



City of Talent

Planning Commission

Public Meeting

Thursday, June 26, 2014 – 6:30 PM

Talent Community Center, 206 East Main Street

AGENDA

The Planning Commission of the City of Talent will meet on Thursday, June 26, 2014 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.

- I. Call to Order/Roll Call;
- II. Brief Announcements;
- III. Consideration of minutes from the May 1, 2014 & May 22, 2014 Planning Commission meetings;
- IV. Public Comments on Non-Agenda Items;

Other Items:

- V. Community Development Director Update
- VI. 2014-15 Planning Commission Goals
- VII. Next Meeting; July 24, 2014;
- VIII. Adjournment

Note: This agenda 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.

The City of Talent is an Equal Opportunity Provider



**TALENT PLANNING COMMISSION
SPECIAL COMMISSION MEETING DRAFT MINUTES
TALENT COMMUNITY CENTER
May 1, 2014 6:30 P.M.**

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, May 1, 2014 in a special 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.

SPECIAL 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 6:45 P.M.

Members Present:

Chair Wise
Commissioner Abshire
Commissioner Hazel
Commissioner McDonald-Gibson
Commissioner Schweitzer

Members Absent:

Commissioner Heesacker

Also Present:

Tom Corrigan, City Manager
Zac Moody, Community Development Director

II. Brief Announcements

There were none.

III. Public Comments Non -Agenda Items

There were none.

IV. Public Hearing (quasi-judicial) (SPR 2014-001 A Site Plan Amendment and Variance allowing construction of a new community center located in the Talent Civic Center Campus 110 E. Main Street Talent, Oregon and legally described as Township 38 South, Range 1 West, Section 23CD, Tax Lot 10701. A variance request is also being considered to allow the installation of a standing seam roof system. File SPR 2014-001 VAR 2014-001. Decisions are based on approval criteria found in Zoning Ordinance 8-3L.1, 8-3L.4 and 8-3K.1. The property is zoned CBD (Central Business District) Applicant” City of Talent.

The opening statement was read into the record. Public Hearing opened.

Staff Report: Community Development Director Moody, highlighted the location of the proposed Community Center, stating that the site was part of the Talent Civic Center Campus north of City Hall. The proposed Center would be located on .78 acres of the approximate 2+ acres of the property. He stated that the property was located in the Central Business Zone, adjacent to residential zoning.

Moody stated that the application met the site plan criteria. He summarized the recommendations of Talent’s Architectural Review Committee. Moody stated that TARC was concerned about the proposed material for roofing – with a preference for shingles. He stated that approval of standing seam roofing would require a variance, as that particular material was not currently allowed in the Central Business District.

Moody noted the precedent set by the Camelot Theater, stating that a variance was granted in that case, for similar roofing. He stated that the material could support solar panels – an advantage that could become important in the future.

Moody presented slides specific to the requested variance. He noted planned increases to the parking area, stating that multiple uses for the site could be concurrent. Buffering would be sufficient to soften the impact for the surrounding residential area – and would screen both the building and the parking lot. Moody stated that provisions for a stormwater runoff master plan would be submitted for approval by Rogue Valley Sewer Services.

Moody fielded questions from Commissioners about the solar provisions, buffering for the nearest residential neighbor, and reflectivity of the roofing material.

Moody reported that there was public comment from a Public Agency submitted by Talen Urban Renewal Executive Director Marla Cates, noting concern about the standing seam roofing material. She also submitted a personal objection as a noticed resident. Moody reviewed 22 parcels of land in the downtown area (within 1300 feet of the proposed building) that were currently using that type of roofing. He stated that in his opinion, these was a precedent set for standing seam roofing in the downtown core.

Kenneth Ogden, of ORW Architecture at 2950 E. Barnett Rd. Medford OR. noted the value of standing seam roofing as a cost effective long term investment. He compared

differences from other types of material with regard to maintenance and upkeep as well as longevity. He spoke to the aesthetic value as well.

Moody reviewed the findings – noting that each finding was consistent with the approval criteria. He stated that the final design of the building and surrounding area would be reviewed TARC.

Commissioner Hazel moved approval of SPR 2014-001 and VAR 2014-001 with conditions as listed in the final order. McDonald Gibson seconded and the motion carried.

City Manager Corrigan noted that the City had no further issues with the proposal, and would implement a completed landscape plan.

V. Next Meeting, May 22, 2014

Moody relayed that the 22nd of May would be a work session for continued examination of the Conditional Use and Site Plan Development Code amendments.

VI. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 7:45 PM.

Submitted by: _____ Date: _____

Attest:

Zac Moody, Community Development Director

Chair Wise

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**TALENT PLANNING COMMISSION
SPECIAL COMMISSION MEETING DRAFT MINUTES
TALENT COMMUNITY CENTER
May 22, 2014 6:30 P.M.**

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, May 22, 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

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I. Call to Order/Roll Call 6:30 P.M.

Members Present:

Commissioner Heesacker
Commissioner Abshire
Commissioner Hazel (6:35)
Commissioner Schweitzer

Members Absent:

Chair Wise

Also Present:

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

II. Brief Announcements

There were none.

III. Consideration of minutes from the April 24, 2014 & May 1, 2014 Commission meetings.

Motion: *Commissioner Hazel moved to approve the minutes of April 24, 2014. Commissioner Abshire seconded and the motion carried.*

Motion: *Commissioner Hazel moved to table consideration of the minutes of May 1, 2014 until the next regularly scheduled meeting. Commissioner Abshire seconded. The motion carried with Commissioner Heesaker abstaining as he was not present at that meeting.*

IV. Public Comment on Non-Agenda Items

Acting Chair Heesacker called **Jack Latvala of 5275 Coleman Creek Rd. Medford, OR.** forward.

Mr. Latvala noted his 15 + year tenure as a member of the Talent Architectural Review Committee (TARC), stating that he and another member of the three member committee had submitted resignations. He submitted a letter of resignation with explanation to the Planning Commission.

Latvala highlighted recent meetings held by TARC that seemed at cross-purposes with Community Development. He stated that while the Committee functioned in an advisory role, it was typically the first to review site plans, and in fact, a process had been developed to facilitate the process. He noted that the Committee worked closely with architects or contractors and homeowners to ensure that Talent's historic integrity; brainstorming practical solutions that would satisfy both the Planning Commission and the project owner. TARC's recommendations are then forwarded on to the Planning Commission for their consideration.

He stated that at issue the planned new Civic Center. Latvala noted that the proposed complex would be located in the historic downtown core. The review process beginning with TARC was designed to ensure that the look and feel of the downtown district would remain intact, and projects well integrated with the whole. Latvala stated that TARC was concerned about the fit of the proposed Civic Center.

In response to a question by Heesaker, Latvala explained the disconnect between applicants, the Community Development office, and the TARC process. He stated that plans for the Civic Center had been in the works for some time, yet TARC was given one meeting to address concerns. He stated that the application was incomplete (elevations were missing, for example) and the proposed construction materials were not in keeping with the historic core. He stated that the standing seam roof was objectionable according to their standards.

There followed further discussion about timing issues, and other factors that impacted the Civic Center process. Community Development Director Moody explained deadlines for the site plan review process in general, and specific timing constraints inherent in the grant application for funding the Center.

Moody stated that there were no design standards for institutional buildings. He noted that the decision to apply for a variance for the standing seam roof was a formality given the lack of standards, but because a precedent had been set with the variance granted the Camelot Theater, it was determined that the Civic Center should also request a variance.

Moody stated that going forward, site plan applications should be scheduled for a pre-application meeting that would include TARC review.

Councilor Don Steyskal highlighted the design of the City administration building, noting that as an institutional building it deviated from the norm in the downtown.

V. Planning Commissioner Training

Training was postponed.

Director Moody announced that Commissioner McDonald-Gibson had resigned from the Commission. He noted that five members remained, and that two alternate positions were currently available. He stated that training would be conducted when those positions are filled.

VI. Adjournment:

There being no further business to come before the Commission, the meeting was adjourned at 7:45 PM.

Submitted by: _____ Date: _____

Attest:

Zac Moody, Community Development Director

Acting Chair Heesaker

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Planning Commission Goals for 2014-15

Goals Completed

- Ordinance Establishing Wireless Communication facilities
- Review Setback requirements for Accessory Buildings
- Clarification on Procedures

Goals in Progress

- Amend Comprehensive Plan
- TSP update
- Highway 99 Road Diet Plan Adoption / Workshops
- UGB Expansion of Identified RPS Lands

New Goals for 2014-15

- Sign Ordinance Amendment
- Annexation of Properties along Hwy 99
- Master Plan for Hwy 99 Corridor Development
- Railroad district master plan-correct discrepancies
- Industrial lands master planning (RPS)
- Develop stormwater pollution education program
- Update Site Plan & Conditional Use Ordinances
- Update zoning code to encourage for drought tolerant plants