



**URBAN GROWTH BOUNDARY CITIZEN ADVISORY COMMITTEE
REGULAR MEETING MINUTES
TALENT LIBRARY
June 26, 2018**

*Study Session and Regular Committee meetings are digitally recorded and are available by request
www.cityoftalent.org*

The Urban Growth Boundary Citizen Advisory Committee of the City of Talent will meet on Tuesday, June 26, 2018 at 6:00 P.M. at the Talent Library, 101 Home 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.

REGULARLY MEETING – 6:00 PM

I. Call to Order/Roll Call at 6:00 p.m.

Members Present:	Members Absent:
Member Davis Member Picard Member Ponomareff Member Bull Member Clark Member Nichols Member Prectel Member Glass (arrived late) Member D'Amato	Member Miller Member Safady Member Schweitzer Commissioner Riley
1. Also Present:	
Zac Moody – Community Development Director Sandy Spelliscy – Interim City Manager Derek Volkart – Planning Commissioner Mark Knox – KDA Homes Beth Goodman – ECONorthwest	

II. Introductions

A. Members all introduced themselves and stated why they wanted to be part of this commission.

III. Elections

- A. Member Clark volunteered himself for position of Chair. *All voting members in favor.*
- B. Member Nichols volunteered himself for position of Vice Chair. *All voting members in favor.*
- C. Member Bull volunteered herself for position of Secretary. *All voting members in favor.*

IV. Overview of Tasks

- A. Roll of CAC is to make a recommendation or set of recommendations for the Planning Commission. To look for efficiency measures, and view the outcomes through the alternatives analysis.
 - 1. Zac gave an example of reducing lot sizes from 7000 sq ft minimums to 6000, or even 5000. Trying to make everything as efficient as possible with the land, without affecting livability through too high of density.

Overview of pre-CAC work

- Beth Goodman displayed and talked about the RPS (Regional Problem Solving Process) map which is part of a 10 year process that identified future growth areas. Oregon is one of two states in nation that has a statewide planning process. A UGB is meant to have 20 years of growth inside the boundary.
- Zoning codes were brought up briefly, and will be discussed more in the future.
- Talent has a small surplus of industrial land, and a very large surplus of commercial land. We will be looking at rezoning commercial to residential.
- Beth suggests reading the summary and last chapter of the EOA (Economic Opportunities Analysis) if interested.
- When it comes to rezoning, Zac states that the city will work with property owners to see if owners even want to rezone before making commitments to rezone land.
- RVTD is also redoing their master transit plan at this point and are looking for potential places to expand. Zac is working them to see how this will affect Talent. Other agencies are also redoing their master plans that can tie into our research with the UGB.
- Beth reviewed the HNA (Housing Needs Analysis). Talent has deficits of land to accommodate growth for all housing categories. Key conclusions, Talents density assumptions do not meet the requirements for RPS, Talent committed to plan for densities outside the city limits but inside the UGB. Beth says we will have to be looking at higher densities, most likely outside the city limits but inside the UGB. Talent also needs to provide opportunities for a wider type of housing types. Talent has a missing middle in housing types, both in density and affordability.
- Looking at land need, Talent has demonstrated need to accommodate long range urban population growth. This is consistent with 20-year forecast coordinated within local governments. Talent is also looking at demonstrated need for housing.

- Beth pulled out policies from our comp plan specific to land use efficiency measures and included in meeting packet. Examples were giving on what are land use efficiency measures. Beth suggested we really do need medium density housing zoning specifications as it will encourage more options. Rezoning land from lower to higher density, you want to upzone, not downzone. Looking at decreasing minimum lot sizes. Including mixed use development options.
- Zac says we will be looking at financial costs for developer that may be barriers in a development. For instance, reducing SDC's (System Development Charges) for smaller units; if it costs the same thing to build a single family home as a small cottage that becomes a barrier and deterrent for developer.
- Zac and Beth spoke about SDC's and how expensive they are. Parking structures are some of the most expensive aspects to a development, especially high density.
- All of Talents Urban Reserves were discussed. They are: TA-1 a school site, TA-2 is transportation, TA-3 is a large hilly site, TA-4 has industrial, employment and residential, TA-5 is a mix of residential and commercial. If there is not sufficient land in the Urban Reserves to provide for the housing needs we will have to look elsewhere, Beth is confident that we can find the land needed in our Urban Reserves though.
- Beth says that it can take over a decade for land to develop once its brought into the UGB.

Role of the CAC

- I. Developing recommendations for the Planning Commission.

Desired outcomes of the CAC process

V. Questions for Staff

None

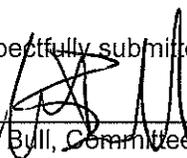
VI. Future Meetings Were Scheduled

Tuesday July 24th, 6:00-8:00 PM

Tuesday September 4th, 6:00-8:00 PM

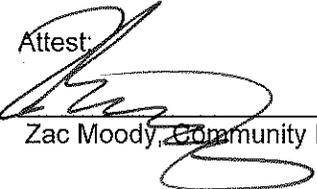
VII. Adjournment at 8:01 p.m.

Respectfully submitted by:



Amy Bull, Committee Secretary

Attest:



Zac Moody, Community Development Director

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.

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