



City Council Agenda Report

Meeting Date: March 1, 2023 **Staff Contact:** Kristen Maze
Department: Comm. Development **E-Mail:** kmaze@cityoftalent.org
Staff Recommendation: Approval **Estimated Time:** 10 mins.

ISSUE BEFORE THE COUNCIL

Consideration of a City of Talent Planning Commission recommendation for Approval for a Major Comprehensive Plan Map Amendment to amend the City of Talent Urban Growth Boundary to add approximately 47.3 acres to the Urban Growth Boundary (UGB) including partial rights of way on Colver Road and Wagner Creek Road located in the Urban Reserve area TA-, as well as at text amendment to the Urban Growth Boundary Management Agreement (UGBMA).

BACKGROUND

This project is a major UGB Amendment initiated by the Phoenix-Talent School District (District) to add approximately 47.3 acres of land, consisting of approximately 4.3 acres of public road right-of-way and a single 43-acre property zoned Exclusive Farm Use owned by the District. This project proposes to amend the city's Comprehensive Plan Map to map the subject property as Public Facilities-Civic.

This proposal to Talent's UGB is within the Urban Reserve TA-1, a planned Urban Reserve area for the City of Talent in the adopted and acknowledged Bear Creek Valley Regional Problem Solving Plan (RPS). Both Jackson County and the City of Talent have adopted by Ordinance and incorporated the RPS plan into their Comprehensive Plans.

On June 1, 2022, the City Council approved the Conceptual Master Plan for this area as required by TMC 18.215.080 prior to review of the Urban Growth Boundary Amendment.

November 16, 2022, the City Council approved Resolution 2022-055-R declaring the council's intent to initiate an amendment to the Talent UGB and Comprehensive Plan to add land from Urban Reserve area TA-1.

The Jackson County Planning Commission and the Talent Planning Commission held a joint public hearing on January 12, 2023, to receive public testimony and deliberate on this proposal. The key issues of determining compliance with the Oregon Administrative Rules governing urban growth boundary expansion were addressed at the joint meeting. After considering the evidence and testimony submitted, the Talent Planning Commission found that the proposal met the required criteria for approval.

A public hearing was held before the Jackson County Board of Commissioners on February 22, 2023. This hearing was the first evidentiary hearing on this UGB proposal.

The assessor map number for the UGB property is 381W-22D-Tax lot 1000. This lot is planned Agricultural Land in the County's Comprehensive Plan and zoned Exclusive Farm Use (EFU). The property will retain the county zoning following inclusion into the UGB until such time as the property is annexed and the appropriate City of Talent zoning is applied. As stated above a portion of the proposed addition includes approximately 4.3 acres of road right-of-way.

The District is requesting this UGB amendment to better accommodate the existing uses on the subject property and meet the longer term needs of the District, consistent with the Large School District Facility Master Plan adopted by the District. Much of the property has already been partially developed by the District with school facilities. In the short term, the District has need for new outdoor sports-field facilities. In the longer term, the District is seeking to find an improved location for the Outdoor Discovery Program. Community members have identified new recreational needs and have identified the subject property as an appropriate site. In addition, the proposed UGB amendment would provide lands for a relocated Phoenix-Talent Little League and Boy and Girls Club.

This proposal also includes a text amendment to the Urban Growth Boundary Management Agreement (UGBMA). The UGBMA is part of the Regional Plan Element and sets forth policies and procedures related to the joint management of lands in the UGB. The purpose of the proposed amendment is to assure that prior to annexation, lands will remain rural and the potential of this land to efficiently accommodate urban land needs will remain intact.

STAFF RECOMMENDATION

If the Council concurs with the Talent Planning Commission and the Jackson County Planning Commission recommendation approving the proposal, the City Council shall hold the first reading and approve the Ordinance 2023-967-O

POTENTIAL MOTIONS

I move to approve Ordinance 2023-967-O amendment to the City of Talent Urban Growth Boundary (UGB) and the Comprehensive Plan to add land to the city's Urban Reserve Area (URA) TA-1 or the City's 20 year (2017- 2037) Parks and Public Facility needs and employment and the text amendment to the UGBMA.

ATTACHMENTS

1. Talent UGB Amendment Map
2. Zoning Map
3. Draft Planning Commission Meeting Minutes
4. PC Final Proposal
5. Ordinance 2023-967-O
6. Finding of Facts and Conclusion of Law and Supporting Exhibits 1-8