 55 (30 spaces, 10' wide)

SETBACKS

Setback Category	Code	Proposed Variance
GARAGE SETBACKS AT STREET	24'	20'
GARAGE SETBACKS AT ALLEY	3'	No Change
FRONT HOUSE SETBACKS	20'	10'
SIDE SETBACKS	3' - 9' for 2nd story	3' (both stories)
SIDE SETBACKS AT CORNER	10'	No Change

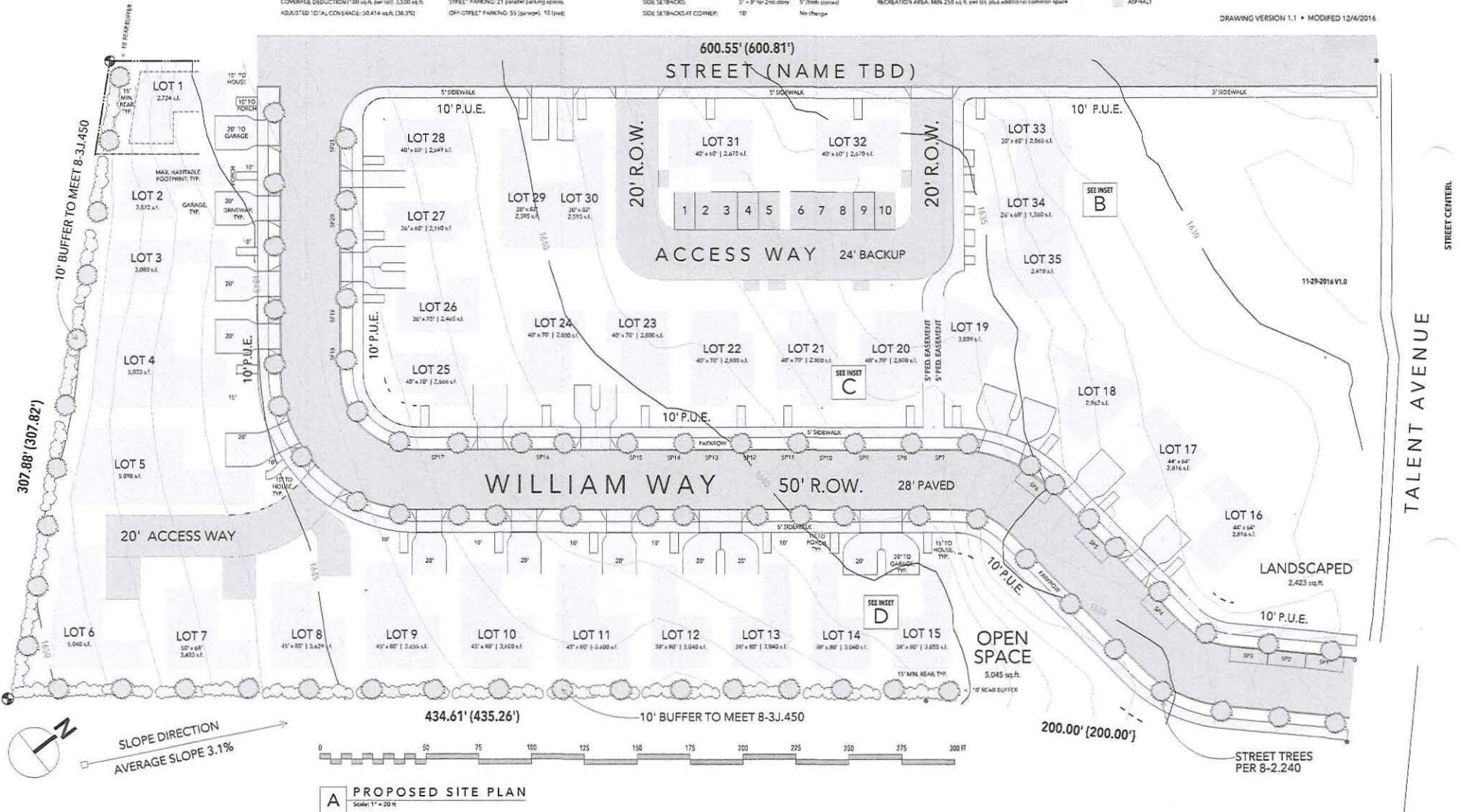
OTHER

DAILY TRIPS: 10
 STREET R.O.W.: 50' w/ 20' driving surface, 6" curb, 3.5' parkway and 5' sidewalk
 ACCESS WAY R.O.W.: 20'
 ACCESS WAY R.O.W. WITH HEAD-IN PARKING: 24'
 RECREATION AREA: MIN 250 sq.ft. per lot plus additional common space

LEGEND

- GARAGES / PORCHES
- MAXIMUM HABITABLE FOOTPRINT
- CONCRETE (SIDEWALKS & DRIVEWAYS)
- ASPHALT

DRAWING VERSION 1.1 • MODIFIED 12/4/2016



A PROPOSED SITE PLAN
 Scale: 1" = 20'

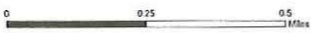


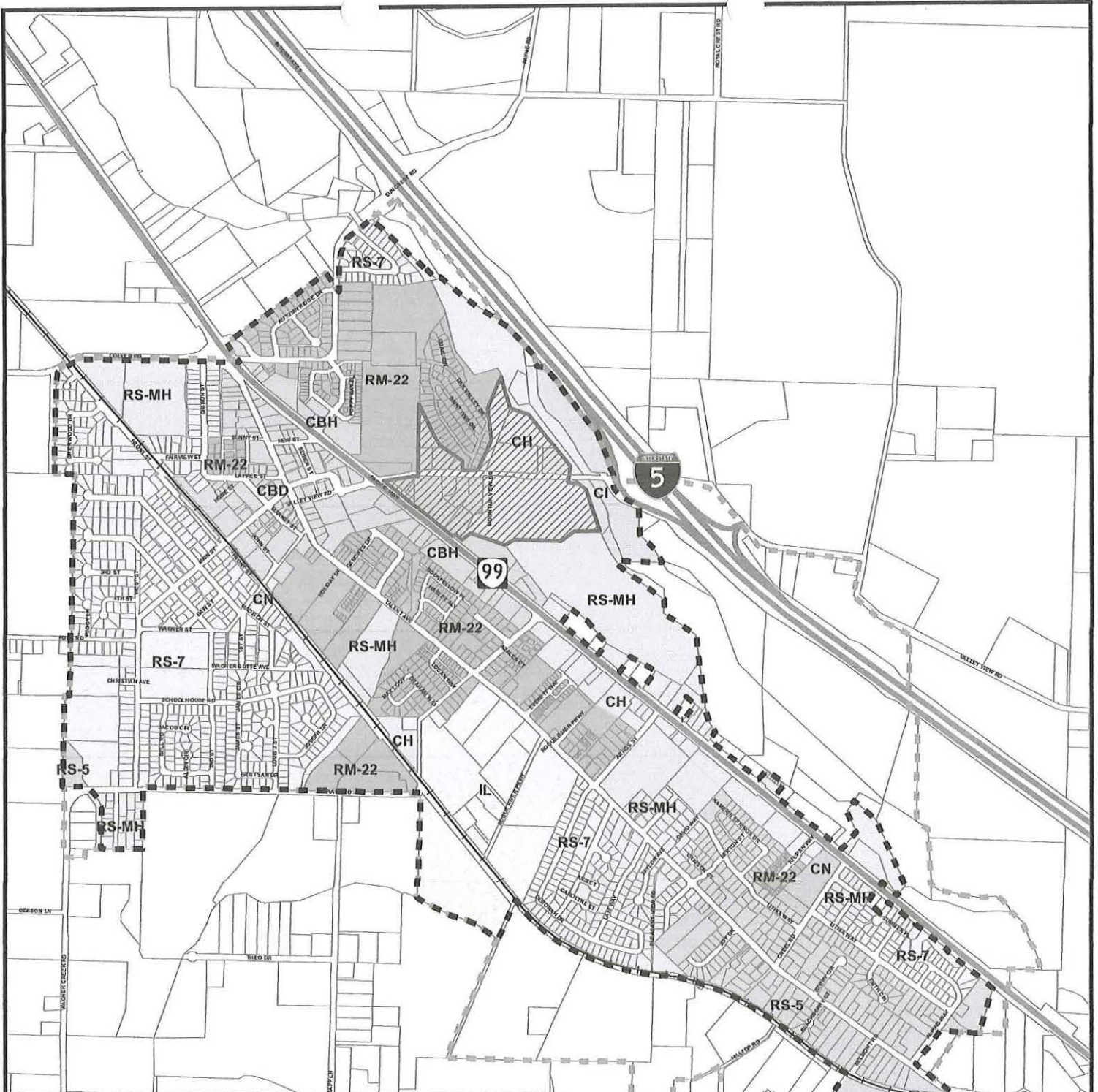
Comprehensive Plan

ADOPTED: 05/24/1950 by ORD 417
 AMENDED: 03/15/2012 by ORD 12-865-0

- | | | |
|--------------------------------------|--------------------------------|------------------------------------|
| Talent Taxlots | Commercial (c) | Residential High Density (rh) |
| City Limits | Light Industrial (li) | Residential Low Density (rl) |
| Urban Growth Boundary | Parks (p) | Residential Manufactured Home (rm) |
| Urban Reserves (Future Growth Areas) | Public Facilities - Civic (pc) | |

Mapping is illustrative only and does not constitute a warranty of accuracy. The products are created for informational purposes and they are not intended to be used for legal or engineering purposes. All zoning information should be confirmed by the City prior to use for such purposes.



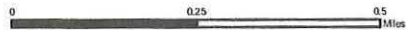


Zoning Map

ADOPTED: 11/1/2006 by ORD 06-817-O
 AMENDED: 01/20/2016 by ORD 16-906-O
 EFFECTIVE: 02/19/2016

- | | | |
|-----------------------|---|--|
| Urban Growth Boundary | Central Business District (CBD) | Light Industrial (IL) |
| City Limits | Highway Central Business District (CBH) | Multiple Family - High Density (RM-22) |
| Diveup Overlay | Highway Commercial (CH) | Single Family - Low Density (RS-5) |
| County Tax Lots | Interchange Commercial (CI) | Single Family - Medium Density (RS-7) |
| | Neighborhood Commercial (CN) | Single Family Manufactured Housing (RS-MH) |

This map is shown for informational purposes only. It is not intended to be used as a legal document. The City of Joliet is not responsible for any errors or omissions. All zoning information should be confirmed by the City of Joliet for any business.





FEMA Floodplains

Effective: 5/3/2011 by ORD 11-859-0

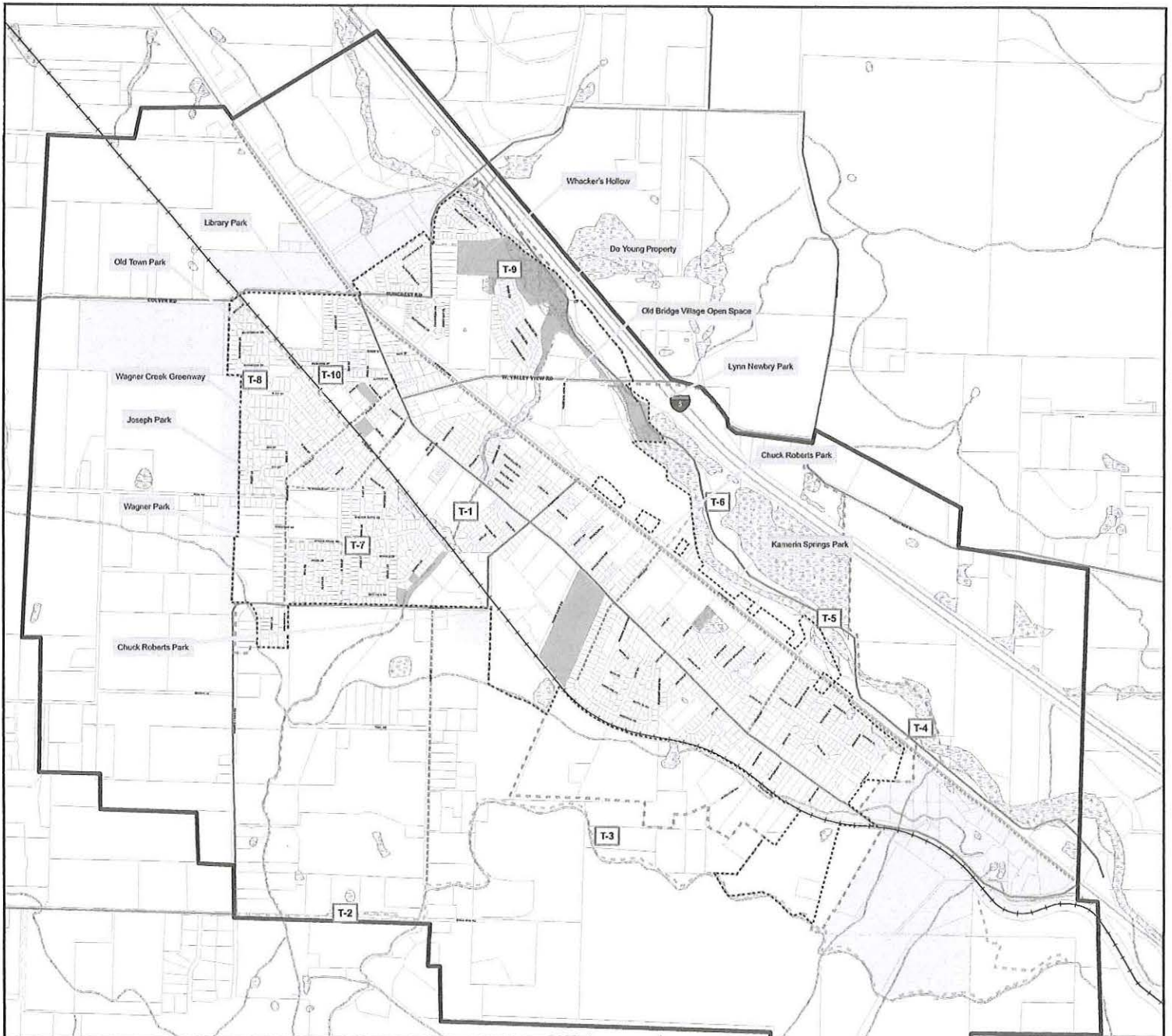
The Federal Emergency Management Agency (FEMA) is a federal agency created in 1979 to provide a single point of authority for all federal activities related to disaster preparedness, emergency response and recovery. FEMA's mission is to support the states and its residents to ensure that a nation we work together to build is safe and secure. FEMA's floodplains are based on the findings of Federal Floodplain Mapping in the temporary and final floodplains of the community, or land areas that are outside of flood zones prior to the actual and local accumulation of flood of water from any source. For more information about FEMA's floodplains, please visit <http://www.fema.gov>.

The 100 year floodplains represent the total area the Talent Urban Growth Boundary is subject to a one percent chance of flooding in any given year. Talent City's City Limits and the Floodplain Overlay Ordinance are subject to the same standards as the Floodplains. Cities that do not have the authority to amend or alter floodplains, such as the Talent City, are not permitted. The only way to determine if a parcel is in the floodplains is to use the maps and FEMA maps of the Community Development Office. This information needs to be discussed with the Community Development Office and the Department of Public Works and the FEMA map. Please contact Community Development at 541-338-3331 for more information.

- Tax Lots
 - City Limits
 - Urban Growth Boundary
 - Structures in 100 yr Floodplain
 - Highways
 - Railroads
 - Bear Creek
 - Creeks & Streams
- Floodplains**
- Floodway
 - 100 Year Floodplain
 - 500 Year Floodplain

Map is for informational purposes only and does not constitute a warranty. This product was created for informational purposes and may not be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.





Parks & Trails Map

**Parks Master Plan
July 2006**

ADOPTED: 5/20/11 by RES 01-501
AMENDED: 11/20/13 by RES 13-508

- Urban Growth Boundary
- City Limits
- Planning Area
- Wetland
- Existing Parks & Open Space

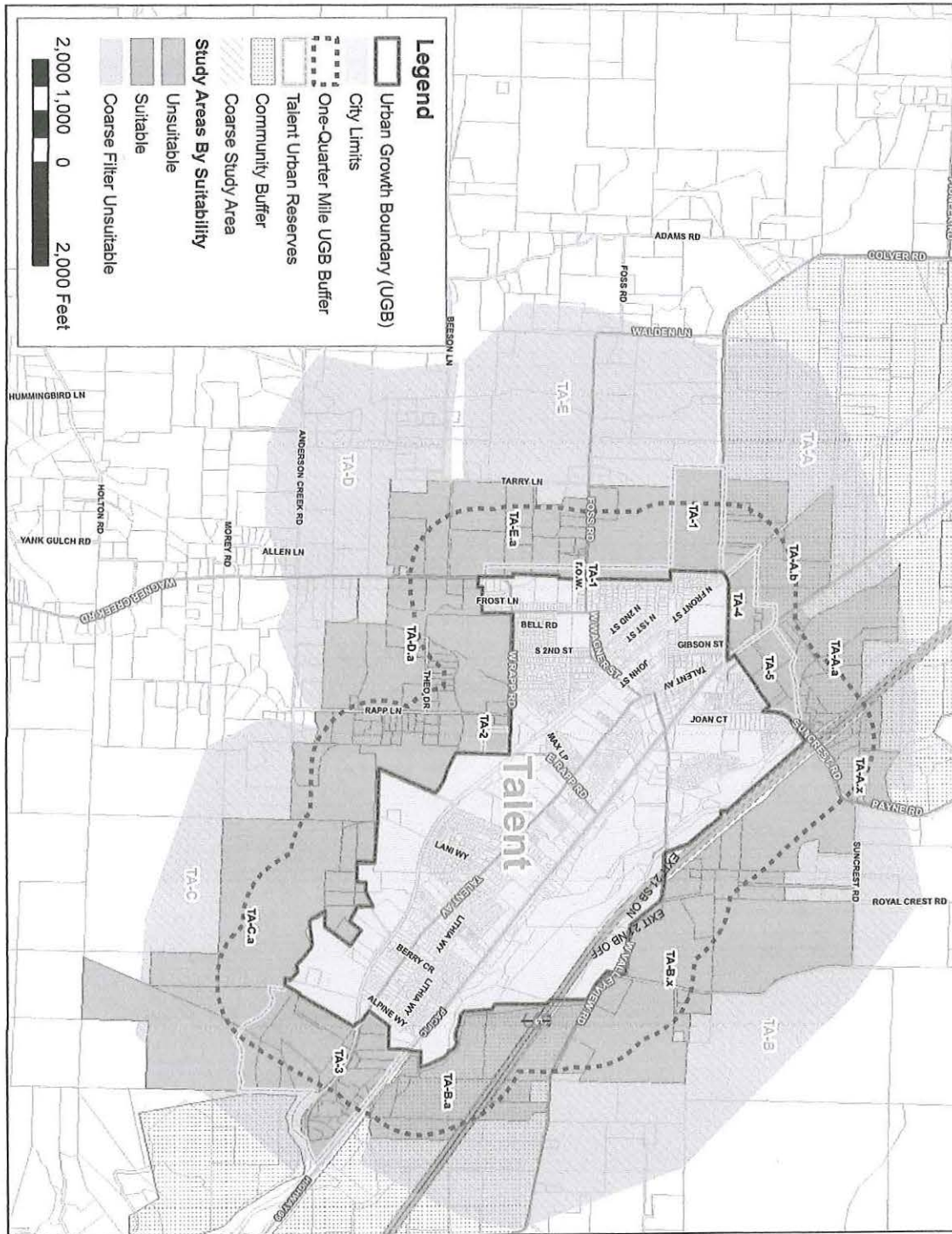
- Urban Reserves (Future Growth Areas)
- TSP Proposed Bike Paths
- Proposed Trails/Pathways
- Existing Bikepaths

Paths and Trails Proposed by the Parks Master Plan

- T-1 Wagner Creek Trail
- T-2 Quail Run Road Trail
- T-3 Ridgeline Trail
- T-4 Alpine Trail
- T-5 Crows Trail
- T-6 Amos Trail
- T-7 2nd St/Schrockhouse Trail
- T-8 Collier Trail
- T-9 Whacker's Hollow/DeWung Loop
- T-10 Ford Trail

Mapping is schematic only and does not constitute a warranty of accuracy. This product was prepared for informational purposes and may not have been prepared for or be suitable for legal, engineering, planning, or property investment purposes. All zoning information should be confirmed by the City prior to use for any purpose.





Greater Bear Creek Valley - Regional Plan

Study Lots By Suitability
Talent

