



**TALENT PLANNING COMMISSION
REGULAR COMMISSION MEETING MINUTES
TALENT COMMUNITY CENTER
September 25, 2014**

*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, September 25, 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 Heesacker
Commissioner Schweitzer

Members Absent

Also Present:

Zac Moody, Community Development Director
Betsy Manuel, Minute-Taker

II. Brief Announcements

There were none.

III. Consideration of Minutes from August 28, 2014

Motion : *Commissioner Abshire moved to approve the Minutes of August 28, 2014 as presented. Commissioner Hazel seconded and the motion carried.*

IV. Public Comments on Non-Agenda Items.

There were none.

V. **Public Hearing (Appeal) (quasi-judicial) Appeal of an Administrative Decision for a Site Development Plan** allowing the construction of a new fitness building located at 5921 S. Pacific Hwy. Talent, Oregon and legally described as Township 38 South, Range 1 West, Section 23B, Tax Lot 1800. **File: SPR 2014-002.** Decisions are based on the approval criteria found in Zoning Ordinance 8-3L1. The property is zoned CBH (Central Business District). **Applicant: Tom Bradley.**

Staff Report: Moody detailed the appeal process, highlighting the revised Staff Report intended to address the appellant's parking concerns.

Moody summarized prior findings. He discussed pertinent approval criteria per the original staff report (dated 7-31-14) and the amended staff report. (dated 9-8-14) He stated that the Type II application met the approval criteria for the Central Business Highway District. He stated that in his opinion, the application also met the approval criteria for landscaping, setbacks, solar coverage, and parking requirements. He stated the Type II application was approved on August 5, 2014. On the 19th of August, a request for appeal was filed. He noted that the appellant requested the appeal per Code 8-3J.550 "Parking Requirements for Uses Not Listed".

Moody presented revised findings focused on parking requirements (Section 8-3J.550 of the Zoning Code). He stated that the appellant had raised concerns about sufficient parking on site, and possible on-street parking hazards should parking be allowed along Suncrest Road.

Moody noted that the specific use (a fitness gym) was not itemized in Talent's code, so consideration was given to calculations that were listed in the Code for Personal Uses. He highlighted medical or dental offices, noting requirements for 1 parking space for every 350 square feet of floor area. He compared the use against skating rinks, bowling alleys and other similar uses that list requirements for 1 parking space for every 100 ft. He averaged the results.

Moody also researched other Rogue Valley Cities, and how they calculate parking spaces for similar uses. He determined that 21 spaces would be appropriate for the proposed fitness facility given that basis. Moody highlighted the lack of data for people who bike or walk to the fitness center, stating that alternative methods of transportation were not factored into the calculations.

Moody reviewed other methodologies used to quantify the optimum number of parking spaces appropriate for a fitness facility. Data provided by ITE (Institute of Transportation Engineers) suggested 5 parking spaces for every 1000 square feet. Moody explained that many City's utilize ITE data to figure trip generation; but that the calculations for parking spaces were based on limited studies in larger populations. The facilities considered were typically larger – 26,000 feet or more. Using the ITE standard, Snap Fitness would need 30 or more parking spaces.

Moody stated that many jurisdictions rely on the applicant's data. He noted that typically the business submits data that is based on experience, together with a rationale that justifies the number of spaces proposed for the intended use. In this case, Snap Fitness extrapolated data from the number of card swipes per hour, the length of time per average stay, and a factor adjusted per 1000 square feet. He stated that Snap Fitness calculations equated to 18 parking spaces.

Finally, Moody noted that the fitness center was located in close proximity to residential areas, (single family homes and apartments); and it was likely that a number of people would walk or bike to the facility. He stated that the applicant had prepared spaces for 6 bicycles.

Moody also reviewed data prepared by the appellant. Based on the appellant's rationale, the fitness center would utilize 30-40 (original appeal) or 28-48 parking spaces. (supplemental appeal submittal).

Moody reminded the Planning Commission that a decision must be reached by the 24th of October to be in compliance with the State's land use laws. After that, the development would be automatically approved without mitigating conditions.

7:10 to 7:15 P.M. A break was taken to give the Commissioners time to review new data submitted by the appellant.

Chair Wise called for final comments from Director Moody.

Moody highlighted additional data from the appellant. He stated that data submitted by Mr. Strauss from other larger Cities may or may not be appropriate for Talent. Moody noted that on-street parking concerns appear to be targeting the S curve along Suncrest. He stated that the area is off-limits for parking, and violators would be ticketed.

In response to a question by Wise, Moody stated that he was recommending 21 parking spaces, including one that would be designated for handicapped parking, and 2 spaces for employees.

The Opening Statement was read. **The Public Hearing opened.**

Applicant Tom Bradley of 612 Iowa St. Ashland, OR. was called forward.

Mr. Bradley highlighted that card-swipe matrix provided by Snap Fitness, providing more in-depth analysis of the swipes per hour per day. He reviewed the numbers for each of 4 Snap Fitness facilities currently active in the Rogue Valley.

Bradley commented that the addition of a group fitness room was primarily for the existing membership. He stated that increasing membership was secondary. New uses such as virtual training classes would take place in the room. Bradley corrected the appellant – stating that the matrix data took into account current demand that included a group fitness room.

In response to a question by Wise, Bradley stated that an important component of the larger footprint was to provide more outdoor workout spaces. Bradley highlighted additional components of the Snap Fitness "wish list" that helped shape the proposed design; detailing everything from the view, and more room for members, to more efficient heating and cooling to keep maintenance costs down.

Commissioner Hazel asked about parking issues in the current space. Bradley replied that it was common knowledge that many people preferred to park in front of the facility. Demand for those premier spaces, indicated that more parking spaces were needed, when in reality, it was a desire for those more convenient spaces. He also contrasted the faster paced parking turnover of a fitness facility compared to a slower more socially-connected facility such as a restaurant, noting that shared parking varies according to use. Bradley highlighted parking management

techniques that could be applied, such as scheduling classes for times outside peak demand hours.

Chair Wise noted that lack of sufficient parking would cause difficulty for the facility. Bradley agreed, stating that customers would leave if not sufficiently satisfied with the accommodations. He emphasized the importance of each design detail, including parking.

Wise asked about future uses for the buildings. Bradley replied that the building could be ideal for medical or dental offices. He stated that the building was designed so that it could be divided into suites if necessary. Wise recommended lighting and enhancements that would encourage pedestrian access. Bradley replied, highlighting the attractive landscaping and capabilities for unobtrusive lighting.

Ms. Diane Chasmar of 468 N. Laurel St. Ashland, OR. was called forward.

She stated that peak hours for the Center were either 5:00 A.M. or 5:30 P.M. noting that such times that would fit in well with other business's in the area. She reiterated that it was not the intention of Snap Fitness to grow the membership. She noted that expectations were commiserate with the limited population in Talent – i.e. some growth but not double the current membership. She stated that it was not feasible in spite of the larger space. She emphasized greater flexibility with the increased variety of fitness programs, and more open space.

Commissioner Abshire questioned the amount of equipment in the new space. Chasmar replied that they planned to upgrade the existing equipment, and would add only one or two new machines. She stated that the demand was for more open space for existing clients – not additional equipment.

Mr. Jack Straus of 249 Wintersage Circle, Talent, OR. was called forward.

Straus noted that while he objected to the proposed parking spaces, he was a supporter of Snap Fitness, recognizing its value to the community.

Straus countered the information prepared by Snap Fitness, stating that in his experience clients usually exercised an hour or more rather than the 30 to 45 minutes used for data calculations.

Straus stated that he walks past the existing facility daily and in his experience there are at least 18 vehicles parked for an evening workout. He noted that the 18 count was the average for Monday nights when (most) surrounding businesses were closed. He highlighted the data collected from the Ashland fitness center; stating that it did not give sufficient context to adequately determine parking capacity. Straus talked about the Ashland YMCA, where he currently exercises. He noted that parking for the YMCA was generous, unless a class was offered. Parking overflow was then relegated to the street.

Straus questioned the rationale that doubling the size of the building was primarily for the existing clientele – stating that the extra expense of a larger facility was only cost-effective with corresponding membership growth.

Straus stated that now was the time to consider future impacts. He reminded the Commission that once that project had been approved, there would be no opportunity to make changes to accommodate growth. He recommended approximately 30 parking spaces.

Wise asked Straus for ideas that might improve the parking situation. Straus replied that there was adjacent land owned by the City that could possibly provide additional parking. Schweitzer asked for clarification about the data used by Straus. Straus replied that he did not have his calculations with him, but he assumed that doubling the current use was reasonable, given the data provided by Snap Fitness.

Applicant Tom Bradley was called forward for rebuttal.

Bradley noted that 2 spaces were set aside for Snap Fitness trainers even though they would be on site intermittently. He stated that the calculations used, assumed that all members would be arriving by auto, when some will bike or walk. Bradley also noted that the facility would self-regulate to some extent: i.e. if there were no parking spaces then members would eventually go elsewhere.

Schweitzer asked the applicant about converting landscaping to parking stalls if necessary in the future. Bradley replied that code requirements require setbacks, and lot size restrictions, among other criteria. He stated that the site was constrained by those rules, making conversion into parking spaces unlikely. Moody agreed, noting setback requirements for parking and zoning regulations. He stated that at best, it might be possible to add one space – with negligible impact. He reiterated that there is right of way on all 4 sides of the property.

There followed further discussion with the applicant about his vision for the future and how that might result in changes to the proposed facility and/or membership parking.

The Public Hearing closed.

Moody addressed the possibility of vacating City-owned property, adjacent to the facility. He stated that while possible, it was unlikely. He noted the location of water lines and other underground infrastructure that might interfere. He stated that the case must be made that it would be in the City's best interest to deed the property to others.

Motion: Commissioner Heesacker moved to approve SPR2014-2 with conditions as set forth in the proposed final order. The motion died for lack of a second.

Wise interjected that the issue was mainly parking, calling for further discussion about the issue. He asked whether the conditions in the proposed order were deemed sufficient for approval of the application.

Abshire stated that in his opinion, the card swipe data assumes that all participants are arriving by automobile. He noted that in his opinion, a percentage of arriving clients are either walking, biking or arriving by bus.

Wise noted his support of creating a pedestrian friendly environment in Talent. Hazel expressed concern about preparation for future needs, using Ray's parking lot as an example. She asked about recourse if it were to become apparent that more parking spaces would be needed.

Moody replied that if it were to result in parking where parking is not permitted, then violators

would be ticketed. He noted that people would go elsewhere if parking becomes unmanageable.

Motion: Commissioner Schweitzer moved to approve SPR2014-2 with conditions as set forth in the proposed final order. Commissioner Heesacker seconded and the motion carried.

Motion: Commissioner Wise moved to amend the motion for approval by refining a condition for lighting to mandate neighbor-friendly lighting that does not encroach on other properties. Commissioner Hazel seconded. The motion carried.

Heesacker commented that the appellant (Mr. Straus) did an admirable job of providing alternative information for consideration. He stated that he was impressed by the depth and scope of his findings.

VI. Public Hearing (Legislative) DCA 2014-001. Consideration of amendments to the Talent Zoning Code, Title 8 Chapter 3, Division D & F and Title 8, Chapter 3 Division L, Article 2 whereas the Planning Commission will review and make recommendations to the Talent City Council.

Moody noted a streamlined number of amendments due to time constraints. He stated that the focus would be restricted to new code creating standards and approval criteria for medical marijuana dispensaries, the addition of breweries, wineries, and distilleries to the zoning codes and conditional use amendments such as the keeping of bee colonies in residential areas.

Moody stated that amendments to the codes concerning Bed & Breakfast facilities were removed from consideration and the original term of "Guest Lodgings" would remain. He noted changes to the medical marijuana criteria: stating that there would be no requirement for annual permit renewals.

In response to a question by Heesacker, Moody stated that conditional use renewals must be applied consistently throughout the codes, and because of the complexity of issues, further discussion on those issues would be postponed until 2015.

Moody discussed criteria for breweries, wineries and distilleries. He noted that consideration of a percentage of the facility as a restaurant should be reviewed in future discussions. After further discussion, it was agreed by consensus that the matter would be revisited in 2015.

8:25 P.M. Public Hearing opened. The approval criteria were read into the record by Director Moody.

The Public Hearing Closed.

Motion: Commissioner Heesacker moved to approve DCA 2214-001 as presented. Commissioner Hazel seconded and the motion carried.

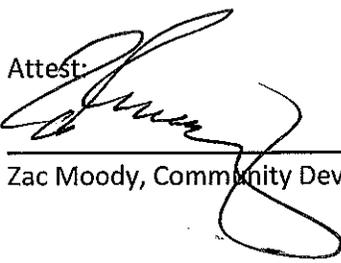
VII. Next meeting October 23, 2014.

Moody noted that the meeting would be short. He stated that meetings for November and December may be cancelled unless there is an application to review.

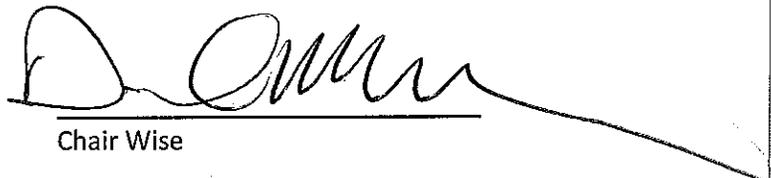
VIII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 9:05 PM.

Submitted by: Betsy Marver Date: 10/23/14

Attest: 

Zac Moody, Community Development Director



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) 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.