



**TALENT PLANNING COMMISSION
REGULAR MEETING
MINUTES
TALENT TOWN HALL
March 24, 2016**

Study Session and Regular Commission meetings are being digitally recorded and will be available on the City website: www.cityoftalent.org

The Planning Commission of the City of Talent will meet on Thursday March 24, 2016 in a regular session at 6:30 P.M. in the Talent Town Hall, 206 E. Main Street. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012. The Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

REGULAR COMMISSION MEETING- 6:30 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the Minute Taker. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the "Citizens Heard on Non-agenda Items" section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the Planning Commission.

I. Call to Order/Roll Call 6:33 P.M.

Members Present:

Acting Commissioner French
Commissioner Heesacker
Commissioner Milan
Commissioner Pastizzo
Acting Commissioner Riley

Members Absent

Commissioner Hazel
Commissioner Schweitzer

Also Present:

Zac Moody, Community Development Director
Betsy Manuel, Minute-Taker
Daniel Wise, City Councilor

II. Brief Announcements

Moody highlighted the number of Public Hearings slated for this meeting, stating that Planning Commission by-laws prohibits the meeting beyond 10:00 p.m. He outlined the alternatives as a

vote to continue after 10:00 p.m. or adjournment with a continuation of the matter at hand until the next regularly scheduled Planning Commission meeting.

III. Consideration of Minutes for February 18, 2016

Motion: *Commissioner Milan moved to approve the Minutes of February 18, 2016 as presented. Commissioner Pastizzo seconded and the motion carried. Acting Members French and Riley abstained. Riley was not present at the meeting, and French was present as a non-voting alternate.*

IV. Public Comment on Non-Agenda Items

There was none.

V. Public Hearing (Quasi-Judicial) Conditional Use Permit - Consideration of a Conditional Use Permit allowing the brewing, bottling and distribution of coffee from 806 S. Pacific Hwy. Ste. B and described as Township 38 South, Range 1 West, Section 25 B, Tax Lot 2600. File: CUP 2016-003. Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.4 and 8-3L.2. Applicant: Garry L. Wood

The opening statement and approval criteria were read into the record. There was no exparte contact. Riley stated that the applicant was known to her but that there had been no exparte discussion.

Staff Report:

Moody noted that the application was to increase the uses within the warehousing space located at 806 S. Pacific Hwy. Ste. B. The original business license dated 2015 described a wholesale operation. Renewal in 2016 expanded the uses to include brewing, bottling and distribution of coffee.

Application of a conditional use permit was appropriate due to the bottling of beverages. Moody stated that the approval criteria had been met and the use was allowed in the zone. He noted negligible impact on the neighborhood, which is zoned commercial highway. (CH)

Moody reviewed the conditions as follows:

- o Properly dispose of all waste other than normal runoff in an appropriate off-site location or in accordance with Rogue Valley Sewer standards.
- o Trash and garbage depositories associated with the business shall be screened from the public right-of-way.
- o Construction of any sewer service line requires a sanitary sewer permit from Rogue Valley Sewer Services (RVSS)
- o Major noise generation shall only occur between 07:00 a.m. and 9:00 p.m.

PRIOR TO ISSUANCE OF BUSINESS LICENCE:

Provide evidence from RVS that all sewer related requirements have been met.

Moody recommended approval of the application.

PUBLIC HEARING OPENED

Applicant **Garry Wood** of 211 Gibson St. Talent, Oregon 97540 was not present. Property Owner **Steve Rouse** of 16000 N. Applegate Rd. Jacksonville, OR. was called forward on his behalf.

Rouse explained that applicant Garry Wood is an experienced business person of good repute who has lived in Talent for many years. As the property owner, Rouse stated that any potential impact from operating the manufacturing, bottling and distribution business would be minimal. He advocated in favor of the request.

PUBLIC HEARING CLOSED

Moody stated that all parking standards were met. French asked whether ODOT improvements along Highway 99 (planned for 2017) would impact truck deliveries and/or distribution. Moody indicated that there would be opportunities to work with ODOT prior to any actions that might be taken. He explained that ODOT is noticed for each Public Hearing, and that no comments had been received.

In response to a question by Milan, Moody indicated that the 2015 business license did not describe the business to the full extent of the use. Actual manufacturing, bottling and distribution of the product under current review began in October 2015.

Motion: *Commissioner Milan moved to approve CUP-2016-003 with conditions as stated in the staff report. Commissioner Pastizzo seconded and the motion carried unanimously by roll call vote.*

- VI. **Public Hearing (Quasi-Judicial) Conditional Use Permit - Consideration of a Conditional Use Permit allowing the operation of a wholesale marijuana business located at 806 S. Pacific Hwy. Ste. D and described as Township 38 South, Range 1 West, Section 25 B, Tax Lot 2600. File: CUP 2016-001. Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.4 and 8-3L.2. Applicants: "Highly Distributed LLC" and "Davis, Hearn, Anderson & Turner."**

The opening statement and approval criteria were read into the record. There was no exparte contact.

Staff Report:

Moody reported that there was no criteria in Talent's code for a recreational cannabis wholesale business. He stated that the application would instead be reviewed as a wholesale operation, meeting general standards. Moody highlighted similarities between a wholesale operation and the proposed retail marijuana business which does have approval criteria in the Code. In addition, the State of Oregon has criteria for both wholesale and retail marijuana businesses and they are also similar.

Moody commented that the Planning Commission could apply conditions if it was found necessary to protect the live-ability of the surrounding area. Conversely the Planning Commission could opt out of criteria that currently applies to retail marijuana establishments. The proposed wholesale business would be adjacent to a residential neighborhood and within 750 feet of a Park.

Moody stated that general approval criteria such as parking, or buffering had been met. He suggested specific conditions related to marijuana as follows:

- No uses other than wholesale operations would be permitted unless approved through a conditional use review.
- No onsite consumption or use of marijuana products or tobacco.
- Security bars are disallowed on the exterior or interior of the building if they are visible.

Moody also noted that the applicant must provide a list of all products to be wholesaled or stored onsite. Jackson County fire District 5 reserves the right to determine whether a fire, life and safety inspection is necessary and/or that if a change of occupancy is required the applicant must comply with the new requirements. All improvements must meet the building code for the change of occupancy. Plans for appropriate air filtering and ventilation system must be completed and reviewed by the Building Inspector. The State approved wholesale license must be provided along with a list of names of all owners, operators, and employees. This list must be updated annually. Also to be provided on an annual basis prior to issuance of the annual business license is receipt of a complete copy of all financial records subject to audit, per Ordinance 14-875-O. Finally, a waste management plan must meet with local and State approval.

Commissioner Discussion

Milan questioned the feasibility of a system that could adequately contain marijuana odor. Moody replied that if a complaint occurs that there is an odor that has escaped into the atmosphere, then a review of the system would be warranted. In addition, it is required that the applicant would be asked to obtain certification of the system by a licensed professional.

French observed that marijuana businesses are under scrutiny by the State of Oregon through the OLCC licensing process, by vetting completed by the local Fire District, and by the City of Talent zoning codes for air quality and treatment of obnoxious odors. Moody stated that it was not known whether the State would monitor a business for air quality, but in his opinion, there was sufficient oversight at the local level. Riley emphasized the complaint driven process that would allow for the management of noxious odors should it become necessary.

PUBLIC HEARING OPENED

Chris Hearn of Davis, Hearn, Anderson and Turner PC was called forward. Business address is 515 E. Main St. Ashland, OR. 97520

Hearn reviewed a short history of the economics in the area, noting that the marijuana industry had the potential to spur the growth of a robust economic environment in Southern Oregon.

Hearn talked about House Bill 3400, stating that the marijuana industry would be stringently regulated and policed by OLCC (Oregon Liquor Control Commission) in addition to local and regional oversight.

Highly Distributed LLC would be conducting a wholesale marijuana business i.e. there would be no sales to the general public. The business would be limited to buy/sell arrangements with State licensed retailers and cannabis producers. Hearn briefly explained the OLCC process noting that each approval is based upon specifics: specifically authorizing individuals who pass rigorous background checks, to act as a specific business in a building that has met the myriad conditions that are unique to the space. The business will then be subject to ongoing oversight and inspection by OLCC agents etc.

Business will be conducted by appointment only and the product will be wrapped in sealed containers. It will not be open to the outside air. Hearn noted that the flowering stage of the plant triggers the most potent smell and Highly Distributed LLC would not be growing the product. Hearn assured the Commission that the protocols would be met, characterizing the business as a low key operation, with transportation on a small scale and transactions would not involve the general public.

Hearn presented an analogy that the cannabis business in Oregon is similar to that of the wine industry. He pointed out the intent that marijuana would no longer be sold in black markets or operated by the stereotypical drug cartels of the past. The product would be distributed in a manner similar to estate sales of fine wines.

Property Owner **Steve Rouse** of 16000 N. Applegate Rd. Jacksonville, OR. was called forward.

Rouse spoke on behalf of Jamin Giersbach, who will be acting as manager of the business, highlighting his former background in technology and his family values. Rouse stated that Giersbach was a key spokesman in Oregon's cannabis industry, and as such, holds himself to the highest standards.

Rouse stated that Giersbach assured him that the impact of the business on the building would be minimal and the security would be exceptional. He stated that the filtration system would be built around negative pressure: insuring that air would remain in the warehouse and would not be released into the atmosphere.

Andrew Robison of 3940 Foothill Rd. Medford, OR. was called forward.

Robison stated that he was the manager of the Talent Health Club, another business owned by Mr. Giersbach. He spoke to the efficacy of the sealed containers of cannabis – stating that the product must be sealed in childproof containers, and the packaging would protect the quality of the product as well.

Robison assured the Commission that cannabis product is not transported in semi-trucks or large commercial vehicles, negating the types of impact that come with large-scale manufacturing.

Chris Hearn of Davis, Hearn, Anderson and Turner PC was called forward.

Riley asked for clarification of the background checks and whether they were a part of Oregon's administrative rule. Hearn answered affirmatively.

PUBLIC HEARING CLOSED

Commissioner Discussion

Milan stated that in his opinion, there should be standards in the Code that ensures an appropriate air filtration system for all such businesses. He stated that enforcement of the standard should be substantial.

Moody replied that Condition # five of the prior application set the standard for air filtration systems as follows:

- “Submit plans for and install an appropriate air filtering and ventilation system to confine odors on the premises. Plans for the necessary air filtering and ventilation system shall be submitted to the Building Official for review and approval prior to installation.”

Moody stated that a condition prohibiting noxious odors could be added to this application, should the Commission so direct, while noting a caveat that stronger enforcement regarding confinement of smells could become problematic in that smells are highly subjective in nature. Moody noted that the nuisance code gives the City of Talent the authority to investigate any complaints on a case by case basis. He explained that the complaint process allows for a determination, works with the perpetrator to mitigate the situation and if the results are not satisfactory, provides the authority to cite the responsible party who then takes the matter to Talent’s municipal court. (AKA the Justice Court)

Heesacker noted that the application must be approved or denied based on the current standards in the Code. Moody reiterated that the Commission could impose a condition that would satisfy concerns about excessive odor. That said, the condition must be defensible and consistent with State law.

French discussed a concern about the proximity to a park. Riley debated the distance to the park as measured by Google Earth. She stated that a pedestrian walking to the park would stay on sidewalks and avoid fences etc. so that the end result conforms with the rules governing the distance. Moody noted that the directional measurement standard had been affirmed by Oregon law and was consistent with its application.

In reply to comments from Milan, Riley stated that enforcement was not the purview of the Planning Commission. She referred to the onerous State laws regarding the containment, packaging and transporting of marijuana, highlighting the obligation of the applicants to meet those standards. She recommended approval of the application.

Pastizzo noted that the conditions were common sense provisions and that his understanding of a conditional use permit, was that it allowed the Planning Commission to impose conditions on a case by case basis. He stated that settling disputes in a judicial courtroom was the democratic way to enforce applicable laws. He agreed that noise and smells were difficult issues to enforce and the right to appeal is a suitable remedy.

Milan indicated concerns that all conditions related to air filtering and ventilation are the same for all applicants and believes there should be some standards in the zoning code or conditions for odor enforcement.

Moody responded stating that the condition didn’t carry over from other applications and should be consistent and could be added. He explained challenges with odor complaints and gave information about the nuisance code and how odor complaints are addressed.

Milan responded with concerns about enforcement that once qualified engineer signs off on ventilation system it would be difficult to enforce on a complaint. He expressed concern that some standards in the marijuana industry for enforcement need to be defined.

Motion: *Acting Commissioner Riley moved to approval of CUP 2016-001 for a licensed recreational cannabis wholesale business for Highly Distributed LLC, with the conditions stated in the final order and with the addition of a condition as follows: Submit plans for and install an appropriate air filtering and ventilation system to confine odors on the premises. Plans for the necessary air filtering and ventilation system shall be submitted to the Building Official for review and approval prior to installation. Commissioner French seconded and the motion carried by roll call vote with Members Heesacker, French, Pastizzo, and Riley voting for and Member Milan voting against.*

8:00 p.m. There followed a five minute break as requested by Acting Commissioner Riley.

VII. Public Hearing (Quasi-Judicial) Conditional Use Permit - Consideration of a Conditional Use Permit allowing the operation of a recreational marijuana retail business located at 1007 S. Pacific Hwy. Unit G and described as Township 38 South, Range 1 West, Section 25 BD, Tax Lot 90007. File: CUP 2016-002. Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.4 and 8-3L.2. Applicant: Talent Health Club LLC

The opening statement and approval criteria were read into the record with the addition of approval criteria from 8-3M.2. There were no ex parte contacts.

Staff Report:

In introducing the application for a retail recreational cannabis facility, Moody focused on a condition that was not previously listed; namely that three concrete parking bumpers be placed in front of Units B and C and permanently dedicate one of the three spaces as an ADA space. He stated that the concrete barriers were needed to prevent potential damage to the building. In addition, Talent's ADA requirements mandate one dedicated ADA space per every twenty five parking spaces.

Moody presented an explanation for change of use, stating that the facility had been operating as a medical marijuana facility and was now requesting a conditional use permit to include recreational cannabis as well. Differences between the two uses could be described as a small scale limited use for medical marijuana, versus general public use as a recreational facility. Cannabis sales for medical purposes was structured as a not-for-profit business, while cannabis sales for recreational purposes was a for-profit business. Moody explained that the City intended to distinguish between the two uses when the pertinent codes were written. The request was non-conforming because the facility is located within 450 feet of Kamerin Springs Park.

Moody stressed the importance of consistency when agreeing upon the conditions for approval. He explained the steps taken that resulted in Talent's marijuana codes, including multiple opportunities for public input. As a result, Talent has the authority to enforce the codes on a local level as well as upholding the regulations at the State level.

Riley questioned the finding that stated the building was built prior to 1970. Moody acknowledged that this was in error – the building was actually built in 2008. He agreed to correct the record noting that a complete list of all products wholesaled or stored at the facility would still be required.

PUBLIC HEARING OPENED.

Chris Hearn of Davis, Hearn, Anderson and Turner PC was called forward.

Hearn stated that the location of this business was removed from any residential areas, and was in fact adjacent to an industrial area. Because of the remoteness of the business, complaints from neighbors are not likely. Hearn stated that the change of use consisted of the addition of products for recreational use: likening it to a clothing store that has opted to add shoes as a product line. He concluded that the impact would be negligible.

Andrew Robison of 3940 Foothill Rd. Medford, OR. was called forward.

He stated that he was the general manager for the facility. He highlighted a personal goal to make the world a better place. Robison relayed that his background as a vintner had allowed him to experience the economic benefits that a growth industry provided. He indicated that in his opinion, the cannabis industry would provide similar economic benefits. Robison stated that he would be doing his part to strengthen the community and pledged to be respectful of the communities he serves by meeting all State and local regulations that are imposed. He assured the Commission that business operations would be conducted in an upright manner, predicting that there would continue to be no nuisance complaints.

Robison stated that what was not clear at this time is whether medical marijuana and recreational marijuana could be sold at the same facility. It was his understanding that once a recreational license is issued by the State of Oregon, then medical sales must cease. He noted that the State permit would expire in December 2016, and the business would receive instruction from the State regarding the issue at that time.

Robison commented that in his experience, former patients who previously purchased cannabis for medical reasons, were now purchasing recreational marijuana instead – a cost effective alternative to carrying a medical card.

Chris Hearn was called back for a final statement. He stated that the owner was willing to make changes to the parking lot if necessary to meet Talent's parking requirements.

PUBLIC HEARING CLOSED

Moody noted that the parking requirement for this business calls for two ADA parking stalls because the parking lot is larger than 25 parking spaces. Heesacker presented the idea that a bike rack would be appropriate as well.

Commissioner Discussion

Riley asked about complaints or police reports made during the time the facility has been in business. Moody replied that there were no known complaints. Riley requested a change to the findings that measured the distance from the business to Karmerin Springs Park when walking or driving between the two at .65 miles.

Milan indicated concerns that current code enforcement in regards to odor and air filtering controls isn't clearly defined and that we are skipping a step and moving too quickly.

Motion: *Pastizzo moved for approval of CUP 2016-002. Riley seconded, amending the motion to change the distance between the facility and Kamerin Springs Park and substituting the*

pedestrian or vehicular measurement of .65 miles and adding one bicycle rack to the parking lot. Pastizzo accepted the amendment and the vote was passed by roll call vote with Members Heesacker, French, Pastizzo, and Riley voting for and Member Milan voting against.

VIII. Public Hearing (Quasi-Judicial) Change of Non-Conforming Use - Consideration of a change in a non-conforming use allowing the operation of a recreational marijuana retail business within an existing non-conforming medical marijuana dispensary located at 103 N. Pacific Hwy. Unit B & C and described as Township 38 South, Range 1 West, Section 23 DC, Tax Lot 500. File: ZON 2016-014. Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.2, 8-3L.2, and 8-3M.2. Applicant: Green Valley Wellness, LLC.

Staff Report: Moody stated that the application was similar to the previous applications except that the use was not currently permitted in the Central Business District Zone. He reviewed the use – stating that the request was to allow a change from the non-conforming use as a medical marijuana facility and to increase the availability of products to include recreational marijuana sales as well.

Moody recommended subjecting the application to the same criteria as would be allowed for a conditional use permitted in the zone, since it is operating at the same location. The site was also not completely compliant with parking regulations. Moody suggested the following remedies:

- I. Installation of a bumper guard for the parking space in front of Unit B.
- II. That two parking spaces in front of Unit C be removed due to safety concerns
- III. That two ADA compliant parking spaces be clearly delineated and properly signed
- IV. That all parking stalls are clearly marked, and directional signage refreshed

Moody reviewed a public comment from Kevin Bender, owner of the Anjou Club apartments that called for denial of the application because “the use as it exists is non-conforming”, and Bender has requested that it not become “more non-conforming”. Moody indicated that there were no standards in Talent’s codes that would provide direction on this issue. He reiterated that the projected impact should be minimal and consistent with the approvals for applications 2016-001, and 2016-002. He noted that there is more than 100 feet of separation between a residential area and the Central Business District as mandated by the City Council.

The opening statement and approval criteria were read into the record. There was no exparte discussion.

PUBLIC HEARING OPENED

Chris Hearn of Davis, Hearn, Anderson and Turner PC was called forward.

Hearn stated that the use was similar to that of the Talent Health Club in expanding the business to include recreational marijuana. He reported that the Code in place at the time of the original CUP approval did not include language restricting recreational marijuana sales. Since that time,

the Code has been amended to prohibit any new dispensaries in the Central Business District Zone.

Hearn noted the presence of the liquor store adjacent to the proposed use, commenting that both businesses were regulated by OLCC. He alluded to the fact that the various medical marijuana facilities have been selling recreational product since the State approved the use in October of 2015 and therefore it had been demonstrated that there would be no substantial impacts related to the expanded use.

There followed additional testimony by Hearn* and a brief debate by the Commission. French asked about the possibilities of moving the business. Hearn replied that re-location would be an onerous condition, hampered by the reluctance of landlords to allow a marijuana facility into their buildings, as well as the State and local regulatory requirements.

Michael Monarch of 103 N. Pacific Hwy. Suites B and C, was called forward.

Monarch noted that re-locating the business or closing the business would result in severe ramifications – including penalties for vacating a 10 year lease, loss of employment for nine employees, loss of revenue from services used by the employees, loss of tax revenue for the City and more.

Monarch spoke about the changes taking place in regulatory requirements as the State gains experience legislating recreational marijuana. He indicated that Green Valley Wellness, LLC would support economic vitality in Talent. He commented about the designation received from voters throughout the Rogue Valley that Green Valley Wellness was the most professional dispensary in 2015, second only to Talent Health Club. He noted that compliance with all regulations and conditions was the primary consideration of the business.

Monarch reported that the (positive) impact of marijuana sales has been demonstrated in Colorado where recreational marijuana has been a permitted use for the last two years. Colorado statistics document a decrease in violent crimes and in Medford there has been a reduction in teen use. Finally he stated that the medical efficacy was proven and managed growth will continue to add value to the City of Talent.

Peter Gross of 489 5th St. Ashland, OR. was called forward.

In response to a question by Heesacker, Gross noted that the current law regarding medical marijuana in Oregon was set to allow medical card holders to purchase cannabis without a tax. There were no current plans for that particular rule to expire. Gross qualified his statement, however by noting the marijuana laws are subject to change almost on a quarterly basis.

Gross addressed the odor issue, the benefits of creating a buffer against dispensaries in the Talent's downtown. Approval of the application would serve as a barrier another dispensaries seeking to locate in the downtown core.

Bobby Townsend of 15 Renault, Medford OR. was called forward.

Townsend noted that he was a current board member for the Talent Chamber of Commerce and the owner of several businesses, including an organic alcohol business. He spoke to the professionalism of those affiliated with Green Valley Wellness LLC. and expressed appreciation for the leadership in Talent for facilitating the cannabis business.

Gabriel Lamont of 100 North Pacific Hwy. # 81 Talent, OR. was called forward.

Lamont stated that he was an employee for Green Valley Wellness dispensary in Talent, and he resides at the Anjou Club. He indicated that there have been no issues with the apartment complex to date. He provided personal testimony, stressing family values and the benefits economic gain for conducting the business in Talent.

Kat Nadel of 130 Briarwood Talent, OR. was called forward.

Nadel noted her position as the general manager for Green Valley Wellness. She commented that the letter from the Anjou Club reminded her that an important part of the cannabis business was its responsibility to become an educational resource.

PUBLIC HEARING CLOSED

Commissioner Discussion

Milan stated that the unambiguous intent and wording of the zoning provision in question is to prohibit the commercial sale of marijuana in the Central Business District.

Riley referred to the records detailing the original approval to allow the business to locate in its current location. She indicated that the zoning characteristics of the Central Business District (CBD) was to facilitate a pedestrian friendly center. She stated that in her opinion, the Commission who approved the existing facility might not have been aware that the location was actually in the CBD. She stated that at the time there was no indication that the approval would create a non-conforming use.

Riley stated that the Talent City Council approved the business at the current location and for that reason and others, she recommended approval of the expanded use. Milan replied that the original approval was for a medical marijuana dispensary – not a recreational facility. He advocated against a recreational marijuana facility in the CBD.

Pastizzo stated that given the testimony and current regulatory environment, it seems that medical marijuana use is in a state of flux and will be phased out as the uses combine. He stated that in his opinion, the application was more of a change of use rather than an expansion of the use.

Moody noted that the required Land Use Compatibility Statement directly addressed the use as allowed in the zone. He explained that Green Valley Wellness had been approved prior to adoption of the Ordinance that prohibits dispensaries in the CBD, and is therefore an existing use. He stated that in Talent code, expansion of the non-conforming use typically includes the expanded footprint of the building. In this case, the use is not expanding; it is changing.

Councilor Wise stated that the Talent City Council has been consistent in their approvals for dispensaries and would most likely affirm the existing use, and allow the changing use.

There followed a brief discussion about a possible reply to the letter of complaint. Heesacker stated that in his opinion, the odor issues stems from outdoor grows and not from dispensaries.

Motion: *Commissioner Riled moved to approve CUP 2016-014 in its existing location with the conditions listed in the final order and including the addition of a bicycle rack to the parking lot. Commissioner French seconded and the motion was passed by roll call vote with Members Heesacker, French, Pastizzo, and Riley voting for and Member Milan voting against.*

IX. Discussion Items

There were none.

X. Subcommittee Reports

French reported that she attended the Citizens Advisory Commission, but asked that the report be postponed to the next regularly scheduled meeting.

Pastizzo stated that he might not be present at the meeting that would be held on April 28, 2016.

XI. Propositions and Remarks from the Commission

Moody noted that the next meeting would likely include a site plan review and a possible public hearing. He stated with Commission permission, he would also like to schedule a public hearing for the amendments of the Tree and Landscape Code. He proposed that the order of the Agenda be changed to review the site plan first, followed by final consideration of the Tree and Landscape Code. He further commented that if there were two Public Hearings scheduled for April meeting he would re-schedule the hearing for the Tree and Landscape changes.

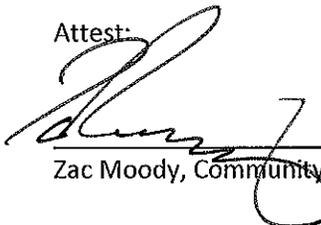
XII. Adjournment

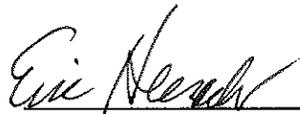
There being no further business to come before the Commission, the meeting was adjourned at 9.45 p.m.

Submitted by:

 Date: 7/28/16

Attest:


Zac Moody, Community Development Director


Chair Heesacker

Note: These Minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting. The Minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

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