



**ROGUE VALLEY**  
**Council of Governments**

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***MEMORANDUM***

**Date:** August 28, 2015  
**To:** Talent Planning Commission and City Council  
**From:** Dick Converse, RVCOG Principal Planner  
**Subject:** TA-4 and TA-5 Concept Planning Workshop August 27, 2015

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The purpose of the workshop is to inform the Planning Commission and City Council of our progress to date on developing concept plans to implement the Greater Bear Creek Valley Regional Plan. We will also outline the steps required to complete the work. As outlined in the Regional Plan, concept plans must be prepared before a city may entertain an urban growth boundary amendment.

Working with a steering committee composed of other agencies, city staff and RVCOG staff have developed various scenarios for land use and transportation for two future growth areas that were identified in the Regional Plan. The areas are TA-4, a proposed industrial area west of South Pacific Highway and north of Colver Road, and TA-5, a proposed residential and commercial area east of the highway and north of Suncrest Road. The first public review of the project occurred at the Talent Harvest Festival on October 14, 2014. Additional open houses were held at City Hall on March 19 and June 24, 2015. These events provided an opportunity for residents to view and comment on the latest drafts of the concept plans. We have also met several times with stakeholders, primarily property owners in the growth areas.

Planning for TA-4 has been relatively straight-forward. There are few options for transportation, with the primary issue involving access from the highway; the internal circulation will not require more than local streets. Land use is restricted to industrial, but we continue to explore options for an overlay near the Colver Road/South Pacific Highway to permit limited retail sales of goods produced in the area.

The issues affecting TA-5 are more complex, including designing mixed commercial and residential spaces, preserving a wetland, and determining the most feasible location of a collector street. The street has been particularly challenging because of a median barrier in the highway that restricts movements for approximately 500 feet north of the Colver Road intersection. This has required consideration of connections to Suncrest Road instead of the

highway. We are also discussing where the street will cross through the TA-5 in a manner that more evenly shares both the benefits and the costs of increased access, while minimizing topographic restrictions.

We are currently evaluating potential zoning code amendments to facilitate development in both growth areas. Our hope is to create development standards that can be beneficial to other areas within Talent as well.

The tentative schedule for completing the project consistent with the TGM grant is as follows:

August 27, 2015	Planning Commission/City Council Joint Workshop
September 24, 2015	Planning Commission/City Council Joint Workshop to review revisions to concept plans suggested at earlier workshop
October 5, 2015	City Council meeting to review final concept plans, code amendments, and findings
October 22, 2015	Final Council review and signing of a resolution