



**TALENT PLANNING COMMISSION
MEETING MINUTES
TALENT TOWN HALL
May 25, 2017**

*Study Session and Regular Commission meetings are digitally recorded and will be available online at:
www.cityoftalent.org*

The Planning Commission of the City of Talent will meet on Thursday, May 25, 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 6:33 P.M.

Members Present:

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

Members Absent:

Commissioner Schweitzer

Also Present:

Darby Stricker, Mayor
Zac Moody, Community Development Director

II. Brief Announcements

Moody stated that technical issues with the sound equipment precludes the use of microphones for the meeting and asked that the Commission members speak loudly and clearly.

III. Consideration of Minutes for April 27, 2017

Hazel asked if there was a motion for the minutes.

Commissioner Riley noted that there were several instances in the during the discussion of the proposed code amendments where staff states the “Commission informally agrees” and Commission informally and unanimously agrees”, she suggested the minutes be consistent and use the latter.

Motion: French moved to approve the minutes for April 27, 2017 as amended. Milan seconded. Discussion: none. All ayes. Motion passed unanimously.

IV. Public Comments on Non-Agenda Items

None

V. Action Items

None

VI. Public Hearings

Consideration of a Site Development Plan allowing the construction of a mixed-use commercial/residential building located near the intersection of LaPree St. and Talent Ave. (address not yet assigned). and described as Township 38 South, Range 1 West, Section 23DC, Tax Lot 901. **File: SPR 2017-003.** Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.2, 8-3K.1 and 8-3L.1. Applicant: Peter L. Cipes

Hazel read the opening statement

Staff Report

Moody gave overview of project specifics of mixed use building. Staff stated that there were no real concerns or issues with the proposed project and explained briefly the Planning Commission’s role in reviewing Architectural Review applications. Moody discussed the public comments received.

French asked if public alley still has required 20 feet with the proposed parking adjacent to alley. Staff stated that the parking spaces do not encroach on the right-of-way. French also asked if the approval would allow RV parking because of the request for a sewer tap. Staff explained that the tap was for the person use of the owner and was simply a place to dispose of sewer within the system.

PUBLIC HEARING OPENED at 6:53 PM

Mary Ellen Gordian – 355 Colver Rd., #34, Talent

Provided testimony in support of the application as presented. She stated she felt the project met the intent of the code and was a good fit for the community.

Peter Cipes – 317 N. Main St., Ashland

Provided testimony in support of the application as presented. He provided details as to how the project meets the intent of the Comprehensive Plan. He discussed renderings of the site and asked Commission if there were questions

Commissioner Riley asked if residential unit was less than 50% of the ground floor commercial space. The applicant stated that is was less and staff confirmed.

Commissioner Hazel ask if art studio would be use for residential use. She was concerned that the studio could be converted to residential without approval. Intent is for commercial purposes. Staff confirmed that either residential or commercial could be used in that space.

Tony Abshire – 355 Colver Rd., Talent

Provided testimony in support of the application as presented. Stated that applicant has made every effort to meet the requirements and the needs of the community.

Robert Lavara – 65 Granite St., Ashland

Provided testimony in opposition of the application as presented. Concerned about front and side yard setback and the use of the building as residential. Stated additional buffers should be in place for “conflicting land use.”

Commissioner Riley asked if new fence posts were the actual lot line and restated Mr. Lavara’s concerns about vision clearance and setbacks. Staff stated that the intent of the zone was commercial and residential.

Commissioner Dolan asked the nature of Mr. Lavara’s current business. He stated it is currently be used for storage since he purchased it 3 years ago.

Sharon Anderson – 166 Autumn Ridge Ct., Talent

Provided testimony in support of the application as presented. Stated it would be an asset to downtown Talent and would help encourage growth of arts in Talent.

Claire Wilson – 214 N. Second St., Talent

Provided testimony in support of the application as presented. Restated that the proposed gallery would be an asset to the downtown. Stated that residential uses would benefit the businesses.

Darby Stricker – 221 E. Rapp Rd., Talent

Provided testimony in support of the application as presented. Meets the criteria for downtown core. Residential uses help populate the downtown core and stimulates commerce in the downtown.

Ron Hodgdon – 1413 Holton Rd., Talent

Provided testimony in support of the application as presented. Stated that it architecturally makes sense considering the odd location of the lot. Galleries are bringing in new people to the city and encourages the Maker Space movement.

Robert Johnson - 124 Autumn Ridge Ct., Talent

Provided testimony in support of the application as presented. Stated some concerns with setbacks and not allow the RV space.

Peter Cipes – 317 N. Main St., Ashland

Applicant asked staff to find Old Town Design Standards and point out section that requires property owners to build at or near all property line. Applicant elaborated on the codes direction to bring buildings to the street with no setbacks.

Commissioner Dolan asked Mr. Cipes to respond to the letter from Mr. Ghavam. Mr. Cipes stated he would need some time to review as he wasn’t presented with a copy of the letter prior to the meeting.

Letter stated concerns about loss of commercial characteristics and concerns about the proposed RV parking. Mr. Cipes explained reasons how the residential use would fit in to the area.

Commissioner Riley asked questions in regards to the required Old Town Design Standards. She questioned what a “fan like window” was (Standard 2). Commission discussed the question with applicant and determined that the standard applied only to windows, not architectural elements. No changes were requested by the Commission to the proposed building design. Riley continued to discuss standard and questioned exterior materials and stated that requirements suggest that building should look old and questioned applicant as to what period of time the design is intending on targeting. Applicant stated that the building is not intended to look old and that the design standards do not require it to look old.

Commissioner Riley also asked what materials would be used in the stringcourse. Applicant responded that it would likely be stucco. Commissioner Riley also asked what was meant by the vertical rhythm. Applicant stated it was intended to provide some vertical separation when buildings are built directly adjacent to one another.

Commissioner Riley asked for an explanation as to how the project meets the required sense of entry. Applicant provided an explanation. Riley also asked if parking adjacent to alley is covered. Applicant stated that parking adjacent to alley is not covered, but the sidewalk adjacent to the building is covered.

Commissioner Dolan asked about the zero-setback proposed since the Old Town Standards require a setback of two (2) feet. Staff stated that there is a conflict in the code and that it didn’t make sense to have the building set two (2) feet back when other buildings adjacent to the proposed site exceeded the maximum setback of five (5) feet.

Commissioner French made a comment about the location of the adjacent bus stop and asked if it was the intent of the applicant to provide seating for transit stop users. Applicant provided explanation.

Commissioner Milan confirmed that if any other property owner wanted to construct a building adjacent to the property line they would be able to. Staff confirmed that there are zero setbacks in the Central Business District.

Commissioner Hazel asked if residential living space allowance percentage included the yard area and commercial building space or just the commercial space. Staff read zoning code aloud stating that the ground floor residential space could not exceed 50% of the space devoted to commercial use (i.e. actual building).

PUBLIC HEARING CLOSED at 7:54 PM

Discussion

Commissioner Riley confirmed that the setback conflict is between the CBD zone and the Old Town District. Riley stated that the Old Town District Design Standards is an overlay and that because it is an overlay, the regulations within that overlay supersede those of the zoning district. Riley stated that the building as proposed while it meets the standards in the overlay, the building doesn’t look old, which is a requirement. Staff stated that the project meets the intent of the code.

Commissioner French stated she believed that the project as proposed met the intent of the Old Town District Design Standards. She stated that the building has the look of an old building.

Commissioner Milan commented that there is a tremendous amount of discretion with this application and that it meets the intent of the Old Town District Design Standards.

Commissioner Riley asked if open space had been provided. Staff stated that provision only applied to multiple family units, but that more than enough open space had been provided. There was a brief discussion of who could use the open space.

Commissioners asked additional questions that did not change impact the decision or require a change in the final orders.

Commissioner Dolan stated she appreciated the proposed mixed-use building.

Commissioner French moved to approve with conditions the requested site development plan to build a mixed-use commercial/residential structure with ground floor commercial/residential and a second-floor residential unit based on the information presented in the Staff Report and Findings of Fact. Commissioner Dolan seconded. Discussion on the motion included removal of the RV parking space as a condition. There was no consensus from the Commission to add a condition of approval.

Roll Call Vote: YES Votes: Hazel, Milan, Pastizzo, French, Riley, Dolan NO Votes: None

Public Hearings

Consideration of a Site Development Plan allowing the construction of an apartment complex located near the intersection of Suncrest Rd. and Highway 99 (address not yet assigned). and described as Township 38 South, Range 1 West, Section 23B, Tax Lots 1801, 1802 & 1803. The application also requests the consideration of a Variance to parking standards. File: SPR 2017-002/VAR 2017-001. Decisions are based on the approval criteria found in Zoning Ordinance 8-3C.4, 8-3L.1 and 8-3L.4. Applicant: Glenn Berk

Commissioner Hazel asked the Commission if there was any exparte contact or conflict of interest. None was reported.

Hazel read the opening statement

Staff Report

Staff gave a brief explanation of the property characteristics and adjacent zoning districts. Staff explained history of parcel, specifically past and recent partition of parcel for purpose of Suncrest Rd. realignment. Staff advised nature of application; Site Development Plan and Variance request. A brief discussion of agency comments and requested conditions.

Staff explained to the Commission that they have the opportunity to approve the application with reduced parking standards by authority based on proposed use and adjacency to transit routes and that the variance request doesn't have to be approved to approve the site plan. Staff advised of other jurisdiction's parking standards.

Commissioner Milan asked staff how long the zoning of adjacent properties had been in place. Staff confirmed that both the subject property and adjacent properties in the Autumn Ridge Subdivision have had the same zoning for several years.

Commissioner Riley asked if there is an actual variance application. Staff confirmed, a variance application was submitted and findings were made by both applicant and staff.

Mayor Stricker asked staff to cite the code that grants the Planning Commission the authority to modify the parking standards. Staff advised Section 8-3J.540(E) of the Talent Zoning Code.

PUBLIC HEARING OPENED at 8:35 PM

Glenn Berk –997 Constitution Dr., Medford. Mr. Berk read a brief statement (included in the record) and referenced the parking matrix included in Staff’s findings.

Commissioner Riley asked applicant if he owned the adjacent parcel next to OR99. Mr. Berk confirmed he did at one time, but recently sold it. Riley asked if applicant was compensated for land. Berk confirmed he was compensated for land taken, but not for the irregular site that is retained. Riley asked if applicant had renderings of proposed apartments. Berk confirmed he did not and that it was too expensive to have done without a land use approval. Riley asked what materials will be used for construction. Berk confirmed they would likely be constructed with wood and have balconies.

Commissioner Hazel asked applicant if he had considered reducing the amount of building to reduce parking demand. Berk explained that apartments are expensive to build and become less expensive per unit when more are built.

Commissioner Riley asked what “turf lawn” meant on the site plan. Applicant confirmed open space would be grass.

Commissioner Hazel asked for clarification on TID easement. Applicant stated he believed it was abandoned. Staff stated that all irrigation issues would be resolved before building permits would be issued and that staff would confirm with TID all issues were resolved. If lines or ditches were in the path of development, they could be relocated with TID approval at applicant’s expense.

Sandra Miller – 121 Autumn Ridge Dr., Talent

Not opposed to plan, but concerned about parking spilling into the Autumn Ridge Subdivision. Suggested reducing amount units and concerns that if parking is precluded on Suncrest, those vehicles will move to Autumn Ridge Dr. Commented on concerns about exterior lighting.

John Harrison – 345 Willow Springs Dr., Talent

Stated we need all types of housing, but need to look at parking concerns. Harrison stated he would prefer to see three individual units. Concerned about emergency vehicle access. Agrees that parking standards are outdated.

George Rice – 241 Autumn Ridge Dr., Talent

Mr. Rice stated concerns about sound system in Town Hall. He stated it was extremely difficult to hear what was being said and that it is difficult to be engaged in conversation when those in attendance can’t hear Commissioner’s discussions.

Mr. Rice discussed concerns of increased traffic. Concerned about the traffic that will be generated from this development as well as the traffic generation when TA-5 is brought in to the

City. Mr. Rice requests denial of the application. Mr. Rice stated that it does no good to paint curbs yellow or put up parking signs unless it can be enforced. He also stated that he was concerned that renters of the apartments could potentially park boats, RVs or other large trailers compounding the parking issue. Concerned about overflow parking into Autumn Ridge Subdivision, he states that residents in Autumn Ridge have two, three and sometimes four of their own vehicles, creating an additional parking issue.

Penny Lavee – 151 Autumn Ridge Dr., Talent

Concerned about parking and density. Asked Commission to consider reducing the number of units being approved.

Marigny Goodyear – 154 Autumn Ridge Dr., Talent

Concerned about parking on Autumn Ridge when project is approved. Stated parking is already an issue in their development because of the number of vehicles parked in the street. Concerned about traffic using Autumn Ridge Dr. to cut through to new development.

Robert Johnson – 124 Autumn Ridge Dr., Talent

Invited Commission to come to the property and try to visualize 16 units and 23 parking stalls.

Karen Larson – 114 Autumn Ridge Dr., Talent

Concerned about overflow of parking on Autumn Ridge. Stated Suncrest is always crowded with vehicles.

Richard Lavee - 151 Autumn Ridge Dr., Talent

Stated he felt that the current parking standards make sense and that this development should be built where more parking is available.

Glenn Berk –997 Constitution Dr., Medford.

Stated that the difference with this development versus other is the size of each unit. These are studio and one-bedroom units, unlike the other two and three-bedroom units. Applicant restated proposed sizes of buildings and that these buildings will attract single people or young couples. The units are not designed for large families. Mr. Berk also discussed concerns about lighting. All lights will be directed downward as required by the code.

Commissioner Riley asked if applicant could address concerns about fence damage during construction. Mr. Berk, stated great care will be taken to protect fence.

Commissioner French stated that if single family homes were built at that site, they likely would not be as affordable and probably have a taller profile. Mr. Berk stated he could make more money building single family homes. Apartments are a long-term investment.

Commissioner Milan asked applicant if he would be willing to put some sort of parking restriction on the Site. Applicant stated he would be in favor of that type of restriction.

PUBLIC HEARING CLOSED at 9:20 PM

Mayor Stricker stated that parking standards are currently being developed. Stated parking standards from other cities are based on studies. Mayor Stricker stated that Council will be

developing standards for high density developments in the downtown. Stated this project meets the intent of the recently adopted Comprehensive Plan.

Commissioner Dolan stated she is mindful of housing needs, but also is aware of parking concerns from residents. Stated she is torn with decision and waiting to hear from other Commissioners.

Commissioner Riley asked to stand up and point to map on overhead screen. She pointed to proposed access point to parcel. Riley asked to move access point, move parking closer to the street and reduce or eliminate front setbacks. Riley stated that these changes would allow additional parking to site using open space that isn't usable.

Moody pointed out that access point was approved and suggested by the City Engineer. Moody also stated other variables related to future development such as partitions of lots and the development of single family homes.

Riley asked for confirmation about the location of utilities. Moody described issues with utilities and the likely expense to relocate them. She restated her suggestion about not requiring front yard setbacks or landscaping to allow for the addition of two additional parking stalls. Staff advised that removal of the setback requirements and open space would not likely yield many additional stalls and that removal of the open space would not benefit the residents because even a small amount of open space can be used for leisure purposes. Commissioner Riley asked if it was "take it or leave it", staff reemphasized the that the question at hand was being answered. Riley disagreed and stated staff was arguing...Staff stated that set conditions of approval must be attainable.

Commissioner Pastizzo stated he too was concerned about parking, but was glad to hear the application would consider adding language in lease agreement to limit available parking. Pastizzo stated he was leaning towards approving application because of the need for housing. Pastizzo discussed costs of building apartments.

Commissioner Milan stated he too was torn with the decision, but is aware of the housing need. Milan acknowledged that both the subject property and the adjacent residential units have been zoned high density for quite some time.

Commissioner French stated she is a proponent of affordable housing. French discussed concerns of neighbor relations once project is built. French also discussed concerns of parking and traffic. She stated she appreciated public input.

Commissioner Hazel stated she is torn with decision as well because of parking related concerns.

Mayor Stricker discussed RM-22 zoning district, allowed uses and need for this type of zoning to minimize the expansion of higher density on the fringe of the City Limits.

Moody stated as a point of order that 10PM is approaching and an extension of the meeting is necessary to continue. Commissioner French moved to extend meeting until 10:15PM. Commissioner Milan seconded. Motion passed unanimously. Meeting extended.

Commissioner Hazel asked for timeline for new road development in TA-5. Commissioner Riley asked for a condition of approval to reduce open space and setbacks to add more parking as a compromise. Commissioner Pastizzo stated concerns about if the condition could be met. Commissioner Riley asked to waive public comment rules to ask the developer if it was possible to get more parking with reduced open space and setback requirements. Mayor Stricker stated that the rules could be waived with a motion.

Commissioner Riley moved to waive the rule and ask Mr. Berk to answer the parking related questions. Commissioner Milan seconded the motion. Motion passed unanimously. Mr. Berk asked to answer additional questions.

Commissioner Riley asked if applicant could provide more parking if front yard setbacks requirements were reduced. Applicant stated they have manipulated the proposal many times. Applicant clarified that Commissioner Riley was asking to move parking area directly against sidewalk. Riley confirmed that was the questions. Applicant stated he was not able to answer the question posed but didn't think it would add many space, maybe one or two spaces.

Commissioner Pastizzo recommended possibly pushing out decision and obtaining more information. Commissioner French stated that removal of setbacks and landscaping along front of development bring up environmental issues. Riley commented that landscaping along street is not necessary, that safety and convenience is more important. Mayor Stricker asked that facts about parking be provided to Commissioners if decision is delayed. Commissioner Pastizzo and Hazel stated they felt that was reasonable.

Staff advised that if additional information was added to the record, Commission would be obligated to reopen the public hearing. Commissioner Dolan stated that it was important to compare similar parking standards for similar situations due to a lot of "moving parts".

Mr. Berk stated he was concerned about pushing parking area to the street without landscaping. He stated he is not in favor of developing a project that is not attractive.

Commissioner French stated she doesn't want to discourage a property owner from developing affordable housing.

Commissioner Pastizzo stated that the demographic for residents of these types of dwellings have changed over time and that the desire to have a vehicle at a young age has changed as well.

Commissioner French moved to approve the requested Site Development Plan to construct a 16-unit multi-family development with a variance to reduce the parking requirements from 32 spaces to 23 spaces subject to the conditions in the final order. Mayor Stricker stated as an ex-officio member of the Planning Commission she would like to request an amendment to the motion on the table. She requested the motion be to approve the Site Development Plan application with the Planning Commission's authority to reduce parking standards rather than approve the variance application. Commissioner Riley made a point of order that the variance application either needs to be approved or denied. Commissioner French stated she would keep her motion as read into the record with no amendment. Commissioner Dolan seconded the motion. Commissioner Milan requested an amendment to the motion limit tenant parking to one (1) car per unit. The proposed amendment from Commissioner Milan was not added to the motion.

Motion not amended. Staff explained that a motion is on the table and if the motion fails, a new motion can be made. Mayor Stricker confirmed staff's explanation. Commissioner Hazel agreed with Commissioner Milan about parking requirement. Commissioner Pasitzzo disagreed. Pastizzo stated that he would like to see a new motion stated differently.

Commissioner French moved to extend meeting until 10:30PM. Commissioner Pastizzo seconded. Motion passed unanimously. Meeting extended.

Roll Call Vote: YES Votes: French, Riley, Dolan NO Votes: Hazel, Milan, Pastizzo. Roll call vote ended in a tie, motion fails.

Commissioner Dolan asked what options there are for staff researching creative parking requirements. Staff suggested directing staff with a condition of application approval to develop parking requirements for this development. Staff recommended against adding new evidence in the record without reopening public hearing. Commissioner Dolan proposed a parking requirement condition. Commissioner French restated her concerns about adding restrictions to the proposal. Commissioner Pastizzo suggested apartment leases be written in such a way to self-regulate parking to not allow for more parking than what is available on site.

During deliberation, citizen comments became uncontrolled. Commissioner Hazel stated that citizen comment period had ended, citizen continued to speak out of turn. Commissioner French moved to end the meeting and continue deliberations to next meeting. Commissioner Dolan seconded. Motion passed unanimously.

VII. Adjournment

Meeting adjourned by motion at 10:20 p.m.

Submitted by: _____

Date: 6/27/2017

Attest: _____

Zac Moody, Community Development Director

Felicia Hazel, Planning Commission Chair

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) 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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