

THE *FLASH* OF TALENT

October 30, 2002

An update from City Administration, Planning, Public Works, and Police Departments.
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What Your Water Bill Pays For

[Click here](#) to see what your water bill pays for.

Take Pride in Your Community— and get a gift!

It has come to the City's attention that there is an unusual amount of litter finding a home on City streets and in our parks. It is hard to say if the problem is getting worse, but the bottom line is that something needs to be done.

We are in the process of designing a litter pick-up program that will involve community members, picking up trash, and getting a gift. If you are interested, please stop by City Hall in mid-November for details. Together, we can make a difference in our community.

Cop Talk

By Shane Wilson

When winter approaches, it always seems accidents increase—bad weather and road conditions make driving a little more challenging. The majority of accidents I respond to on Highway 99 are usually caused from following too close, outlined in ORS 811.485. Although there are several sections to this statute, I will only touch on section 1(A), which states, "A person commits the offense of following too close if the person drives a vehicle so as to follow another vehicle more closely than is **reasonable and prudent**, having due regard for the speed of the vehicles and the traffic upon, and the condition of, the highway."

What is *reasonable and prudent*? The answer depends on weather, road conditions, and speed. A good rule of thumb is one car length for every 10 MPH. For example, on Highway 99 at 45 MPH you would need approximately 4.5 car lengths in between, increasing this distance when bad road conditions and weather are present. This violation carries a fine of \$175.00 and increases with an accident. Please give yourself some space and take extra precautions when driving during winter.

If you have any questions, or have a suggestion for my next "Cop Talk" article, please call me at 535-1253 or write to me at Officer Wilson, c/o Talent Police Department, P. O. Box 445, Talent, OR 97540, or wilsontpd@hotmail.com.

Crossing Guards Needed

Crossing guards play an important role in ensuring the safety of children as they make their way to and from school. Community Service Officer Frank Falsarella is in charge of the Community Service Officer (CSO) program in Talent. He and CSO Tony Marin assist crossing guard Betty Welburn in getting kids to and from school safely, but they could use some additional help.

If you have morning or afternoon hours available and would like to assist at the schools' crosswalks, please contact Frank Falsarella at 944-0243, or leave a message at the Talent Police Department at 535-1253.

City Council Adopts new SDC Ordinance

After a joint study session with the Planning Commission and after several meetings soliciting public input, the City Council adopted a new System Development Charges (SDC) Ordinance, which went into effect October 18, 2002. With the new development Talent is now experiencing, it is important to clearly define how these fee assessments will be applied. SDCs will allow the City to mitigate, to some extent, the impacts of new growth. The fees assessed will also be adjusted based on annual construction industry standards established for the northwest for the past six years.

Planning Department News

Applications Approved:

Mountain Park Estates - Phase 3 (SUB 95-1): Doug Neuman of Mountain Park Development, LLC of Ashland was granted a one year extension to finish Phase 3 of Mountain Park Estates, which includes installing streets, stormwater facilities, and street trees for 23 single-family lots.

Hanson Dilling Building (PUD 02-03): On October 24, 2002, the Planning Commission has approved a concept plan for a planned unit development on "I" Street. A new mixed-use building with an office and residence on the first floor and two residential units on the second floor will feature parking in the back with alley access. Another public hearing before the Planning Commission will be scheduled to review the detailed development plan.

Variance Request (V 02-01): On October 24, 2002, the Planning Commission approved a variance from the 50-foot greenway setback requirement to build a small addition. Fred Berger, 307 Gangnes, was granted a medical hardship.

Applications Under Review: These applications are pending before the City Planner and/or the Planning Commission, and City Council:

Lithia View (SUB 02-02): Gregg Adams of Adams Group, LLC has appealed an affirmative decision reached by the Planning Commission on July 25, 2002. The applicant has appealed three conditions of approval. A hearing before the City Council was originally scheduled for September 18th, but the applicant had requested a continuance to complete a traffic impact study. The City Council will hold a public hearing on November 6, 2002. Only those with standing to appeal may provide additional testimony. The applicant has waived the "120-day rule." The City Council will only consider the conditions of approval that were appealed.

Minor Partition (MP 02-03): Margie Glatte has requested a minor partition at 216 Gibson to subdivide one lot into two buildable lots. An existing garage will be moved to acknowledge a new property line. This is a Type 2 Administrative Review decision made by the City Planner. A decision will be reached on November 18, 2002.

Minor Partition (MP-04): Janis Mehling has requested a minor partition at 6404 Frost Lane. The proposal is to divide the original lot into three lots. The proposal is located in Mobile Home Residential Zone (MH), which has a 6000 SF minimum lot size. This is a Type 2 Administrative Review decision made by the City Planner. A decision will be reached on November 18, 2002.

Policies Under Review:

The City Council will hold a study session to consider amendments to the Planned Unit Development Ordinance (Article 21 of the Talent Zoning Ordinance) on November 6, 2002 **before** a regularly scheduled meeting. The Planning Commission has recommended adoption to City Council.

The City Council will hold a public hearing on November 20, 2002 to discuss Article 27 - Procedures. The proposed amendments clarify neighborhood meeting requirements and land use appeal hearing procedures.

The Citizens Advisory Committee (the committee responsible for reviewing the zoning districts) will meet for the fourth time on December 5,

Thank you Dr. Jackson!

On behalf of the City of Talent and the Parks and Recreation Commission, we would like to extend a giant “**thank you**” to Dr. Daniel Jackson for his generous donation toward the purchase of bicycle helmets.

2002, at 7 p.m. at the Community Center.

If you have a specific request or need more information, please feel free to contact Kevin Cronin, City Planner at 535-7401 or e-mail: kevin@cityoftalent.org.