



**TALENT PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
TALENT TOWN HALL  
April 28, 2016**

***Study Session and Regular Commission meetings are being digitally recorded and will be available on the City website: [www.cityoftalent.org](http://www.cityoftalent.org)***

The Planning Commission of the City of Talent will meet on Thursday April 28, 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:**

Commissioner French  
Commissioner Hazel  
Commissioner Heesacker  
Commissioner Milan  
Commissioner Pastizzo  
Commissioner Schweitzer

**Members Absent**

Commissioner Riley

**Also Present:**

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

**II. Brief Announcements**

None.

**III. Consideration of Minutes for March 24, 2016**

**Motion:** Moody explained that proposed amendments for minutes from Commissioner Milan. Commission could table minutes and save for next meeting or take a few minutes during this meeting review proposed amendments and approve the minutes.

*Commissioner Pastizzo moved to approve the Minutes of March 24, 2016 with the amendments proposed by Commissioner Milan.*

*Commissioner Milan seconded and the motion carried.*

*Commissioners Schweitzer and Hazel abstained. Commissioner French was present as a non-voting alternate.*

**IV. Public Comment on Non-Agenda Items**

None.

**V. Public Hearing (Quasi-Judicial) Site Plan Review - Consideration of a Site Plan allowing the construction of a commercial building and parking lot at 105 W. Valley View Rd. and described as Township 38 South, Range 1 West, Section 23DD, Tax Lots 3200 & 3201 Files: SPR 2016-002 & SPR 2016-004. Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.3 and 8-3L.1. Applicant: Embree Asset Group, Inc.**

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

**Staff Report:**

Moody noted that the primary application is SPR 2016-004, this file addressed the retail building. The secondary application is SPR 2016-002, which addresses the additional parking required to meet Talent Zoning Code (TZC) parking standards. Since the applications were submitted together, they are consolidated and only one public hearing is required. If the retail building (SPR 2016-004) is not approved, the parking lot site plan (SPR 2016-002) will not be approved either.

Moody explained that the subject tract is vacant, and part of a previous three-lot partition in 1994, approx. 1.72 acres, there are two legal lots of record. Zoned Highway Central Business District (CBH) surrounded to west and northeast by high-density residential; to the south there is CBH.

Moody explained the noticing requirements for this development includes: one public hearing at the Planning Commission level, public hearing notices mailed to adjacent properties 20-days prior, an on-site notice, and newspaper posting 10-14 days before. No comments received for this land use action.

Moody explained the approval criteria for this development includes: a pre-application conference, which occurred on Jul 29 2015.

Moody explained that following criteria has been met, or can be met subject to conditions of approval:

- Article 8-L.140 - Site Development Plan required data, met.
- Article 8-L.150 - Required findings for approval of site plan, provided by city staff (Proposed Final Order).
- Article 8-D.330 - Uses subject to type-2 review, because it is a new building, it has to be reviewed by Planning Commission.
- Article 8-J.180 Buffering – One of the proposed changes. 4 trees on site, adjacent to Anjou Club. 2 large cottonwood trees 2 small cottonwood trees. Condition of approval, vertical vegetation buffering so that apartment complex residents aren't looking straight at building when cottonwoods are removed. There is already a sizable buffer between these properties due to existing evergreens.
- 8-J.440 Development Standards – Retention of trees. Encourages retention of trees, however cottonwood roots could pose a hazard if not removed from site for construction of retail building.
- 8-J.560 Bicycle parking facilities – met with conditions. Provide revised site plan denoting bicycle parking locations prior issuance of building permits.
- 8-J.570 Parking area design standards – Stormwater quality plan required prior to issuance of building permits in accordance with RVSS stormwater design manual standards.
- 8-J.450 Parking area improvements – revise site plan with stormwater facility location, addition to buffer requirements, revised landscape plans to certify shading requirements. Revised site plan with lighting specifications. Stormwater quality plan approved by RVSS including an O & M agreement approved by RVSS.
- 8-3J.630 – Street access and circulation – met with conditions, sidewalk panels replaced adjacent to proposed driveway apron. Revise site plan to include additional sidewalks adjacent to parking areas leading to business (no clear area for pedestrians to get to building from parking lot). Sidewalk opening for Anjou residents to access the business (encouraging pedestrian oriented traffic). Storm drainage design standards provide revised site plan including location of SW facility and provide O & M plan agreement approved by RVSS.

Recommendations and motions:

Staff recommends approval based on Proposed Final Orders for site plan of Dollar General. Staff feels the site plan application meets the intent of the TZC.

Moody added that one public comment had been received, encouraging request but asked that no plants be used for landscaping that have pollen. He explained there are no provisions in TZC that prohibit using pollen producing landscape plants.

Schweitzer asked if landscaping buffer can require a minimum amount of vegetation, since some vegetation will be removed near the Anjou Club. Moody explained that one of the trees to be removed doesn't provide effective buffering, but the condition could be re-written if PC doesn't feel the fence and proposed vegetation is not adequate.

**PUBLIC HEARING OPENED**

**John Shields** of Embree Asset Group was called forward.

Shields stated that he has revised the site plan, to include: the addition of sidewalks between the business and parking lot, the addition of a fence along the western property line, and the relocation of a street light, back into the public right-of-way from subject parcel. Shields added that they could install a larger fence if requested.

Moody specified that the intent of buffering is to ease the transition from conflicting land uses (residential from commercial), and that a tall wall would not be as desirable as a vegetative installation.

French asked applicant how supplies to build the building would be sourced. Would they be from local sources or brought from out of state. Shields commented stating that for cost savings, most products would be from local sources.

Schweitzer explained that seeing the lot transition from a grassy field to a parking lot would be impactful to neighboring residences and should be considered when addressing buffering solutions. And asked if the unused portion of remaining land would be used for future expansion of some type.

Shields explained that the long-term goal was to keep that area open, some of it would be landscaped, other areas would be gated and have walkways to provide access from adjacent properties.

Pastizzo asked about what types of lights would be used, and asked if they'd be shielded to illuminate only the subject properties and not neighboring properties.

Shields explained that the lights are shielded downward.

Moody clarified that he had added a condition of approval to require revised site plans that indicate the type and location of lighting on the subject parcels.

#### **PUBLIC HEARING CLOSED**

French asked which way the business sign will face.

Moody explained that as proposed, the sign on the building façade will face snap fitness (to the east), and the ground (monument) sign will be between the commercial building and W. Valley View Rd. He also mentioned this is a separate permit process that will require a permit.

Hazel expressed concern that the design of the Shady Cove Dollar General store is an eyesore and did not want to see that pattern repeated.

Moody suggested reopening the public hearing to ask the applicant about architectural and design specifics; staff would not recommend a general condition requesting arbitrary aesthetic requirements because there is no finding/standard to support it. None of the old town or large retail building standards apply to this project.

**Motion:** *Commissioner Schweitzer motioned to reopen the public hearing. Commissioner Pastizzo seconded and the motion carried.*

#### **PUBLIC HEARING RE-OPENED**

**John Shields** of Embree Asset Group was called forward.

Schweitzer inquired if some type of wood could be used on the roof to soften the appearance of the building, explaining that based on site plans, it looks like a warehouse.

Shields explained that a faux wood material could potentially be added along portions of the building that face W. Valley View Rd. and elaborated that there is some flexibility in the outward appearance of the building and landscaping.

#### **PUBLIC HEARING CLOSED**

Moody asked which buffering methods would be used for the west elevation of the building. Commissioners agreed trellis, vining and paint would suffice.

Moody asked if the commission would like to add the following conditions of approval:

- Reduce lighting adjacent to boundaries with residential properties from 2-ft candle to 1-ft (denoted on site plan or prior to C-of-O), lighting will also be shielded.
- Buffering finding: include trellises with vining vegetation on west elevation
- Buffering finding: "Hardie board" and un-vegetated trellises on south elevation

**Motion:** *Commissioner Schweitzer moved to approve SPR-2016-002 & 004 with conditions as stated in the staff report with the addition of conditions of approval recommended by staff. Commissioner Hazel seconded and the motion carried unanimously by roll call vote.*

- VI. **Public Hearing (Legislative) Development Code Amendment - Consideration of Text Amendments to the Talent Zoning Code adding Title 8, Chapter 3, Division J, Article 10, Public Trees, amending Title 8, Chapter 3, Division J, Article 3, Fences and Hedges, and amending Title 8, Chapter 3, Division J, Article 4, Trees and Landscaping. New language allows the City to require a tree removal permit for heritage and significant trees and provides quantifiable standards for landscaping. File: DCA2016-001. Applicant: City of Talent.**

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

#### **Staff Report:**

Moody explained that the code has been submitted to Canopy LLC (Comments provided), Rogue Climate Talent (No comment) T4T (No Comment) Parks Commission (No Comment), City Manager (Comments provided), Public Works (Comments provided).

**Proposed timeline:**

28 Jan - work session

25 Feb - work session

28 Apr - 1<sup>st</sup> public hearing

18 May - (Tentative) City Council recommendation

**Goals:**

- Recognize importance of trees and landscaping and how they impact the character and beauty of Talent
- Provide clear regulation for management of private trees and public trees
- Provide incentives to preserve and incorporate existing trees into development plans
- Better define heritage and significant trees in Talent
- Provide Better oversight for mitigation and removal of significant and heritage trees
- Provide process for tree removal, street tree planting and landscaping that is clear and objective to property owners that is quantifiable.
- Organize existing and new code language in a manner that is easy for staff and public to implement

**New proposed changes:**

- Former "Fences and hedges" is now: Tree Preservation and Protection code.
- Redefined "heritage tree" and "significant tree"
- With the exception of hazard trees, heritage tree means any deciduous > 28" in diameter or conifer > 32" or larger (exception is Dogwood and Japanese Maple > than 10")
- Type A – not for mitigation, but for education (to encourage mitigation)
- Economic waiver option completely removed from newest revision
- Minimum landscape standards residential was: 20% central business district, 10% commercial 10%, industrial 5%; now residential 30%, central business district: 20%, commercial 20%, industrial 15%
- Public tree section: notification to property owners when trees would be maintained or removed expedited if hazard tree identified (formerly 5-day notice).

Moody asked commission if language pertaining to "plants and shrubs" should be removed from public tree code. Planning commissioners reviewed comments from Public Works Dept., Community Development Dept. and City Manager and decided to keep "plants and shrubs" language in place.

**PUBLIC HEARING OPEN**

No comment provided by city staff; no questions presented to city staff.

**PUBLIC HEARING CLOSED**

**Motion:** Commissioner Pastizzo motioned to recommend approval of the proposed amendments to the Talent City Council, as described in the attached Exhibit A, amending the Talent Zoning Title 8, Chapter 3, Division J, Article 10, Public Trees, amending Title 8, Chapter 3, Division J, Article 3, Fences and Hedges, and amending Title 8, Chapter 3, Division J, Article 4, Trees and Landscaping." And changing appropriate references in the code. Commissioner Milan seconded and the motion carried unanimously by roll call vote.

**IX. Discussion Items**

There were none.

**X. Subcommittee Reports**

French reported that she attended the Citizens Advisory Commission (CAC), they're discussing and working on the Economic Opportunity Analysis (EOA) with ECO Northwest. They're assessing economic development objectives. Her research has focused on jobs and growth in the next 20 years. The CAC will be looking at policies to determine if any are any missing and how are objectives going to be accomplished? French will be participating in Etsy maker space/city 2-day summit in Brooklyn, New York.

**XI. Propositions and Remarks from the Commission**

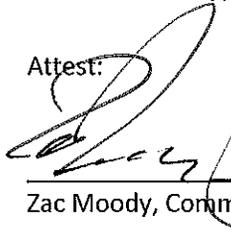
Moody added that planning commission will see the EOA to adopt it before Comp Plan Economy element changes.

**XII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at 9:30 p.m.

Submitted by:  Date: 6/23/16

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](http://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.