

## Jeff Wilcox

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**From:** meads@jcf5.com  
**Sent:** Wednesday, April 26, 2017 10:29 AM  
**To:** Jeff Wilcox  
**Subject:** RE: Request for Agency Comment - City of Talent SPR 2017-002 and VAR 2017-001

Hi Jeff,

We reviewed the apartment application for the lot at Hwy 99 and Suncrest and have no comment based on the current plan. Water supply and access is adequate.

Thank You,  
Dave Meads  
Jackson County Fire District 5  
5811 South Pacific Highway  
Phoenix Oregon 97535  
Phone 541 535 4222  
Fax 541 535 4226

----- Original Message -----

Subject: Request for Agency Comment - City of Talent SPR 2017-002 and VAR 2017-001  
From: "Jeff Wilcox" <JWilcox@cityoftalent.org>  
Date: 4/21/17 9:48 am  
To: "tid@talentid.org" <tid@talentid.org>, "nbakke@rvss.us" <nbakke@rvss.us>, "p.townsend@rvtd.org" <p.townsend@rvtd.org>, "Donald.MOREHOUSE@odot.state.or.us" <Donald.MOREHOUSE@odot.state.or.us>, "lockett@jcf5.com" <lockett@jcf5.com>, "meads@jcf5.com" <meads@jcf5.com>, "chad.pliler@ecso911.com" <chad.pliler@ecso911.com>, "jballard@rh2.com" <jballard@rh2.com>, "Bret Marshall" <BMarshall@cityoftalent.org>  
Cc: "Zac Moody" <ZMoody@cityoftalent.org>

Local Agency,

Attached is an application for the **construction of an apartment complex and a variance request for parking requirements near the intersection of Hwy 99 and Suncrest Rd. (381W23B1801, 1802 & 1803).** please provide any comments/questions you may have by **5/18/17** and be sure to provide your name and agency as well as contact number in all responses. Email responses are encouraged.

Respectfully,

Jeff Wilcox



# 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

May 2, 2017

City of Talent  
Community Development Department  
PO Box 445  
Talent, OR 97540

**ATTN: Jeff Wilcox**

**Re: Suncrest Apartments, Tax Lots 1801, 1802 & 1803, Map 38 1W 23B**

There is an 8 inch sewer main stubbed to the south end of the site. Sewer service to the proposed development will require a connection to this sewer main. As designed, additional fill will be required for gravity sewer service to the proposed apartments. Alternatively, private sewer pumps may be installed to pump to the existing gravity system. RVSS will issue the connection permit upon review of the proposed site plan and payment of related development fees.

The property is within the MS4 Phase 2 boundary and must comply with the stormwater quality requirements outlined in the Regional Stormwater Quality Design Manual. It should be noted that the site currently slopes away from the existing storm system along Suncrest Road. This may prove to be an issue when designing on site stormwater management. The proposed development does not appear to include more than 1 acre of disturbed ground. As such, an NPDES 1200-C erosion control permit from RVSS will not be required unless ground disturbance exceeds 1 acre.

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

1. Applicant must submit building and architectural plans for the assessment of associated development fees.
2. Applicant must obtain a sewer connection permit from RVSS prior to the start of building construction. Permit will be issued by RVSS upon payment of related development fees.
3. Applicant must submit a stormwater management plan demonstrating compliance with the stormwater quality standards in the Regional Stormwater Quality Design Manual. Plan must be approved by RVSS prior to the start of construction.

Feel free to call me if you have any further questions.

Sincerely,

*Nicholas R. Bakke*

Nicholas R. Bakke, PE  
District Engineer

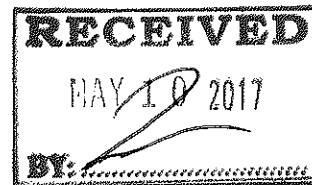
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# TALENT IRRIGATION DISTRICT LAND USE AGENCY RESPONSE FORM

104 W. Valley View Rd.  
P.O. Box 467  
Talent, OR 97540

Phone: 541-535-1529  
Fax: 541-535-4108  
Email: tid@talentid.org

**NAME OF ENTITY REQUESTING RESPONSE:** Talent  
**ENTITY REFERENCE NUMBER:** SPR2017-002 and VAR 2017-001  
**MEETING REVIEW DATE:** May 18, 2017  
**MAP DESCRIPTION:** 38-1W-23B Tax Lots 1801, 1802 and 1803  
**PROPERTY ADDRESS:** Highway 99 and Suncrest Rd



**NO COMMENT ON LAND USE ISSUE (IF NOT MARKED, CONTINUE BELOW)**

NO  
COMMENT

IF CHECKED  
COMMENTS  
ARE APPLICABLE

**A. WATER RIGHT ISSUES**

1. Water rights need to be sold to someone or transferred back to Talent Irrigation District. Number of Irrigated Acres:

Comments:

2. Must have District approval for water rights to remain in place on subject property.

Comments:

**B. EASEMENTS**

**DISTRICT EASEMENTS**

1. Easement needs to remain clear. No permanent structures or deep rooted plants will be allowed within the easement limits.

Comments: The District's T-5-C line runs along Tax Lot 1803. The easement needs to remain clear and be shown on the plat map.

2. If facility is to be relocated or modified, specifications must meet the District's standards and be agreeable to the District. A new written and recorded easement must be conveyed to the District.

Comments: \_\_\_\_\_

3. If a written and recorded easement does not exist for an existing facility, then one must be provided in favor of the District.

Comments: \_\_\_\_\_

**PRIVATE EASEMENTS**

- 1. Property may have private facilities (ditch or pipeline) that the District does not manage. Arrangements may need to be made to provide continued service through the subject property for downstream water users.  
Comments: \_\_\_\_\_

**PRIVATE EASEMENT PROVISIONS FOR MINOR PARTITIONS AND/OR LOT LINE ADJUSTMENTS**

- 1. If the property currently has water rights and it is being partitioned or a lot line adjustment is being made, easements must be written and recorded which allow access for all of the pieces of property with water rights to continue to have access to the water.  
Comments: \_\_\_\_\_

**WATER METER REQUIREMENT ON TRANSFERRED WATER RIGHTS**

- 1. If the water right on this property is a transferred water right that currently has a water meter requirement, then each of the properties split off of the original parcel all need to have water meters installed prior to the use of irrigation water on the newly formed parcels.  
Comments: \_\_\_\_\_

**C. FACILITIES** (including but not limited to pipelines, ditches, canals, control checks or boxes)

- 1. Upgrades to District facilities may be required to support any land use changes or developments, such as pipe installations or encasing existing pipe under roads or concrete.  
Comments: \_\_\_\_\_

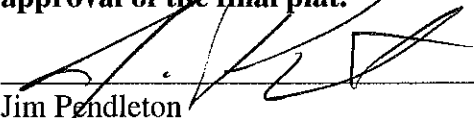
**D. DRAINAGE / STORM WATER**

- The District relies on the Bureau of Reclamation's Storm Water Policy. No urban storm water or point source flows will be allowed into the District's facilities without going through the Bureau of Reclamation process. (Developments in historically agricultural areas need to be aware of agricultural run-off water and take appropriate action to protect the development from upslope water.)  
Comments: \_\_\_\_\_

**GENERAL COMMENTS:**

1. No interruptions to irrigation water deliveries will be allowed.
2. T.I.D. is a Federal Project and some facilities and/or easement issues may need Bureau of Reclamation approval.
3. The developer/sub-divider will take all appropriate actions to ensure the reliability and protection of the original function of the District's facilities.

**As required by ORS 92.090(6) the entity must receive a certification form from the District before approval of the final plat.**

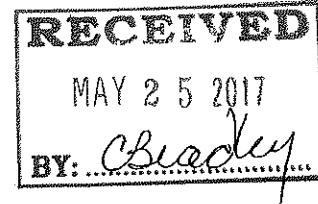
  
\_\_\_\_\_  
Jim Pendleton  
Manager  
Talent Irrigation District

Date Signed: 5/9/17

05-25-2017 Thursday

To: Talent Planning Commission

From: Betty C.



Dear Planning Commission:

I am writing to object to the proposed 16 unit apartment complex at the corner of Hwy 99 and Suncrest road for the following reasons:

- 1) Talent is a very desirable city to live in, not in small part to the breathtaking views of the surrounding mountains. A sixteen unit apartment complex would spoil the beauty and serenity of the pastoral field that the complex would sit on. It would also obstruct the view of the spectacular Cascades. People move to Talent, not because of good jobs, but because it lures them with its natural beauty, less congested, hectic way of life, and easy access to all enjoyable outdoor activities. Please don't destroy any further the specialness of Talent. Clearview, Anjou Apartments, the other set of apartments farther down on Suncrest Road have houses and apartment buildings packed together like sardines. It's jangling to the nerves to look at.
- 2) How about putting an apartment complex on Hwy 99 where the now empty Minute Market and Video Quick used to be? No business seems to thrive in that shopping strip anyway. Or on any lot that has on it a dilapidated commercial building that should be torn down. That would serve two purposes: clean up the look of Talent and provide more housing.
- 3) From what I understand, the applicant is proposing a variance to code because he does not have adequate room to provide two parking spaces for every apartment unit. Such was the situation when parking spaces were initially put in at the 210 and 220 Suncrest Road Apartments. Tenants ended up parking all over the place on the premises, including between the two buildings, which was in violation of code. This would have presented a serious problem had there been a fire and fire trucks had needed to pull up alongside the buildings.

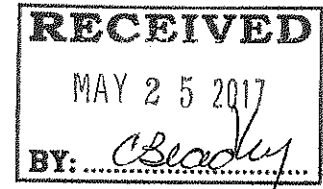
I think a shortage of parking spaces at this new proposed location would create an even greater problem because tenants and their guests would not even have the option of parking out on the street.

Thank you for reading my letter and considering my comments.

Yours truly,

Betty C.

Thursday, May 25, 2017



REGARDING:

Project No: SPR 2017-002 / VAR 2017-001  
Applicant: Glen Berk  
Description: 16-Unit Apartment Complex  
Map Lot No. : 38.1W \* 23B TL 1801, 1802, 1803

"Duane D—Concerned Resident of Talent in Suncrest Apartments",

Eighteen years ago I rented an apartment at the 16 apartment complex of Suncrest Apartments (then owned and built by Glen Berk) and rented a "garage" in back of the apartments (the "garage" is used for storage because the largest automobile I can imagine might fit in there is a MiniCooper or possibly a Volkswagon Golf). I am still in those apartments, but the allotted parking was insufficient (16 spaces in back and 2 handicapped spaces and 1 reserved space and 1 visitor space in the front of the apartments). Since most apartments have two or more people per apartment working at different jobs, and thus need 2 or more cars per apartment for adequate parking allotment for those tenants, many of the tenants had to resort to either *illegally* parking between the buildings in the fire lane or parking on Suncrest Road (which was already congested by parking problems). Mr. Berk had these apartments and "garages" built years ago and sold the property before any parking improvements were made. Three apartment complex owners later, the present owners (Jack King and Jim King) upon request from their tenants had the land in front of the apartments re-zoned and purchased for the additional 15 paved parking spaces that were much needed. Now on average all except 2 to 3 spaces are taken up by tenants for their parking every day!

If you, the Talent Planning and Community Development Commission wish to grant Mr. Berk to build another set of apartments on the land listed by the above Project, I would make sure those apartments have sufficient parking not just to meet the resident parking codes, but to allow for all the parking needs of these prospective tenants (so that tenants will not have to violate any Talent street parking codes or fire lane codes).

Also, I might add that considering any access and departure (driveway) to Suncrest Road on said property might cause traffic congestion and possible accidents (property is adjacent to a very sharp "S" shaped curve and 4-way stoplight), I would suggest property access be by way of Highway 99 (Pacific Highway).

Thank you for your consideration in this matter.

" Duane D --Concerned Resident of Talent in Suncrest Apartments"

Comments from

Sandra Miller

121 Autumn Ridge Dr

Lot 33 on plat

Response to variance request for reduced parking. Current code – 2 sps/1 & 2bdm units

Q1 – if the property had remained as one large lot, would there be the need for a variance?

Q2 – if not, why did the applicant split the lot?

Observation – it is unrealistic to think that the occupants of the proposed 16 units will not have at least 2 vehicles (min. 32 ps). And what about guest parking?

Overflow parking would end up on Autumn Ridge as there is no available parking on Suncrest. Parking on Autumn Ridge is already challenged by occupants of the neighborhood along with their guests. I am concerned that this extra vehicle activity will preclude residents of Autumn Ridge from parking for their own vehicles and guests. My property will be effected in that I am one of the first 3 homes on the street and have more curb space than 3 other homes. Additionally, as a homeowner, I pay a transportation fee on my water bill which I understand covers the street sweeper. I don't want my curbs to not get swept because vehicles from the proposed development are parked in front of my house.

#### 8-3C.482 LANDSCAPING, FENCES, WALLS AND SIGNS

I would like to see the landscape plan proposed for this development, particularly in regards to fences.

#### 8-3C.484 BUFFERING

What buffering is planned and what measures are planned for mitigation of sound and damage from inebriated occupants driving through my fence.

#### LIGHTING

I would like to see elevation views of the proposed buildings in regards to exterior lighting. As my backyard will be affected by any lighting.