



**BEFORE THE TALENT PLANNING COMMISSION
STATE OF OREGON, CITY OF TALENT**

IN THE MATTER OF PLANNING COMMISSION FILE NO. CPA)
2016-001, AMENDMENTS TO THE TALENT COMPREHENSIVE)
PLAN, ELEMENT E, ECONOMY, THE CITY OF TALENT) ORDER
PLANNING COMMISSION FINDS THE FOLLOWING:)

1. The Planning Commission held a properly noticed public hearing on this matter on July 28, 2016;
2. The City properly published notice of public hearing in the Medford Mail Tribune on July 14, 2016;
3. The City properly noticed all affected agencies and service providers, Metropolitan Planning Organizations (MPO), Rogue Valley Transit Districts (RVTD), and the Department of Land Conservation and Development (DLCD);
4. The City held four (4) Citizen Advisory Committee meetings, one (1) Technical Advisory Committee meeting and one (1) work session with the Planning Commission to engage the public and aid in the development of the Economic Opportunities Analysis and Economy Element.
5. At the public hearing evidence was presented by the Community Development Director and the public was given an opportunity to comment;

IT IS HEREBY ORDERED THAT the Talent Planning Commission recommends approval of the amendments to the Talent Comprehensive Plan, Element E, as proposed in Exhibit A and based on the information presented in the staff report and the following findings of fact:

In the following, any text quoted directly from City codes appears in *italics*; staff findings appear in regular typeface.

TALENT ZONING CODE

8-3M.160(G) Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:

1. *The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes (ORS) Chapter 197 (for Comprehensive Plan amendments only);*

FINDING: The proposal includes changes to the City’s Comprehensive Plan, Element E and this standard is therefore applicable. The Comprehensive Plan is a higher level planning

document that can be modified if the proposed changes are consistent with the Statewide Planning Goals and Guidelines adopted under ORS 197. All applicable Statewide Planning Goals are addressed below under the heading Statewide Planning Goal. **The provisions of this section have been met.**

2. *Comments from any applicable federal or state agencies regarding applicable statutes or regulations;*

FINDING: The Scope of Work for the amendments to the Economy Element outlines the public and agency involvement and adherence to this plan was strictly followed.

ECONorthwest, Inc., the consultant for the project was responsible for implementing the public involvement program. The public involvement program was sufficient to satisfy the requirements of all State and Local public involvement policies. As required by the scope of work, a Technical Advisory Committee (TAC) and Citizen Advisory Committee (CAC) were established to oversee the development of the Economic Opportunities Analysis and Economy Element amendments. Throughout the course of the project, two TAC meetings, four CAC meetings and one Planning Commission work session were completed.

The TAC provided technical and policy guidance to the Consultant and City throughout the project. The TAC included representatives from the City, Jackson County, Business Oregon, SORDI, and the Department of Land Conservation and Development (DLCD).

The CAC provided a public review and discussed the project's progress at each of its four meetings. The CAC played an integral part of the process since all CAC members are Talent residents or business owners. Their role was to ensure that the goals and objectives from resident's standpoint were being fulfilled. The CAC included local builders, residents, business owners, the Talent Chamber, a Planning Commissioner and a City Councilor.

All comments received from the TAC and CAC have been incorporated into the Economy Element and Economic Opportunities Analysis. **The provisions of this section have been met.**

3. *Any applicable intergovernmental agreements; and*

FINDING: No intergovernmental agreements were found to be applicable to the proposed ordinance amendment. **The provisions of this section have been met.**

4. *Any applicable Comprehensive Plan policies and provisions of the Talent Zoning Code that implement the Comprehensive Plan. Compliance with Section 160 of this Article shall be required for Comprehensive Plan Amendments, Zoning Map, and Text Amendments.*

FINDING: The Economy Element is a standalone element and does not implement other provisions of the Comprehensive Plan, therefore, there are no applicable Comprehensive Plan policies or provisions that must be addressed. **The provisions of this section are not applicable.**

STATEWIDE PLANNING GOALS

The local comprehensive plans must be consistent with the Statewide Planning Goals. When the state's Land Conservation and Development Commission (LCDC) officially approves a local government's plan, the plan is said to be acknowledged. It then becomes the controlling document for land use in the area covered by that plan. Oregon's planning laws strongly emphasize coordination—keeping plans and programs consistent with each other, with the statewide planning goals, and with acknowledged local plans. The goals that are most pertinent to transportation system planning are described below.

Goal 1 – Citizen Involvement (OAR 660, Division 4)

Goal 1, Citizen Involvement. To develop a citizen involvement program insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING: Goal 1 requires federal, state, regional and special district agencies to coordinate their planning efforts with the City of Talent and in addition, make use of existing local established citizen involvement programs.

During the course of the Economy Element update, the City and Consultant used a variety of widespread citizen involvement processes. The goal was to provide an effective two-way communication with citizens and offer an opportunity for citizens to be involved in all phases of the planning process.

The City and Consultant provided multiple forums for citizens to comment on the proposed information and made many user-friendly memoranda available for review online through the City's website. The project included a TAC which met two (2) times during the course of the update and a CAC which met on four (4) occasions. The general public was also invited to participate in Planning Commission work session and given the opportunity to comment on the proposed changes.

In addition to these opportunities, the public will have had the opportunity to participate in at least two (2) public hearings; Planning Commission and City Council. **The provisions of this section have been met.**

Goal 2 – Land Use Planning (OAR 660, Division 4)

Goal 2, Land Use Planning. To establish a land use planning process and policy framework be established as a basis for all decisions and actions relating to the use of land and to assure an adequate factual base for such decisions and actions.

FINDING: The purpose of this Economic Element update is to update the City's documentation of existing economic conditions and economic needs, achieve consistency with the City's other adopted documents, and to fulfill requirements in Statewide Planning Goal 9, Economic Development. This goal requires the City to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet the identified needs.

In addition to State and Regional plan review, the City is required to review its Comprehensive Plan, Zoning Code and other local plans to determine consistency with the proposed changes. As part of the review, the City reviewed and included information from the Parks Master Plan, Railroad District Master Plan and the West Valley View Master Plan. **The provisions of this section have been met.**

Goal 9 – Economic Development (OAR 660, Division 9)

Goal 9, Economic Development. To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The Economic Element and the Economic Opportunities Analysis (EOA) are consistent with the requirements of statewide planning Goal 9 and the Goal 9 administrative rule (OAR 660-009). Goal 9 describes the EOA as “an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends” and states that “a principal determinant in planning for major industrial and commercial developments should be the competitive advantage of the region within which the developments would be located.”

The primary goals of the City's EOA are to (1) project the amount of land needed to accommodate the future employment growth within the Talent Urban Growth Boundary (UGB) between 2016 and 2036, (2) evaluate the existing employment land supply within the Talent UGB to determine if it is adequate to meet that need, and (3) to fulfill state planning requirements for a twenty-year supply of employment land. This project included preparation of the *Talent Economic Development Strategy*, which is presented in a separate document and supports the proposed policies and objectives presented in the Economic Element.

The goals above are incorporated into the City's Economic Element and serve as a guiding document for future land use regulations and zone changes that assist in providing adequate opportunities throughout Talent for a variety of economic activities vital to the health, welfare, and prosperity of Talent's citizens. **The provisions of this section have been met.**

Goal 11 – Public Facilities and Services (OAR 660, Division 11)

Goal 11, Public Facilities and Services. To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

FINDING: An update of Economy Element is necessary to plan and develop a timely, orderly and efficient arrangement of public facilities and services. The proposed Economy Element includes timelines for updates to the City's Capital Improvement Plan and other public works documents as a means to foster economic growth. These updates are critical to ensure that the public facility system remain efficient and safe and take in to consideration future needs based on future zoning and maximum build out. **The provisions of this section have been met.**

Goal 12– Transportation (OAR 660, Division 12)

Goal 12, Transportation. To provide and encourage a safe, convenient and economic transportation system.

FINDING: Statewide Planning Goal 12 (Transportation) is implemented by the TPR and ensures the promotion and development of safe, convenient and economic transportation

systems that are designed to reduce reliance on the automobile so that the air pollution, traffic and other livability problems faced by urban areas in other parts of the country might be avoided.” A major purpose of Goal 12 is to promote more careful coordination of land use and transportation planning, to assure that planned land uses are supported by and consistent with planned transportation facilities and improvements.

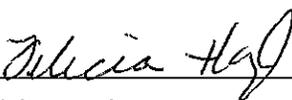
While the Economy Element does not have a direct impact on the transportation system, it was necessary to review the recently updated Transportation System Plan (TSP) to ensure that the policies, objectives and implementation strategies being proposed did not conflict with the goals outlined in the TSP. The City has identified reasonable build design alternatives, assessed their impacts, and selected the alternatives with the least impact.

The Land Conservation and Development Commission adopted amendments to the TPR. These include amendments to OAR 660-012-0060 (plan and land use regulation amendments). The primary focus of this rule is keeping land use and transportation in balance. The proposed Economy Element is consistent with the goals, policies and implementation strategies of the City’s TSP. **The provisions of this section have been met.**

Goal 14– Urbanization (OAR 660, Division 14 and 22)

Goal 14, Urbanization. To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

FINDING: As proposed, the draft Economic Element provides for an orderly and efficient transition from rural to urban lands. The proposed Economy Element outlines land availability, infill and redevelopment and infrastructure support policies that will contribute to the orderly and efficient transition from rural to urban lands. The Economy Element also provides the City with direction as to the need for incorporating new lands into the City’s UGB and City Limits. **The provisions of this section have been met.**

 8/11/16

Felicia Hazel
Chairperson

ATTEST


Zac Moody
Community Development Director

