



**PLANNING COMMISSION
& CITY COUNCIL
JOINT MEETING AGENDA
June 25, 2024 6:00 pm
- Held in person & via Zoom-
Talent Community Center**

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.

- 1. Call to Order / Roll Call**

- 2. Buildable Lands Inventory**

- 3. Title 17 & 18 Code Revisions**

- 5. Adjournment**



Planning Commission/City Council Agenda Report

Meeting Date:	June 25, 2024	Staff Contact:	Nick Schubert
Department:	Community Dev.	E-Mail:	nschubert@cityoftalent.org
Staff Recommendation:	Discussion	Estimated Time:	1 hour

ISSUE BEFORE THE COMMISSION

Talent Buildable Lands Inventory Draft Presentation/Discussion

BACKGROUND

Nikki Hart-Brinkley (Green Top Planning, Development, Research), on contract with the City of Talent, is presenting materials for the Buildable Lands Inventory to the Talent Planning Commission and City Council:

Resolution No. 2023-072-R authorized the city to apply for a 2023-25 housing planning assistance grant offered by the department of land conservation and development (DLCD) for the purpose of developing a buildable lands inventory for the city of talent.

The city completed and adopted a Housing Needs Assessment in 2017, of which a buildable lands inventory was a part; in 2020 the Almeda fire destroyed a third of the City's housing and two-thirds of the City's brick-and-mortar businesses. A new buildable lands inventory is necessary to quantify what land is available to accommodate future housing and development post-fire and will inform future land use decisions in the city of Talent.

This project will produce a Buildable Lands Inventory consistent with OAR 660-038, providing an inventory of residential lands post-Almeda fire within talent. The buildable lands inventory will be for all land inside the city limits. This includes maps of all the properties in the city limits identifying our vacant land and developed land. The consultant will be presenting and providing the city draft deliverable products in digit media format including GIS layers, static maps, and web-based content.



Planning Commission Agenda Report

Meeting Date:	June 25, 2024	Staff Contact:	Nick Schubert/Gary Milliman
Department:	Community Dev.	E-Mail:	nschubert@cityoftalent.org gmilliman@cityoftalent.org
Staff Recommendation:	Discussion	Estimated Time:	30 minutes

ISSUE BEFORE THE COMMISSION

Talent Municipal Code Title 17 & Title 18 Code Updates Process

BACKGROUND

Included in the scope of work for the Community Development Department are updates to both Title 17 and 18 of the Talent Municipal Code. Title 17 deals with subdivisions and Title 18 deals with land use and development, including development standards, trees, signs, parking, annexation, Urban Growth Boundary and administrative procedures. The “due date” for completion of this work is listed as January 2025 in the CDD work plan that was developed prior to the departure of the Community Development Director. No funding has been allocated to retain consulting services for this work.

There are several other work products in progress that would impact updates to these codes, and the Talent “Urban Forestry Committee has requested an update to the City “tree ordinance” which is incorporated into several different sections of the Code.

The City Manager is proposing a modified in-house approach to reviewing/updating Title 17 and 18 rather than hiring a consultant. This proposal is to form a Title 17/18 update team consisting of the following individuals:

1. Shandell Clark, (RVCOG planner already under contract with the City) who would be the project lead
2. Nick Schubert, City Planner
3. Gaoying Vigoa, City Engineer
4. One member of the Planning Commission
5. One member of the City Council

We would bring in other “experts” as needed such as:

- RVCOG Transportation Planning and Natural Resources staff.
- Rogue Valley Sanitation District staff.
- TARC members.
- Land Use Attorney.
- Consultants who have worked on MASS housing, Railroad District and other related studies.

- County Building Official.
- District 5 Fire Chief.
- Arborist.
- City Manager-primarily utilizing his experience in code enforcement.

This approach was successfully utilized in Brookings. It took a little over a year to walk through the code section-by-section. The committee met every-other week for 90 minutes. The City Manager has discussed this approach with the City staff and Shandell Clark, and they are ready to proceed.