



**TALENT PLANNING COMMISSION  
REGULAR COMMISSION MEETING MINUTES  
TALENT COMMUNITY CENTER  
August 28, 2014**

*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, August 28, 2014 in a regular session at 6:30 P.M. in the Talent Community Center, 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:**

Chair Wise  
Commissioner Abshire  
Commissioner Hazel  
Commissioner Schweitzer

**Members Absent**

Commissioner Heesacker

**Also Present:**

Don Steyskal, City Councilor  
Zac Moody, Community Development Director  
Betsy Manuel, Minute-Taker

**II. Brief Announcements**

There were none.

**III. Consideration of Minutes from June 26, 2014 Commission Meeting.**

*Motion : Commissioner Abshire moved to approve the Minutes of June, 26, 2014 as presented.  
Commissioner Hazel seconded and the motion carried.*

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

There were none.

**V. Planning Commission Work Session**

Moody noted that the work session was a continuation of a review of proposed code amendments. He stated that the work session would be followed on September 25, 2014 by a Public Hearing. Moody explained that he sent notices to all pertinent commercial and industrial properties, as the law requires. He reiterated that the City Council would hold its own Public Hearing on the code amendments on the 15<sup>th</sup> of October. Once approved, implementation would be completed by year end.

Moody highlighted organizational changes to the Code, noting improved efficiencies. Moody highlighted landscaping requirements as an example, stating that changes to landscaping requirements would be implemented in one section rather than under each zone, as it is currently.

Moody summarized the changes – noting that sections would re-organized and re-numbered, and new uses would be added. He also noted changes to the Site Plan Review process and Conditional Use process.

Wise noted that even with the proposed changes, there would still be areas of the code that contain remnants of the old complicated number and letter system. He asked whether further simplification would be feasible. Moody replied that future code amendments would continue the streamlining process.

Moody introduced changes to the Neighborhood Commercial Zone, (NC) noting that retail stores were permitted, but that medical or recreational marijuana establishments would be excluded. He stated that the close proximity of residential areas precluded such establishments. He noted that medical laboratories would also be excluded from this zone.

There followed a brief discussion about the function of laboratories. Wise differentiated between functions where research and analysis was the end goal, versus a doctor's clinic who run tests onsite for a quick diagnosis. He stated that the definition of a laboratory was a facility that performed experimental work.

Moody reviewed the addition of breweries, distilleries, and wineries to the CBD, explaining that the Code contained conflicting language that might or might not permit such establishments. He stated that manufacturing of any kind was prohibited in the zone. He suggested criteria to limit the size of such establishments (6000 square ft. or smaller), and require that a tasting room or a pub would serve as the primary purpose. Moody noted that approval for such establishments would entail a conditional use process. Wise stated that in his opinion eating and drinking should be the primary purpose – not the manufacturing of product. Moody clarified that eating and drinking establishments were permitted outright, while breweries, wineries and distilleries would be permitted through a conditional use process.

Moody reviewed the Highway Commercial Zone (HC), stating that marijuana retail outlets were permitted in the zone through the conditional use process. He noted that breweries, wineries and distilleries would be permitted in the zone, but tasting rooms or pubs would be optional.

Moody stated that current rules for the Light Industrial Zone (LI) allows for product manufacture but sales on site are prohibited. He noted that until a new zone is created that would allow the two uses together, the Light Industrial Zone would be a catch-all for manufacturing.

In response to a question by Commissioner Schweitzer, Moody stated that a retail component could be added to the existing LI. Schweitzer advocated for changing the existing zone to

include a retail component as long as the retail activity remained incidental to the use. As an example, she cited Sawyer Paddles and Oars in Talent, stating that the company produces boat paddles, but cannot sell seconds, at the production site. Moody suggested the creation of a Light Industrial Commercial Zone for clarity of purpose, noting that until a new zone had been created and approved, incidental retail uses might be permitted through the conditional use process.

Chair Wise questioned the exclusion of medical or recreational marijuana production in the Light Industrial Zone. Wise also asked about the exclusion of fish and meat production. Moody replied that the existing Code prohibits fish and meat processing, most likely because of noxious fumes. He agreed to look at the language to see if more flexibility could be added so that some products containing meat or fish, such as frozen foods could be processed. It was agreed that compounding of medical or recreational marijuana would be permitted in the LI zone.

Moody confirmed that the amended code would include language that Site Plan Reviews would be mandatory for all amendments to a site that are larger than 1000 square feet or 10%: whichever is less. He stated that Planning Commission oversight for substantial amendments was appropriate.

Moody stated that other changes to the Code were designed to better manage or eliminate paperwork –to move forward with digital archives. The number of required maps to be submitted for a site plan review was reduced and folding instructions have been added. Additional changes included a requirement for a final map detailing the completed project. Lastly, completion of a project was extended to 3 years.

Moody highlighted the Conditional Use Permit standards for Medical and Recreational Marijuana. He noted discussion with the City Council regarding buffer zones between residential properties. It was agreed that the buffers that would work for Talent are 100 ft. from residential areas, 750 ft. from parks, and 1000 ft. from schools. Moody presented a map representing the areas where the facilities could be located, noting that dispensaries would be located in the Highway Commercial Zone. Commissioner Abshire asked about areas of County land along the highway, noting the possibility that additional dispensaries could be located there. Moody responded, stating that the County currently has a moratorium for the use, but Talent's long term plans include annexing the County lands in the Highway Commercial area.

There followed further discussion about the proposed buffer zones and placement along the south side of the highway. Commissioner Schweitzer suggested permitting more facilities rather than less, noting that the tax revenue generated would be advantageous to Talent. Discussion centered on the pros and cons of smaller buffer zones, the limited geography of Talent, and the possibility of market saturation. Commissioner Hazel expressed reservations about creating a "red light" district for marijuana purveyors. Moody noted the potential consequence of creating non-conforming uses given the unproven nature of the laws governing medical (and/or) recreational marijuana use in Oregon.

Other proposed criteria, reviewed by the Commission, included a no-smoking provision, an annual permit renewal, operating hours, background checks, banning minor's from the facilities and other provisions. Wise supported limiting the dispensaries to business hours only to minimize disruption. Schweitzer noted that the location of dispensaries along the Highway 99 corridor, should provide a counterbalance to any disruption. It was agreed that the retail

component should be limited to traditional business hours. Rules for prohibiting felons from owning or selling product were discussed. It was agreed that the conditional use process would assist in controlling possible criminal elements. Commissioner Hazel asked a food handlers permit for those who are bagging product.

Moody proposed a requirement that financial data must be subject to audit. He stated that this provision was an advance directive for recreational marijuana should the business become subject to taxation.

Moody noted that beekeeping would be permitted in lots over 8000 square feet but would further evaluate the use on smaller lots. He stated that Talent was a Bee City and that he would ensure that the code agreed with best practices for beekeeping.

Other topics of discussion included the location of automotive service stations in the Central Business Highway, the distinction between mobile and manufactured homes, and changes to the standards for Bed & Breakfast (B & B) establishments. Commissioner Abshire noted that restrictions in the Code limits B & B's to 4 bedrooms only. He stated that B & B establishments were not economically viable unless the threshold was 6 rooms or more. Moody noted that B & B's were not a permitted use in the residential zones. He detailed hurdles that restrict the use in residential zones, such as parking constraints. It was agreed that the limitation of 4 rooms only would be stricken from the Code. The requirement that the establishment be owner occupied was discussed. Finally, there was consensus that all types of "guest lodging" should be type 3 conditional uses in the Central Business District and the Highway Commercial Business zone. Moody cautioned that a distinction should be made between motels and hotels that are subject to site plan review (type 2) only, instead of conditional use (type 3). He agreed to review and adjust the language in the Code accordingly.

**VI. Next Meeting**

Moody noted that the next regularly scheduled meeting on 25 September, would be a Public Hearing. He stated that any issues with the code amendments could be discussed prior to that date.

**VII. Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at 9:15 PM.

Submitted by: *Gregory Moore* Date: 9/25/14

Attest:

*Zac Moody*  
Zac Moody, Community Development Director

*Chair Wise*  
Chair Wise

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.

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.