

# THE *FLASH* OF TALENT

September 25, 2002

An update from City Administration, Planning, Public Works, and Police Departments.  
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## *Money for the New Depot Building*

At the September 18, 2002 meeting of the City Council, Councilors agreed to accept a grant from the Community Incentive Fund in the amount of \$300,000 to construct a depot on the site next to the railroad on East Main Street. Once this building is built (sometime in 2003) the City will be in the final stage for completing a project that has long been in the planning stages. While it has taken several years to achieve, it should be understood that no City taxes went into the development of this area. When the City relies totally on grants to fund projects it always takes longer to see the project come to completion. Finding and applying for available monies, being successful in a competitive grant process and then working within the restrictions of the grant programs always takes time. We hope you will agree the end result will be worth the time it has taken to get there.

## *New Welcome Signs for Talent*

From the start of a concerned citizen asking Council to erect new "Welcome To Talent" signs to the selection of a finalist, it has taken longer than many would have liked. However, it is hoped that the wait will be worthwhile. From the many entries, Council has selected a design submitted by Hale Signs. Three signs will be purchased. Due to the cost, only two signs will go up now (next month) with the third to follow in the next fiscal year.

If you would like to see a sample of the new signs, stop by City Hall, 204 East Main Street, during regular business hours.

## **Cop Talk**

*By Officer Shane Wilson*

I would like to touch on a couple of issues this month. First, I would like to welcome the children back to school. With that comes the responsibility of drivers being extra cautious in and around school zones. In the past several weeks, we have stepped up enforcement in the 25 MPH zones. I personally have been issuing citations for speeds between 40-55 MPH in a

## **BCVSA Project Updates**

The Bear Creek Valley Sanitary Authority (BCVSA) currently has two sewer projects underway in Talent. The first is the Wagner Street project, in which an existing main line is being replaced on Wagner Street from I Street to near the Talent Elementary School. The contractor is Harold's Backhoe—they are currently waiting on insurance to complete the railroad crossing.

The second project that is in the works is the Front Street—First Street project in which existing main lines will be replaced from Front Street between Main Street and Sweetbriar and on First Street, north of Main. The contractor is Dunlap Contracting and work is expected to begin around October 1st. Once the project is complete, the disturbed areas will be paved.

Residents are advised to expect traffic delays during construction. If you have any questions regarding these projects, please call Carl Tappert, BCVSA, at 535-5193.

## **Planning Department News**

### **Applications Approved:**

Minor Partition (MP 02-02): Application for a minor partition was approved. Applicant is Jozef Slowikowski of Talent. The subject property will be divided into two lots for townhouses at 530 Tulipan Way.

A site plan was approved for duplexes in March 2002.

Subsequently, the applicant has decided to create individual tax lots with two units of one shared wall townhouse on each lot.

Site Plan Review (SPR 02-09): A manufactured home on a flag lot at 407 Talent Avenue was approved.

John Gibson of Talent is the applicant.

Zone Clearance (ZCL 02-08): A zone clearance was approved to build a single-family unit at 1350 Talent Avenue.

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

Mountain Park Estates - Phase 3

(SUB 95-1): Doug Neuman of Mountain Park Development, LLC of Ashland will be requesting an extension to finish Phase 3 of Mountain Park Estates, which includes installing streets, stormwater facilities, and street trees. The Planning Commission gave approval of a preliminary plat in 1995 for Phase 3, which includes 23 single-family units and approved a six-month extension after the moratorium lifted. The Planning Commission is scheduled to review the request on September 26, 2002.

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 18, 2002, but the applicant had requested a continuance to complete a traffic impact study. The applicant will be required to waive the "120-day rule."

#### **Policies Under Review:**

The Planning Commission held a second public hearing to consider amendments to the Planned Unit Development Ordinance (Article 21 of the Talent Zoning Ordinance) on September 12, 2002. The Planning Commission recommended adoption to City Council, who will review the amendments on October 2, 2002.

The Planning Commission will hold a second public hearing to discuss Article 27—Procedures on September 26, 2002. The proposed amendments clarify neighborhood meeting requirements and appeal hearing procedures.

The Citizens Advisory Committee that is responsible for reviewing the zoning districts will meet for the third time on October 23, 2002. The meeting will be held at 7 pm at the Community Center.

For more information, please feel free to contact Kevin Cronin, City Planner at 535-7401 or e-mail: [kevin@cityoftalent.org](mailto:kevin@cityoftalent.org).

### **Park Levy on November Ballot**

The City of Talent will have an initiative for a park levy on the November ballot. The initiative asks voters in Talent, "Shall the City impose \$.36 per \$1000 of assessed value for park operations for five years beginning 2003-2004? This measure may cause property taxes to increase more than 3%." This item will be discussed at the October 9, 2002 meeting of the Parks and Recreation Commission. The meeting starts at 6 p.m. at Talent's Community Center.

Other ballot initiatives can be found by [clicking here](#).

### **Planning for Talent's Civic Center**

Over 30 community members interested in helping to plan for a new Civic Center in downtown Talent attended a successful planning session on August 28<sup>th</sup>. As a result of that meeting, a vision statement was

developed, priorities were set for the planning process, and design considerations were identified. Citizens interested in following along in this process can pick up a copy of the results of this meeting at City Hall, 204 East Main Street, or by [clicking here](#).