



City of Talent

Planning Commission

Public Meeting

Thursday, August 28, 2014 – 6:30 PM

Talent Community Center, 206 East Main Street

AGENDA

The Planning Commission of the City of Talent will meet on Thursday, August 28, 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 July 24, 2014 Planning Commission meetings;
- IV. Public Comments on Non-Agenda Items;

Other Items:

Planning Commission Work Session – Proposed Code Amendments

Discussion of code amendments to Article 8-3L.1, Site Development Plan Review, 8-3L.2 Conditional Use Permits and 8-3D.1 through 8-3D.5, 8-3F.1, 8-3G.1, 8-3H.1 & 8-3H.2, Zoning Districts & Overlays, and 8-3K.1 & 8-3K.2, Architectural Design Standards.

- V. Next Meeting; September 25, 2014;
- VI. 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
REGULAR COMMISSION MEETING MINUTES
TALENT COMMUNITY CENTER
July 24, 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, July 24, 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

Members Absent

Commissioner Schweitzer

Also Present:

Councilor Steyskal
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 provided an overview to the work session: noting that the proposed code amendments would correct errors, streamline the numbering system, and standardize the Articles. Moody stated that the revisions would eliminate dead end cross-references, promote organizational consistency, and facilitate a more user-friendly organizational structure.

Moody reviewed tentative timelines for completing the code amendments, including joint sessions with the City Council and Public Hearings held by the Planning Commission and the City Council. He stated that the deadline for adoption is planned for December 31, 2014.

Moody explained proposed changes that would create approval criteria for Medical Marijuana Facilities, and update provisions for Breweries, Distilleries, and Wineries. He stated that current codes were adopted in 2007, and did not adequately address up-and-coming issues such as the legalized use of marijuana. He noted that the codes for wine and beer establishments tended to discourage business that today are recognized as contributing to the economic vitality of the region. In addition, Moody highlighted the importance of amending the codes for Conditional Use Permits and Site Plan Reviews.

Moody provided an overview of the Zoning Code Articles. He noted that Article 5 would be used for supplementary provisions not addressed elsewhere. He proposed that Article 7 detail temporary uses, and Article 11 be set aside for annexations and vacations. He stated that there was code for annexations, but no directives for vacations. He stated that changes within Article 3 would be minimal.

Discussion focused on Article 4 – specific to the Zoning Districts. Moody stated that lot sizes and other dimensional requirements would be left unchanged at this time. In response to a question by Heesaker, he noted that dimensional changes could be earmarked for future review at the direction of the Commission.

Moody proposed to combine the codes for Type II and Type III uses; stating that in his opinion, a pre-application conference was not always needed. He highlighted efforts to refine the requirements and new language that would allow the Community Development Director/ City Planner to waive the pre-application conference when appropriate.

Moody stated that medical marijuana facilities would be excluded from the Neighborhood Commercial Zone. In response to a question by Wise about similar exclusions for liquor stores, or pharmacies, Moody noted that there was no rationale yet developed for excluding those uses in Talent, but that the Commission could choose to address the issue at their discretion. Heesaker asked whether marijuana facilities could be completely excluded from Talent by expanding the buffer zones. Moody replied that the direction from Council was to restrict the use to appropriate zones, rather than ban the use outright. He noted that the number of marijuana retail outlets permitted in the City should be determined. There followed further discussion about provisions for marijuana uses. During that discussion, Councilor Steyskal highlighted the need to develop criteria that would stand the test of time.

Wise asked about preparations for future marijuana uses such as recreational use. Moody noted the importance of Article 5 Supplementary Provisions that provide general use categories until legislative action would assist in developing code with more specificity.

Moody described other provisions that had been moved or re-formatted for ease of use. He highlighted the Central Business District – noting that medical marijuana facilities would be prohibited because of the proximity to residential zones.

Wise questioned allowances for recreational marijuana – noting, as an example, that criteria should be developed for smoking salons. Moody replied that the proposed revisions earmark an organizational placeholder in the codes for such uses, but that Talent would wait until the State of Oregon could provide guidance, should such a use be allowed. Councilor Steyskal noted the importance of looking at the character of the neighborhood when developing criteria for new uses.

Moody reviewed changes to the Central Business District zoning code, noting the exclusion of medical or recreational marijuana from the downtown core, while breweries, distilleries, and wineries would be permitted. He noted that breweries, distilleries, and wineries would be subject to the Conditional Use process. Moody also proposed allowances for limited manufacturing of product, (beer or wine) in the Central Business District. He stated that such manufacturing was viewed as a component of food service. He commented that intent of the code would be to increase economic development in the downtown area, while locating uses such as marijuana retail outlets to less pedestrian friendly areas.

Moody reviewed the intent for conditional uses, as well as clarifying language. He noted that medical and recreational marijuana facilities would also be subject to the conditional use process.

Moody highlighted commercial uses in the Light Industrial Zone, noting that breweries and wineries should be able to develop retail space at their manufacturing sites. He stated that code language would be needed to encourage such outlets. He noted additional language that would restrict compounding of marijuana to the Light Industrial Zone.

Moody stated that there were substantial changes proposed for Article 6. He noted that any new construction or revisions to existing structures would be subject to a Site Plan Review. He proposed that City staff be given the authority to waive the review requirements if there were no potential negative impacts.

There followed a brief discussion about a trigger for substantial amendments, or other circumstances that might warrant a site plan review. Moody commented that site plan reviews for either a type II or a type III applications should remain subject to Planning Commission consideration if there were issues such as drainage or parking constraints. He suggested limiting outright permitted amendments to 1000 square ft. Larger site plan amendments would be required to go through a new Conditional Use process. Wise suggested development of criteria for waiving a site plan review that would spell out approval criteria with a caveat that the listed examples were “included but not limited to” those named.

Moody reviewed the various map requirements, stating that he would like each system conveyed separately on its own map, for ease of use.

Moody proposed limiting extensions for approved site plan amendments to three years, noting that the three year timeframe was the norm in land use planning. Discussion focused on triggers for submittal of a new site plan when substantial amendments were planned for development. Also proposed was a requirement for a final map detailing the completed project.

There followed further discussion about criteria for medical marijuana facilities as detailed in the Conditional Use Article 8 Section 9- J. Moody noted that operating hours were not normally regulated, but it was agreed that hours of operation should be considered. Condition Use Permits would be renewed annually for marijuana facilities. It was also agreed that the renewal process would be shortened. Moody stated that he would prepare a map of the buffer areas as well as finalize the proposed Conditional Use criteria for Retail Sales of Medical and Recreational Marijuana for review at the next regularly scheduled meeting.

VI. Upcoming Code Amendment Schedule

Moody reviewed the tentative schedule from July 10, 2014 through October 5, 2014 as proposed for review and adoption of code amendments that would include medical marijuana facilities.

VII. Overview of revised 2014-2015 Planning Commission Goals

The overview was postponed.

VIII. Next Meeting: August 28, 2014

IX. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 9:10 PM.

Submitted by: _____ Date: _____

Attest:

Zac Moody, Community Development Director

Chair Wise

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