



**TALENT PLANNING COMMISSION  
MEETING MINUTES  
TALENT TOWN HALL  
JANUARY 26, 2017**

***Study Session and Regular Commission meetings are digitally recorded and will be available online at:  
[www.cityoftalent.org](http://www.cityoftalent.org)***

The Planning Commission of the City of Talent will meet on Thursday, January 26, 2017 in a regular session at 6:30 P.M. at Talent Town Hall, 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 6:31 P.M.**

**Members Present:**

Commissioner Dolan  
Commissioner French  
Commissioner Hazel  
Commissioner Milan  
Commissioner Pastizzo  
Commissioner Riley  
Commissioner Schweitzer

**Members Absent**

None

**Also Present:**

Darby Stricker, Mayor  
Daniel Wise, City Councilor  
Tom Corrigan, City Manager  
Zac Moody, Community Development Director  
Jeff Wilcox, Minute-Taker

**II. Brief Announcements**

**III. Consideration of revised Minutes for November 17, 2016**

Hazel asked for discussion on the revised minutes from November 17, 2016, no comments were received. Hazel asked the commission to entertain a motion.

**Motion:** Commissioner Schweitzer moved to approve the revised Minutes of November 17, 2016. Commissioner Milan seconded and the motion carried.

**IV. Public Comments on Non-Agenda Items**

None

**V. Action Items**

None

**VI. Public Hearing (Legislative) Comprehensive Plan Amendment – Consideration of Text Amendments to the Talent Comprehensive Plan, Element G. As proposed, Element G of the Comprehensive Plan would be repealed and replaced with an updated Element G which includes, goals, objectives and implementation strategies as well as the Housing Needs Analysis as an appendix. The proposed amendments are consistent with Oregon’s Statewide Planning Goal 10, Housing and OAR 660-008 (0000-0040). File: CPA 2016-002. Applicant: City of Talent.**

Hazel read the opening statement.

*Staff Report*

Moody explained that staff has received a lot of comments, some as recently as 1/25/17, the commissioners have been provided copies of these. Tonight, as many questions as possible will be addressed. Staff and consultant have picked out written questions germane to Buildable Lands Inventory/Housing Needs Analysis to cover at the meeting. Moody explained that Beth Goodman, the ECONorthwest consultant for the project, will explain the purpose of this project, describe the process, policies, and the commissioners and public will have the opportunity to ask questions and provide comment. Moody turned the Staff Report over to Goodman.

*Goodman’s Presentation*

1. Why is Talent doing a Housing Needs Analysis (HNA)?

Cities conduct a HNA to determine how much growth the city will have, population and housing and land available for res dev, and where is the land. BLI helps understand how much land there is. Looks at development patterns. Does Talent have enough land to accommodate future growth (IAW with SWPG goal 10). Also will talk about need for affordable housing and different housing types.

2. How does HNA fit into Talents regulatory framework?

City Charter is the legal document that describes structure and powers of Talent government – it is rarely updated. The Comprehensive Plan document contains goals relevant to development for the City, it is updated occasionally and provides general guidance on new development codes. The Zoning Ordinance takes policies found in the Comprehensive plan and implements them, it is updated fairly frequently. The Subdivision Ordinance also implements the goals in the Comprehensive Plan.

Moody emphasized that this project focuses on policy recommendations, not regulations.

Riley asked if comprehensive plan updates are required.

Moody explained that for populations as small as Talent, periodic reviews are not required.

Goodman added that Oregon generally doesn't enforce periodic review, most cities opt to go through periodic review voluntarily.

3. What are the elements of Talent HNA?

Process started with a review of current policies, which included looking at current comprehensive plan housing element and zoning ordinance. Had to determine under current policies, how much land is needed for growth, conducted HNA, housing market analysis in regional context, looked at population forecast conducted with help of PSU, forecasted housing needs, and developed BLI. Had to determine if we have enough land to accommodate future growth.

For housing needs that cannot be met with current policies, you come up with a housing strategy, revise Comprehensive Plan policies, and make recommendations for zoning policies. A number of these recommendations are complicated and will require public involvement. More analysis public input. Adopt policies and standards. Conduct future monitoring of housing needs and update policies as necessary.

4. How is a HNA connected with UGB expansion?

If housing needs cannot be met with current policies, the City must identify additional policies or changes to increase land use efficiency. If housing needs cannot be met within the UGB, the City must conduct a UGB alternative analysis, which determines where the City expands. The next step is to adopt the analysis, expand the UGB, then monitor and reexamine housing needs. The process is circular.

HNA Overview: Parts of HNA

Demand for new housing is reviewed, which is a function of pop growth and Economic Opportunities Analysis; Supply of new housing is reviewed, which is a function of land base and existing housing stock. The HNA looks at demographics, income, housing costs and their interactions, and supply of current housing, supply stocks and characteristics of housing.

First Part of HNA, the BLI

Developed by City staff in accordance with state goals and laws.

First identify: Vacant land – land with no structure, or structure below \$10000

Then identify Partially Vacant land: has structure, but could possibly be subdivided without changing zoning. Examined PV closely to make sure nothing was landlocked.

Constraints: were removed, including: floodways, regulatory wetlands and slopes > 25%

BLI Findings – Vacant and Partially Vacant Land Availability

Residential Low Density: 107 acres

Residential Medium Density: 5 acres

Residential High Density: 12 acres

Goodman pointed out that approximately 70 of these “available” acres are within the Railroad District Master Plan area, in south Talent.

Goodman asked for questions related to BLI

Riley asked if structures less than \$10,000 is the industry standard for vacant land designations.

Goodman replied, yes.

Riley asked if the value is assessed by Jackson County.

Moody explained that yes, those assessment values are based off Jackson County records.

#### Capacity of Buildable Lands Inventory

Goodman the next step was to look at vacant land and come up with densities based on historic development patterns.

- Residential Low Density-City Limits: 38 acres available, with 4 dwelling units/acre, capacity for approx. 152 dwelling units
- Residential Low Density-UGB: 69 acres, with 4 dwelling units/acre, capacity for approx. 276 dwelling units
- Residential Medium (Manufactured Housing) Density is 7.7 dwelling units/acre
- Residential High Density 13.7 dwelling units/acre 164 units.
- Current dwelling unit capacity is approx. 630 under current policies.

#### Sloped Lands in BLI

French asked, when BLI was done, how were slopes counted?

Goodman replied, on the last page of BLI, the map shows slopes through the city: anything 25% or greater slope is not counted as buildable land, anything less was considered buildable. She added that land with 10-25% slopes really don't have the same capacity that flat lands do. City may consider increasing density on flat portions to adjust for slope constrained lands.

#### Forecast of Housing Growth, 2017-2037

How much housing will Talent need from 2017-2037 Period. Growing by 2716 new people. Talent will need 1185 new occupied dwelling units and 87 units for vacancy rate. Talent's vacancy rate is probably around 1-2%, a normal vacancy rate is between 5-10%. The HNA used the legally sound vacancy rate of 7.3%, which came from 2010-2014 Census Data. Oregon State Statute "Safe Harbor" protocol is to use vacancy data from most recent census. The analysis determined that Talent will need 1272 additional Dwelling Units.

#### Key Findings:

- Talents housing is predominantly single-family detached, 76% of current housing stock.
- Affordability is a key issue in Talent, region and nation.
- Demographic trends suggest future demand for a wider range of housing types.
- Millennials (population born 1980-2000) preferring Single Family Residence detached housing on smaller lots. Affordability is an issue here; this is also an issue for Latino population.
- 49% of Talent households are house burdened (more than 30% Gross Income goes to housing costs); 56% of renters are house burdened; 45% owners are house burdened. This is an issue in Jackson County, at state and national level.
- Develop policies to allow or encourage development of a wider range of housing types:
  - Accessory dwelling units, small lot sf housing, cottage housing, tiny housing, townhouses, apartments, and government subsidized housing.
- Affordability: Median income in Jackson County is \$53k, as defined by Housing Authority.
  - Low income = 60% or less of median family income, \$32k or less.

- Many are house burdened or in subsidized housing
- Moderate income (workforce housing) is 60-120% median family income \$33k-64k, most seek apartments at market rate and low cost Single Family Residence.

#### Needed new Dwelling Units 2017-2037

- 1272 total dwelling units
- 65% percent single family detached
- 10% single family attached
- 25% multi-family
- Comments indicate not enough MF housing; Talent had had much multifamily housing in more than a decade.
- Achieving more than 300 MF units may be very challenging. Rules for housing dictated largely by industry.
- Single Family Detached housing in other cities: Phoenix 74%, Medford 76%, Ashland 64%
- When comparing capacity to demand, we find there is a deficit of 642 dwelling units. Each comprehensive plan designation has a deficit (RL, RM & RH)

Hazel asked if Southern Oregon University housing was included in Ashland.

Goodman explained institutional housing is not counted, but privately owned housing would be included.

#### Key Conclusions:

- There are development constraints in the Railroad District Master Plan area within the UGB. The City will need to address transportation challenges, as well as sewer and water. Without this area included, the housing problem is a lot worse.
- Talent Urban Reserves aren't much better than UGB for residential needs.
- Recommended to add a Medium Density designation to the Comprehensive Plan, in addition to existing Residential-Manufactured Home designation
- Provide opportunity for development of more diverse housing types
- Increase density on lands outside CL in UGB, or increase density within city limits to offset RPS density requirements.
- Work with RPS to resolve Urban Reserve issues

Goodman asked for questions on the HNA before proceeding to housing policies.

There were none.

#### Housing Policies

##### Policy #1 – Land Availability

- Unite Oregon submitted a letter regarding affordable housing and the need to provide housing for lower income.
- 1000 Friends of Oregon provided a commend that focused on land use efficiency and mentioned that the HNA densities policies aren't consistent with RPS, they also recommended the City look for surplus of commercial and industrial land when considering residential needs.
- Items discussed within Policy 1 include:
  - establishing a true Medium Density designation,
  - identifying Low Density lands that should be High Density,

- identifying commercial/industrial properties that should be low/med/high residential land (consistent with EOA),
- Implementing Railroad District Master Plan infrastructure,
- addressing requirements of RPS plan,
- addressing Efficiency Measures, for expansion of UGB,
- and monitoring land development.

Policy #2 – Housing Types

- Items discussed within policy 2 include:
  - Opportunities for providing housing for low income households, including government-assisted housing
  - encourage development of accessory dwelling units
  - Provide opportunity for development for some higher income households 64k+ (8000-12000 sqft lots are still desirable to some).
  - Support renovation of existing housing

Policy #3 – Efficient Development Patterns

- Items discussed within policy 3 include:
  - Provide a variety of housing types, RPS target is 6.6 dwelling units per gross acre
  - Cottage housing is 600sqft-1000sqft sometimes clustered together on a lot. Tiny houses are generally smaller than cottages (150-400sqft) often on a trailer bed. State Building Code has not caught up to tiny housing movement.

Schweitzer asked if the state is working on building code changes to address Tiny Houses.

Moody explained that there is a group that is just starting the process to make legislative changes.

- Develop policies to encourage residential mixed use in downtown (consistent with Economic development objectives)
- Identifying and planning for infrastructure investments necessary to support redevelopment of downtown sites (consistent with Economic Development program)
- Develop policies to allow residential/mixed use in other areas of the City, such as along some portions of Talent Ave, and in that general area.

Moody added that there is not a lot of on street parking in North Talent conducive to residential, but there is a lot of Central Business District property behind Talent Ave.; no specific properties have been targeted yet, but this document would provide direction to aim that general direction.

Policy #4 – Zoning Flexibility

- Items discussed within policy 4 include:
  - Flexibility in lot sizes (with Flag lots) to provide consistency with other jurisdictions.
  - Develop standards for residential development based on number of bedrooms instead of number of dwelling units.

Moody explained, currently Talent Zoning Code (TZC) requires 2 parking stalls per unit, if someone wants to build 40 one bedroom units, they have to provide 80 parking stalls, this eats heavily into density, then maximum density cannot be met and the intent of the underlying zone can be lost.

- Streamline building permit review process.

- Streamline site plan criteria in TZC to make it more efficient and clearer when a development proposal must go to PC for a decision.

Goodman explained that the HNA really looks at the next five-year period and is ambitious, and the City is not limited to strategies or policies within this document, it just provides a bit of direction. Goodman concluded by asking for questions.

Riley stated that there is nothing in the document about supporting solar/wind/alternative building materials. Does this belong in a different part of the Comprehensive Plan?

Moody explained that Together for Talent (T4T) and Rogue Climate Talent (RCT) are working together on two Energy Plans, one short-term and one long-term. The City hopes to incorporate the long-term plan into a new Comprehensive Plan element to address environmental topics like those Riley mentioned.

#### PUBLIC HEARING OPENED

Mike Savage, CSA Planning (449 Brownridge Terrace, Medford OR).

Here on behalf of clients Eric Artner & Mr. Nieto, own approx. 40 acres of land in RRDMP area. Speaking in support of HNA, they provided a letter to record with minor recommendations.

Moody asked Savage to read the letter for the benefit of Planning Commission and Public

#### Summary of Letter:

Savage explained that his clients agree with objective 1.2 of the proposed Housing Element and that it is absolutely necessary in order for the City to begin developing land in this area. His clients have three suggestions:

1. City take interest to change other elements of Comprehensive Plan and Transportation System Plan (TSP) as necessary to coincide with Railroad District Master Plan.
2. More ambitious time frame to accomplish the updates, preferably in year 1.
3. Proposed modification 1.2b: recommend City adopts specific policy to utilize existing crossings to satisfy secondary access needs such as to satisfy fire code and safety requirements.

Hazel asked if client is willing to help in the process and asked if getting the railroad crossing are the biggest challenge.

Savage said yes to both questions, he explained that they came up with a solution that had ODOT rail approval, they're looking for assistance with financing. They hope to elevate plan from tier 2 to tier 1 in the TSP. The Belmont Railroad crossing is estimated to cost somewhere between \$800k-1.5m.

Schweitzer: if the City speeds up the timeline, and revises the TSP, 1 year doesn't sound very realistic.

Savage elaborated, they're hoping for target dates for beginning within 1 year to start the processes.

Riley asked where secondary access is in this area.

Savage explained that throughout the state, anything Fire Marshall is ok with in case of an emergency typically works. He added, it would be good to refine secondary emergency access language can be something other than a full street in City policy.

Riley asked what specifically in the Railroad District Master Plan would be revised?

Savage replied, nothing in particular, the problem is how to get the ball rolling. Plan has to be incremental. Problem is with limited access points, unless secondary access requirement is softened. Being able to temporarily use private railroad crossing for emergency access until a later time would be helpful in the development of these lands.

Nancy Buono (240 Sweetbrier Dr., Talent OR)

Buono explained that she was a member of the CAC for this analysis. She explained she had a few points she wanted to make sure were clear:

1. Citizen Advisory Committee was comprised of a diverse group of people from town with diverse backgrounds, it was a pleasure to hear a great variety of discussion.
2. Kept in mind maintaining the quality and character of Talent, to include quality of life and maintaining the diversity of the population in town, to avoid turning into a retirement village.
3. The HNA process was regulated by state rules. Therefore, the analysis is fairly conservative, the CAC was not allowed to consider the fact that Talent is a bedroom community of Ashland.
4. Strongly recommends moving forward with the analysis because it is conservative, state requires infill first, that's why they're looking at medium density areas and varied types of housing.
5. As far as timeframes go, CAC wanted to go quicker, but due to limited size of town and city staff, dates were calculated accordingly.
6. Best interest of Talent was always kept in mind.

Milan asked if Buono could speak about Talent's characteristics.

Buono explained she observes a very diverse community that enjoys Talent's small town nature. Residents enjoy the outdoors and current quality of life and want to maintain small town feeling. CAC/HNA findings indicate we don't have enough land to do what we need to do. The City must create more housing diversity.

Schweitzer acknowledged that the Latino population represents a large portion of the community and asked if there was Latino representation on the committee.

Buono was unsure.

Michelle Glass (360 Blackberry Court, Talent OR)

Glass explained that she is the Regional Director with Unite Oregon and thanked the CAC for hard work on the HNA process. She explained that she goes door-to-door in Talent, Phoenix and Ashland to talk about housing issues such as costs. She speaks with retired folks, young children, etc. In the conversations, many are concerned about losing folks from the community. She agrees the HNA is very conservative, knowing what current reality is for families. Retirees are struggling to hang on with their fixed income, same with individuals with children. She agrees with a lot of objectives in housing element, but the City should also consider two policy strategies from Appendix B: inclusionary zoning and developer incentives. Developers share concerns about affordable housing but the incentives in the market often don't support that. She recommends the City remove barriers to developers so they can provide more affordable housing and expanding the tools the City has at its disposal to respond to developer concerns and constraints allowing for affordable housing. She added that the most vulnerable groups are renters and those making less than \$25k.

French asked for example of what Cities do to incentivize affordable housing:

Glass will provide a list based on recently passed Oregon State Law.



Greg Goebelt (1110 Lithia Way, Talent OR)

Goebelt explained that he is here in support of the HNA and to give attention to the urgency. He explained he is a realtor and resident of Talent, he is also a member of Talent Chamber of Commerce, member of the Historical Society. He is here as a professional and as someone who cares deeply about the town. Goebelt added that there was a land shortage two years ago. From his vantage point, Talent is drastically in need of land and development. Many clients he is talking to can't afford to move back to their childhood town. He acknowledged that he is glad that his home price is increasing but not happy to see it increasing so unfairly, the story is much the same with rental costs. Rental rates today are astronomical compared to historical rates; he explained that the price went from \$850-1350 nearly overnight. Talent needs a wide variety of housing. He is concerned with losing families due to being priced out. He added that he cares about what is built but explained that housing availability in the City is also way behind.

Dolan asked Goebelt if he sees any trends with lot sizes; will small lot sizes will be undesirable or are people increasingly okay with small sizes?

Goebelt explained that smaller homes are in fashion generally, especially with "empty nesters" 40% of buying population roughly. Young families are more interested in 3-4 bed in affordable ranges, so something smaller in square footage. As Talent moves ahead you'll see what the market is interested in. The timeline is the important aspect.

Schweitzer asked if people are being priced out of Talent, where are they going?

Goebelt explained that as appreciation slows to 6% and interest rates are beginning to rise there's a small window of opportunity to buy, there are few lots under 400k. Something that was \$1300 in Kameron Springs is now \$1700. Today, folks are considering renting in Phoenix.

Milan explained that he hears interest in maintaining the quality and character of Talent, he asked Goebelt if he could express or explain that quality and character of Talent.

Goebelt explained that volunteerism, agriculture and specialty goods are a big part of it. He added that diversity is available if Talent keeps on its path. Ultimately diversity depends on what housing options are available to the population. He emphasized create a place to be downtown as it contributes to a sense of pride. He concluded by opining that Talent has always been very inclusive but unless housing changes, this will limit inclusivity and he cares about the diversity of the town greatly.

Nancy Lynn (1001 Crimson Ct., Talent OR)

Lynn explained that she is a local homeowner and interested citizen. She shared the following:

- Lynn agrees with the speed of proposed actions.
- Prompt rezoning from commercial to residential will help with providing more housing. Especially on Talent Ave, where it is very walkable.
- Would like to see immediate annexation of land for residential needs. Sooner the better. In medium density proposal 4400sqft lots.
- Would prefer to see 5000sqft, as is pretty standard in most urban areas, unless the development is part of a Planned Unit Development with shared open space.
- Manufactured Home housing areas should be considered for renovation and multifamily.
- Arts are important, Camelot Theater, Oregon Shakespeare Festival, downtown artist live/work space should be considered. This is part of the vibrant downtown concept that is discussed here.
- Would like to see Talent emphasize downtown redevelopment.
- Being so near to Ashland, we have to acknowledge spillover and think regionally.

Riley expressed interest in seeing more information on live/work units.

Lynn explained that Santa Barbra and Ventura are good examples of where this is implemented, she will be happy to provide additional information to community.

Stefanie Moss (3 Logan Way, Talent OR)

Moss explained that she is a homeowner with love for Talent. She wants to address concern about vacation rental prices:

- Talent has 36 vacation rentals, bed and breakfasts (BNB), supervised and unsupervised.
- These vacation rentals eat into longer term rental stocks
- Vacation rentals should be limited to five people
- Vacation rentals should consider substandard roads, which are very narrow, and leads to congested parking
- Emergency vehicles could not get by if the street parking is filled

Hazel asked how that relates to the current public hearing for CPA 2016-002.

Moss explained she believes rental rates are connected to housing needs.

Moody explained that the City is in the process of identifying BNB's and addressing them accordingly. Right now, the City operates off of complaints. Once the City can establish where they're at, it can work on code revisions. When the BNB code section is drafted up, the planning commission hearing will allow for citizen input. Moody concluded by inviting Moss to speak about specific code enforcement issues at the office.

Moody explained that the planning commission could choose to close the public hearing and deliberate at another specified date and time, this would grant staff time to look into concerns brought up today during the public hearing and bring back responses to a future meeting in the Staff Report. He reminded the commission that land use applications are coming in and the timeline for those is already in play. He concluded that Staff recommends closing the record and public hearing and commissioners could choose to deliberate tonight or another specified date and time.

The Planning Commission unanimously agreed to close the Public Hearing.

PUBLIC HEARING CLOSED

**Motion:** Riley moved to table deliberation on Element G until February 9<sup>th</sup> at 6:30.

Pastizzo seconded and the motion carried.

**Public Hearing (Legislative/Quasi-Judicial) – Comprehensive Plan and Zoning Map Amendment, 35 Lot Subdivision with Variance – Consideration of a Comprehensive Plan Map Amendment from Light Industrial (LI) to Residential High Density (RH) and a Zoning Map Amendment from Light Industrial (IL) to Multiple-Family High Density (RM-22) for property described as Township 38 South, Range 1 West, Section 26AD, Tax Lot 500. The application also requests the consideration of a 35 Lot Subdivision and associated Variance to property setbacks. Decisions are based on the approval criteria found in Zoning Ordinance 8-3M.160 and 8-3L.4 and Subdivision Ordinance 8-2.320 and are also based on compliance with the Talent Comprehensive Plan and Oregon Statewide Planning Goals. File: REZ 2016-001/CPA 2016-003 and SUB 2016-001/VAR 2016-001. Applicant: Bradley Properties, LLC.**

Hazel read the opening statement.

*Staff Report:*

Moody explained that this item was presented to the planning commission in a staff report with the idea that this is a very large application that will require more than one hearing. Findings from the staff report indicate that staff believes application reasonably meets the code requirements. However, with the subdivision and variance, there are always conditions. Moody explained that the City had an old Planned Unit Development (PUD) process where the commission could do a conceptual plan hearing and a detailed plan hearing; essentially, one meeting to introduce the concept, the other was for the final format. Moody explained that the City doesn't have that in the zoning ordinance, but it is a better process to go through the Staff Report, open the public hearing, take comments, hear from applicants, and then continue the public hearing to next planning commission meeting or another time. This gives staff time to obtain planning commission concerns and incorporate them into the findings. This way, they can adapt conditions of approval to the specific application. Moody added, if the application is not approvable, that's a different story. From staff's view, it is an approvable request.

**Application Types**

Moody explained there are two different application types for this proposed Land Use Action: Type 3, and Type 4. They're consolidated, therefore all applications are considered Type 4. The Comprehensive Plan Map and Zoning Map Amendment applications are Type 4. The Subdivision and Variance applications are Type 3. Without the Comprehensive Plan Map approval, the Subdivision application can't be approved, and the CPA might be approved, but the subdivision might not. Moody explained that the last similar project in Talent—a PUD—was completed in 2007-2008.

**Proposal**

Moody stated the Comprehensive Plan Map amendment proposal is to change one parcel from Light Industrial (li) to Residential-High Density (rh). The Zone Change application would change the Light Industrial (IL) designation to Multiple Family-High Density (RM-22). The Subdivision and Variance request, as proposed, contains two phases. Single Family Dwellings first, then apartments. The proposed lot sizes range between 1500-5000 sqft for the Single Family Dwellings. The variance request is for partial relief from the side yard and front yard/garage setbacks. Subject property is located on Talent Ave., between the Oregon Shakespeare building and the "bark park."

**Required Findings:**

OAR 660-012-0060 – plan and land use regulation amendments  
Talent Comprehensive Plan B, D, E, F, G (Current Housing Element)

**Element D - Transportation:**

Proposed change will not degrade the performance of the existing transportation facility and does not appear to impact the level of service below that required by the TSP. Moody added that the Institute of Transportation Engineers manual indicates that industrial generates more trips than residential.

**Element B – Parks and Recreation:**

It is the policy of the City of Talent to provide recreational opportunities that balances the needs of all ages and users. The proposed development is complementary to adjacent parks and the proposed internal paths provide a little more opportunity for recreation and includes a common open space.

**FINDING:** pedestrian facilities included in the proposed development plan will allow the residents to enjoy CRP which is within walking distance of site.

Element E – Economy:

The City has a surplus of Industrial land based on the Economic Opportunities Analysis. Once the map is acknowledged by Department of Land Conservation and Development (DLCDD), they'll see that the proposed removal of industrial land will not push the City into a deficit.

FINDING: approval of this application will address the identified surplus of industrial land and the deficit of residential land.

FINDING: approval of this application would convert 4.37 acres of industrial lands to residential lands, leaving a 1.82 acre surplus of industrial land within the current UGB.

Element G – Housing:

Moody explained that existing Housing Element still requires the City to maintain a 20-year supply of residential land.

Moody reiterated that different lot sizes and different housing types are proposed, he believes that item 4.1 of current Element G can be met with this comprehensive plan map change. Also, as proposed, the density is greater than the target 6.6 units per acre required by the RPS Plan. The proposed development is approximately 10 units per acre.

Subdivision Ordinance Review

Moody explained the criteria for approval:

- Meet requirement of Oregon Revised Statute (ORS) 92
- City Preliminary Plat approval criteria
- Development and design standards

Standard right of way width in TSP is 60ft. There is a narrow street exception if trip generation is under 800. This threshold has not been exceeded. Distance between cross streets is no more than 600 ft. Streets do not create cul-de-sac. The proposal connects to existing grid system (Talent Ave.).

Hazel asked if Stage Way connects to William Way

Moody: yes, as proposed

Moody explained this is a unique opportunity for the planning commission because they can engage with the applicant prior to findings and conditions being drafted.

Riley had questions regarding noticing for this Land Use Action.

Moody reassured Riley that signage, newspaper and notice mailing had been sent out in preparation for this hearing. He added that a Neighborhood Meeting notice was also sent out and every public comment that had been submitted in regard to this item has been included for review.

PUBLIC HEARING OPENED

Scott Sinner, Scott Sinner Consulting (4401 San Juan Dr., Medford OR)

Charlie Hamilton, Suncrest Homes (151 Max Loop, Talent OR)

Sinner summarized the project proposal:

- Proposing to move 4.3 acres out of the industrial land base and into residential land base.

- Findings support the upcoming HNA which represents the most current data available to the City.
- The EOA in the comprehensive plan has identified the industrial land surplus of 6.19 acres.
- The Comprehensive plan and HNA demonstrates that primary tool for meeting residential demand is increasing density and converting industrial lands.
- This application is infill development with high density residential nearby, and industrial on three sides.
- One of the big concerns applicants had was to make sure they're compatible with existing industrial uses. They've taken care to provide buffers along back and side property lines, reached out to neighbors to try and address concerns. Buffering from more intensive industrial.
- The applicants also tried to provide mix of housing types and opportunities. Reflected in HNA recommendations heard tonight
- Applicant believes they meet code criteria for subdivision, and feel 50ft right of way is a justified exception as identified in the TSP. With narrow roads, parking is proposed for N. side of street.
- HOA will be installed with this subdevelopment. The small parking area will be privately maintained. This will provide in excess of the code for parking requirements.
- Display boards show the types of housing they're focused on. The primary variance request is for front and side yard setbacks, very comparable for other jurisdictions. Front yard setback gives pedestrian friendly feeling. This is a model project for direction applicant feels Talent is heading.
- Hamilton adds that 10ft setbacks used to be allowed, allows house to be in front of garage. Smaller setbacks are probably where City is going in the coming years. He met with JCFD5 and asked about fire safety issues. JCFD5 said setbacks are reasonable, and they're very conservative for safety reasons. There are no fire and safety issues here. Spruce Landing and Old Bridge Village have these types of setbacks.
- RPS plan standard is 6.6 units/acre. RPS plan allows average land inside and outside City. This helps meet those density requirements.
- Applicants met with every property owner adjacent (Sawyer, Microtrains, Fabricated Glass) two items were selected for buffering. In addition, nonremonstrate agreement in deed that will also be in CCRs.
- The applicant believes the proposal addresses a huge problem for the community. This project will only make a dent in the overarching issues but the timeline is perfect.
- Sinner added, these smaller homes are far more energy efficient. Hamilton has a history of exceeding energy efficiency standards. Trying to preserve a back yard. Small means more affordable.

Hamilton explained that the small section will probably be apartments. They're not requesting development of that area that at this time. He added that the HOA is a mechanism where everyone pays a few dollars per month to cover maintenance.

French asked what applicant predicts a typical house might cost?

Hamilton explained the goal is to have homes in the 200's.

Sinner added, smaller lots equals smaller costs.

Hamilton agreed, explaining that the market favoring smaller home on smaller lots.

Riley addressed the conceptual house renderings and asked if they can look like anything.

Hamilton explains that traditional style models are the general theme.

Schweitzer asked if it is possible to bring apartments into phase 1.  
Hamilton explained that what is proposed is what financially works, apartments can't come sooner.

Moody explained that staff recommends continuing the public hearing, so people can comment as part of that process. Staff has heard concerns, enough to continue writing findings, to bring to planning commission and deliberate on at a later time. He explained that he would bring back a recommendation one way or another for the next planning commission meeting.

Hazel asked for a motion on when commissioners would like to resume the public hearing.

**Motion:** Milan moved to continue proceedings as stated on February 9<sup>th</sup>

Hazel asked for discussion. There was none.

Schweitzer seconded and the motion carried.

Moody asked if the planning commission wants deliberation on the HNA and to continue this public hearing for the Subdivision proposal and have staff continue to prepare findings and conditions.

Hazel requested to take what comments were heard and prepare conditions and findings accordingly.

**VII. Discussion Items**

None

**VIII. Subcommittee Reports**

None

**IX. Propositions and Remarks from the Commission**

None

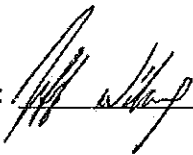
**X. Next Meeting**

The next specially scheduled meeting will be held on February 9<sup>th</sup> 2017.

**XI. Adjournment**

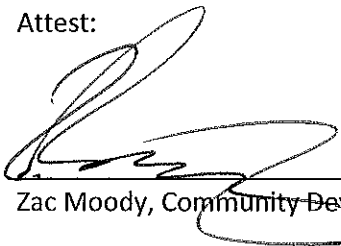
There being no further business to come before the Commission, the meeting was adjourned at 10:00 p.m.

Submitted by: \_\_\_\_\_

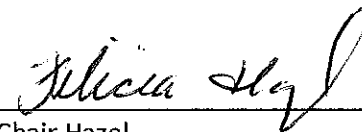


Date: 2/2/2017 \_\_\_\_\_

Attest:



Zac Moody, Community Development Director



Chair Hazel

\*Further information on the Code amendments is available at the Community Development office.

Note: These Minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website ([www.cityoftalent.org](http://www.cityoftalent.org)) in advance of each meeting. The Minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

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