



**TALENT PLANNING COMMISSION
REGULAR MEETING
MINUTES
TALENT TOWN HALL
July 28, 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 July 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 6:30 P.M.

Members Present:

Commissioner French
Commissioner Hazel
Commissioner Heesacker
Commissioner Milan
Commissioner Pastizzo

Members Absent:

Commissioner Riley
Commissioner Schweitzer

Also Present:

Zac Moody, Community Development Director
Jeff Wilcox, Minute-Taker
City Council liaison Anthony Abshire

II. Brief Announcements

None

III. Consideration of Minutes for June 23, 2016

Commissioner Hazel pointed out she was listed as present at the June 23 meeting in error.
Motion: *Commissioner Milan moved to approve the Minutes of June 23, 2016 with correction.*
Commissioner Pastizzo seconded and the motion carried.

IV. Public Comment on Non-Agenda Items

None

V. Public Hearings

Comprehensive Plan Amendment (Legislative) Text Amendments to the Talent Comprehensive Plan, Element E. As proposed, Element E of the Comprehensive Plan would be repealed and replaced with the updated 2016 Economy Element including the City's revised Economic Opportunities Analysis. The proposed amendments must be consistent with Oregon Statewide Planning Goal 9, Talent Comprehensive Plan and Section 8-3M160 of the Talent Zoning Code. File: CPA 2016-001. Applicant: City of Talent.

The opening statement was read. Moody explained that ex parte communications was not applicable because Commissioner French was appointed by the City Council to participate in the Citizens Advisory Committee (CAC). Approval criteria: State-wide Planning Goals 1 Citizen Involvement, 2 Land Use Planning and 9 Economic Development.

Staff Report:

Moody explained that there were several minor text and formatting changes since the previous work session. The Intro paragraph was rewritten, made more substantial.

Brief history of process and background on why we are doing this.

Timeline of proposed changes May-July 2016. 4 meetings and 1 work session were held during this time. CPA 2016-001 will go to CC meeting no earlier than 17 Aug 2016 if this is approved by the Planning Commission.

Economic trends were last evaluated in 2000 using 1990 census data; the current economic element of comprehensive plan uses data that is 26 years old. New economic element uses 2010 census data and 2016 employment data. The City prepared a Buildable Lands Inventory (BLI) for Employment Lands, it is included as an appendix to the Economic Opportunity Analysis (EOA). The BLI helped determine what land was available, and what the current development status was (developed, partially developed or vacant).

The EOA has four main components:

1. Buildable Lands Inventory
2. Factors affecting future economic growth
3. Employment growth and site needs
4. Land sufficiency and conclusions

Goals of the EOA:

- To develop an Economic Element consistent with requirements of Statewide Planning Goal 9
- Analyze the city economic patterns, potentialities, strengths and deficiencies, incorporate update local state and national trends into the revised Economy Element.
- Project the amount of land needed to accommodate the future employment growth within the Talent Urban Growth Boundary (UGB) for the next 20 years (2016-2036)
- Evaluate the existing employment land supply with the Talent UGB
- Fulfill State planning requirements for a twenty-year supply of employment land.

Summary of the EOA:

- How much buildable land does Talent currently have?
 - 89 acres vacant and partially developed land; 63 acres (ac) commercial, 26 ac industrial
- How much growth is Talent planning for?
 - 1,393 employees in 2016 (According to the Oregon Employment Department)
 - Projected to be 1,959 employees by 2036
 - (an increase of 566 jobs during that 20-year period)
- How much land will be required for employment?
 - 37 ac; 17 ac commercial, 20 ac industrial
- Does Talent have enough land to accommodate growth?
 - Yes. Lands available for next 20-year period: 63 ac commercial (45 ac surplus), 26 ac industrial (6 ac surplus)
- What types of businesses does Talent want to attract?
 - Small-scale manufacturing, construction, warehousing, distribution, wholesale, professional and business services, residential/senior/visitor services, event and performance support services.
- Recommendations to support economic development in Talent?
 - Update Economy Element of the Comprehensive Plan
 - Infrastructure Development (Esp. Capital Improvement Plan)
 - Identify opportunities to support existing businesses
 - Develop a broad economic strategy
 - Support development of space to support new start-up and small businesses

Comprehensive Plan Element Proposed Policies and Implementation Strategies (IS):

- Policy 1 – Land Availability – the city will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (site size, locations, visibility, and other characteristics)
 - IS 1.1a – identify changes in zoning and plan designations necessary to provide an adequate supply of land.
 - IS 1.1b – work with property owners and their representatives to ensure that key development/re-development sites are known, ready to develop and marketed
 - IS 1.1c – develop and implement a system to monitor supply of commercial/industrial lands including monitoring through permits and land consumption.
 - IS 1.2a – identify commercial lands in short-term supply
 - IS 1.2b – as commercial and industrial land is developed, actively plan to replenish the short-term supply of land through Capital Improvement Planning
- Policy 2 – In-fill and redevelopment - the city will support and encourage infill and redevelopment, especially in downtown, as a way to use land and existing infrastructure more efficiently
 - IS 2.1a – establish goal to survey Talent residents about the types of businesses they want in downtown and what changes are needed draw them to downtown.
 - IS 2.1b – identify sites for redevelopment, especially in commercial areas such as downtown. Work with existing property owners for issues preventing redevelopment
 - IS 2.1c – review and update commercial design standards, emphasis on building up-keep
 - IS 2.1d – support and encourage implementation or amendment of the West Valley View master plan to develop or redevelop properties within the Master Plan area.

- IS 2.1e – develop master plans to guide development of the following areas: (1) Valley View Rd. from OR-99 to I-5 and (2) OR-99 from Rapp Rd. to Creel Rd.
- IS 2.2b – develop policies to allow ground-floor residential uses as a temporary use in mixed use buildings
- IS 2.3a – identify sites to rezone for residential uses in industrial areas
- IS 2.3b – if industrial sites are rezoned to residential uses, find industrial sites to replenish supply.
- Policy 3 – Infrastructure support – provide adequate infrastructure (skipped)
- Policy 4 – Existing business support and assistance – the city will support and encourage retention and expansion of existing businesses that align with Talent’s other community development goals
 - IS 4.2a – Evaluate whether the City has sufficient staff capacity to accomplish the proposed economic development project
- Policy 5 – Business Development – the City will plan for and nurture a favorable environment to attract and maintain new businesses.
 - IS 5.1a – Complete a market readiness analysis including an in-depth visitor readiness report that addresses branding and marketing.
 - IS 5.2a – Develop zoning policies to allow retail sales as a component of an industrial business in the City’s industrial zones.
 - IS 5.2b – incorporate the existing Master Plan Development requirements into the Zoning Code establishing development standards for both industrial lands currently within the UGB and lands newly brought into the UGB.
 - IS 5.3a – The city should work with the economic development commission to market commercial and industrial sites in Talent to encourage economic growth.
 - IS 5.3.b: Coordinate economic development efforts with local and regional economic development organizations, including SOREDI, the Talent Chamber of Commerce, and Business Oregon.
 - IS 5.4d – Support development of a downtown business district, either by as a specific zoning district or by drawing a specific geographic boundary for the district. The downtown business district would provide incentives for development in downtown. The incentives for development within the business district may be financial, such as reduced land use permit fees, or non-financial, such as expedited land use permit processing.
- Policy 6 – Higher Paying Jobs – promote and support businesses that bring jobs with wages above the Jackson County average to Talent
 - IS 6.1b: Provide flexible zoning code language that encourages businesses that provide jobs at or above the County average wage.
- Policy 7 – Livability – The City recognizes that livability is an important factor in the location choices of some types of businesses, and the policy of maintaining livability for the benefits of City residents is further reinforced by the potential for economic benefits.
 - IS 7.1a: Encourage businesses providing personal services to residents, businesses, and visitors to locate in Talent, such as financial services, entertainment, restaurants, coffee shops, and other
 - pedestrian-oriented businesses.
 - IS 7.2a – the parks commission should work with Community Development to review and update the Talent Parks Master Plan
 - IS 7.4a – partner with Talent Public Arts Commission to develop a policy to encourage public arts with public projects.

Conclusion:

Moody explains that some implementation strategies and objectives were skipped for the sake of timeliness, but each item was well thoughtfully developed and refined by the CAC. He stated that Draft Element E is a total rewrite of the Economy Element as it exists now.

Commitment to timeline—Moody explained that Planning Commission should be clear about the timeline they're committing to by reviewing the Implementation Schedule graphic (Page 18 of Draft Element E); the 10-year timeline is heavily weighted towards commitments to be completed within the first 1-3 years. The CAC and Technical Advisory Committees (TAC) both supported Draft Element E, but voiced some concern over the aggressiveness of the timeline.

Next steps for Planning Commission— City Staff suggests that Planning Commission recommends to City Council approval to remove current Economy Element and replace it with proposed Draft Element E, and to use the EOA as an appendix. Alternatively, the Planning Commission could amend draft language to reflect new commissioner and public comments and keep public hearing open. Bring revised amendment back to Planning Commission during the August meeting.

Hazel asked if the goals are not being met, can the Draft Element E timeline be adjusted after adoption.

Moody explained the timeline is mostly for accountability for the responsible agencies/partners, it will be helpful for city department goal setting; furthermore, there is no enforceable obligation. However, if responsible agencies/partners do not adhere to timeline and all of the objectives/goals are missed, the public would have the opportunity to point it out.

Moody explained that the Implementation Strategies do not have to include the “when” component in the Comprehensive Plan if the Planning Commission would like it to be removed.

Milan asked Moody to explain any limits to innovation or business development encountered during the development of Draft Element E.

Moody explained that the CAC, being comprised of: business owners, developers and Chamber of Commerce members struck a good balance between key planning regulation and thinking outside the box. He explained that Draft Element E is a guiding document for when the Zoning Code is developed/retuned in the future.

Public Hearing opened (7:51)

Public Comments Received—Moody explained that he had received three written public comments:

Deborah Rappaport (203 Gibson St.) Voiced concern over IS 2.2b – *“Develop policies to allow ground floor residential use as a temporary use in commercial mixed-use buildings. These policies should include provisions such as: design standards to ensure that the ground floor in new commercial buildings is designed for commercial use and zoning districts or overlay areas these uses are allowed.”* Rappaport is concerned about parking limitations in Central Business District (CBD); in this zoning designation, businesses are not currently required to provide off-street parking. IS 2.2b language does not address possible parking issues.

Moody explained that city staff is aware of this issue, and that it is specific to CBD.

Nancy Buono (240 Sweetbrier Dr.) A member of CAC, mentioned that she characterized the CAC work as being very productive and thoughtful, and the results reflected their best efforts.

Joi Riley (1706 Lithia Way) A member of Planning Commission, asked if a "citizen involvement plan" was followed.

Moody explained that he could not locate any adopted city policy for a "citizen involvement plan"; however, city staff had followed Statewide Planning Goal 1 – Citizen Involvement guidelines, as well as City of Talent public hearing requirements.

Heesacker asked if Moody knew what outcome Rappaport was hoping for; he thought that the Zoning Code that pertains to parking would be a better place to make changes to parking requirements.

Moody surmised that Rappaport wanted IS 2.2b to be revised. He said that specific provisions should go in the Zoning Code parking language. He added that IS 3.1d states the following: "*City Planning Department will work with Public Works, Urban Renewal and City Administration to ensure infrastructure is located in a manner that will promote orderly development of the core downtown area, including location of alleys and public parking areas.*" Because parking is mentioned in this section, Planning Commission could make the decision to not make any changes to IS 2.2b.

Public hearing closed (8:02)

Moody explained that he would entertain any questions and if the Planning Commission wants to review the more detailed Staff Report to make a decision, plenty of time is available for consideration later on.

French explained that having been a part of the CAC herself, the consultant (Beth Goodman) was wonderful to work with, and the consultant spoke highly of the efforts of the CAC and Zac Moody. French continued, saying she learned a lot through citizen engagement and explained that her overall experience was very positive.

Motion: *Pastizzo moved to recommend approval to City Council for Draft Economy Element E and its attachments.*

A rollcall vote was conducted and the motion carried unanimously.

VI. Discussion Items

The Planning Commissioners discussed and acknowledged Chair Heesacker's formal resignation due to his relocation to Grants Pass. Commissioner Hazel will preside as Chair until the end of the year, at which point a new Chair and Vice Chair will be assigned.

Moody explained that in light of the resignation, one voting member position in the Planning Commission is now available and suggested the commissioners entertain a motion.

Motion: *Milan moved to appoint French as a full, voting Planning Commissioner.*

Hazel seconded and the motion carried.

VII. Subcommittee Reports

None

VIII. Propositions and remarks from the Commission

Moody explained that he is working on two code amendments that were delayed by CPA 2016-001. One high priority code change has recently been brought to his attention and will be addressed soon. It will make clear the difference between commercial and non-commercial agriculture uses in residential zones. The change will also emphasize that commercial agricultural use of residential lands is not allowed. Moody is considering providing a work session at the next meeting to familiarize commissioners with the full scope of the issue, then they could make a recommendation to City Council to adopt the measure by emergency ordinance. Moody explained the impetus: (1) new marijuana grows on single-family lots (2) repeated interest in using large areas of residential land in southwest Talent as a vineyard. This measure would not seek to prohibit marijuana grown for personal consumption or discourage small-scale sales of fruit and vegetable crops.

Milan asked if the current Zoning Code has enough power to enforce for current commercial agricultural issues, pointing out pre-existing agricultural operations could be an issue.

Moody explained that this would not likely be an issue, as non-conforming land uses become permanently disallowed after 45 uninterrupted days of discontinued use.

French asked which agency regulates the quantity of marijuana that can be grown.

Moody replied, the state dictates quantities for both recreational and medical, and that the intent of the Zoning Code revision would be to emphasize the disallowance of all commercial agricultural land uses. He said the forthcoming work session will cover the extent of the code revisions and illustrate how other municipalities are treating the issue.

French wanted to provide the other Planning Commissioners the opportunity to participate in her place for the upcoming CAC Housing Needs Analysis meetings, as she would need to skip two of the scheduled meetings, due to other commitments.

Moody explained that there will likely be four meetings, starting in late August. The meetings will be posted to the newspaper, encouraging the public to provide comment.

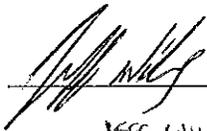
Milan volunteered to participate in this capacity if the scheduling works out and would verify with Moody.

IX. Next Meeting

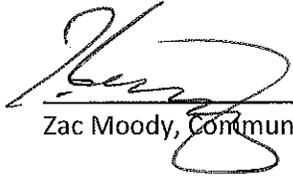
It was agreed that the next regularly scheduled meeting would be held on August 25, 2016.

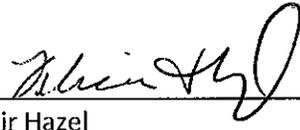
X. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 8:30 pm.

Submitted by:  Date: 18 AUG 16
JEFF WILCOX

Attest:


Zac Moody, Community Development Director


Chair Hazel

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.