



**TALENT PLANNING COMMISSION
MEETING MINUTES
TALENT TOWN HALL
August 24, 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, August 24, 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 Riley
Commissioner Hazel
Commissioner Pastizzo
Commissioner French
Commissioner Milan

Members Absent:

Commissioner Schweitzer

Also Present:

Zac Moody, Community Development Director

II. Brief Announcements

Staff requested that the Planning Commission modify the agenda to allow the public hearing to take place before the other agenda items out of respect for the residents present for the hearing. Commission agreed.

III. Consideration of Minutes for June 22, 2017

Hazel asked if there was a motion for the minutes.

Motion: Riley moved to approve the minutes for June 22, 2017. French seconded. Discussion: none. All ayes. Motion passed unanimously.

IV. Public Comments on Non-Agenda Items

None

V. Public Hearings

Consideration of a Site Development Plan allowing the construction of a new travel center located at 251 W. Valley View Rd. and described as Township 38 South, Range 1 West, Section 23D, Tax Lot 200 & 201. **File: SPR 2017-005.** Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.4 and 8-3L.1.

Chair read the opening statement.

Staff Report

Moody gave overview of project specifics of proposed project. Staff advised Commission of pre-application process. Staff discussed two topics for consideration by the Commission; Environmental and Transportation.

Environmental

The environmental topic included a discussion of the City's riparian requirements and how they apply to the current application. Staff discussed wetlands mitigation and location and the existing conditions of the riparian area on the site and stated that even though concurrence had not been received from the Department of State Lands, staff felt comfortable with the location determination by the applicant. Staff discussed the requirement of dedication of the riparian area to the City as a means for minimizing future impacts to the riparian area. Staff discussed adjacent uses and zoning designations and the determination that the existing riparian vegetation was sufficient to meet the City's buffering standards and that no additional buffer was necessary.

Staff noted Fire District 5 concerns about the potential for HAZMAT emergencies on the site and recommended a condition be added that required the entire site to be curbed to contain any spills and that there be a shut-off valve on the stormwater system to prevent any toxins from entering Wagner or Bear Creek in the case of an emergency.

Transportation

Staff discussed Jackson County's request for a limited transportation impact study (TIS) and the reasons why a study was not required by the City. Staff advised the Commission that Jackson County Roads had reviewed the submitted TIS and determined that no mitigation was required as a result of the redevelopment plan. Staff identified the area of road under Jackson County's jurisdiction.

Staff discussed the comments received by the Oregon Department of Transportation(ODOT). Specifically, ODOT had no comment because the land use action was not a zone change. Staff advised the Commission that the City Engineer responded to concerns from the public that the redevelopment plan would have a negative impact on the transportation system in the area. Specifically, the Engineer stated that the Interstate Area Management Plan for Exit 21 (IAMP21) and the City's recently adopted Transportation

System Plan took into consideration the uses within the study area that had the potential to have the highest impact on the system.

Staff advised the Commission that the review of this application is not for the use, but rather to consider other potential site related issues, such as the dedication of open space, riparian areas and wetland issues. Staff noted that because this request is not for a change of use, that was the reason why the threshold for requiring a TIS was not met.

Staff advised that E911, the Department of Environmental Quality (DEQ), Department of State Lands (DSL), Jackson County Fire District 5, Rogue Valley Transit District, Talent Irrigation District and Rogue Valley Sewer were all notified and all submitted agency comments were provided.

Staff concluded by stating that the application as proposed met the criteria and standards or could meet the criteria and standards with conditions of approval.

Commissioner French asked if the Environmental Protection Agency (EPA) or Oregon Department of Fish and Wildlife (ODFW) was notified. Staff stated that because there was no work being done in the riparian area, ODFW does not have jurisdiction and they were not notified. French asked if staff had received comment back from any of the agencies after notification. Staff stated that DSL was notified in January during the pre-application meeting. Staff clarified that ODFW would be notified if construction of the path required removal of any trees or vegetation.

Commissioner Hazel asked how the highest and best use was determined, whether or not the use as a truck stop was considered as part of the study. Staff stated that the TSP considered the highest and best use, including multifamily residential at 9.47 trips/day/unit or high end commercial which would generate the most amount of traffic. Staff also discussed the IAMP21 process which included the review of multiple Transportation Analysis Zones (TAZs) along W. Valley View Rd. and in commercial and residential areas in the proximity of the interchange. The IAMP21 document also supported the three-lane cross section at full buildout of the area. Staff discussed the current and future capacity of W. Valley view. Staff responded to a question from Commissioner Hazel as to whether or not the three-lane cross section took into consideration slow moving truck and if traffic would need to slow as a result. Staff responded that it did take that into consideration and that yes, traffic would need to slow down as a result, but that is the goal of the three-lane cross section. Staff stated that the flow of traffic onsite should mitigate the past problems in regards to traffic on Valley View Rd.

PUBLIC HEARING OPENED at 6:58 PM

Bob Krohn (Northwest Property Investments, LLC. – 15 SW Colorado Ave., Suite 200, Bend, OR 97702 Provided details about the redevelopment project and answered questions from Commissioners about the proposal. Applicant spoke about environmental assessments that had been undertaken and that some current site issues will be mitigated in accordance with current state regulations. Applicant discussed site plan and passed around full size versions of the plan to both audience and Commission.

Commissioner Riley asked where the tanks would be located. Applicant identified the location as being on the east side of the project and discussed the internal circulation of the site.

Councilor Dolan asked potential failure of tanks. Applicant detailed how tanks are installed and that all installation would be in accordance with DEQ requirements.

Commissioner Riley questioned how the above ground stormwater system would work in the case of a HAZMAT spill. Asked if it would be manual or automatic. The applicant's Engineer from Parametrix addressed how the system would work, but stated that a specific system has not been chosen. Engineer explained that the shut off system would work in a similar manner as the emergency fuel shut off. An extensive conversation about the storm system took place.

Commissioner Milan asked if detention facilities would be designed with a minimum capacity or if there is a redundant capacity. Applicant stated that from a HAZMAT standpoint, they are overbuilt, but from a stormwater standpoint they can accommodate a 10-year event as required by RVS.

Commissioner Hazel asked how the applicant would keep trucks from using the facilities overnight. Applicant stated that as a general rule they continually follow up with those parked that have not used the facility.

Commissioner Pastizzo asked how the applicant determines who can stay overnight. Applicant stated that the issue of overnight parking is left to management of the facility.

Commissioner Hazel also asked about lighting design. Applicant stated that all lighting would be downward facing and shielded. Applicant stated they are currently working with Energy Trust of Oregon to provide energy efficient lighting.

Staff introduced comments from City Engineer, Jackson County and from Mr. Connors who represents Gary Hall & Associates. Commission took a few minutes to review the submittals.

Commissioner Riley asked staff if comments received have been posted to the website. Staff stated that all public comment is updated regularly on the website, with exception of what was received immediately prior to the meeting.

Commissioner French asked about comments received from Mr. Connors, specifically question 3 about deferral of conditions of approval. Staff explained how conditions are formed and that often conditions are applied to determine project feasibility and to apply conditions from other authorities. Staff stated that the condition of approval from Jackson County requesting concurrence of the TIS would be removed as their comments have now been received.

Bob Ullman, 288 Oak Valley Dr., Talent, OR 97540

Mr. Ullman stated concerns of noise and requested a 6' wall to mitigate future noise and traffic issues. Stated he is not against project, but requested a wall be constructed to reduce impacts.

Craig Knips, 2525 Foothill Blvd., Grants Pass, OR 97526

Mr. Knips stated concerns about his customer's access to Hinkley Rd. as a result of the proposed development.

Jacqueline Ferch, 110 Oak Valley Dr., Talent, OR 97540

Ms. Knips stated concerns about property values, noise, dust and fumes.

Sharon Pike, 100 Oak Valley Dr., Talent, OR 97540

Lives at entrance of community and stated concerns that the filling station would be directly behind her home. Ms. Pike requested that a solid wall be installed to mitigate noise.

Conrad Gardner, 552 Louis J St., Talent, OR 97540

Mr. Gardner asked if there was any way to quantify noise and pollution impacts of the proposed project.

Fonda Bender, 233 Oak Valley Dr., Talent, OR 97540

Ms. Bender stated that she lives in a community of about 70 houses and that their community represents a large portion of the 7,000 residents of Talent. She stated that applicant is not personally sensitive to the community. Stated this project is an invasion in terms of sound, pollution and property values.

Lucy Jackson, 233 Oak Valley Dr., Talent, OR 97540

Stated that this is not contribution to the community. Ms. Jackson that nothing in the proposed application address the quality of life for the residents. The project would be a detriment to our community.

Bob Krohn (Northwest Property Investments, LLC. – 15 SW Colorado Ave., Suite 200, Bend, OR 97702

Applicant responded to concerns and stated what the project contributes to the community. Applicant stated that the current improvements onsite are within the floodway and change the course of water flow. Applicant stated that as proposed, the project meets the requirements of the City and the zone.

Commissioner Riley responded to concerns from Craig Knips, Chevron about blocking traffic to their customers using Hinkley Rd. A discussion of potential mitigating measures was discussed. Commissioner Riley addressed concerns of dust and asked the applicant if paved parking area would be swept like the City streets are swept. Applicant detailed the typical maintenance plan for their facility.

Councilor Dolan responded to concerns about noise and dust and asked if applicant would consider a “green” buffer as potential mitigation. Staff stated that buffering requirements are outlined in the findings and that the current buffer meets the standards. Staff added that the adjacent property is zoned Commercial. Staff explained what constitutes a buffer and why a concrete wall as a buffer is not a viable solution. Staff also explained that the current use as a truck stop could be continued without public review because the use has been continued and what the impacts of using the site as is would be versus redeveloping it to current standards.

During the applicant’s rebuttal, a resident wishing to speak again was advised of the public meeting rules. The resident continued to interrupt the applicant’s rebuttal. Staff explained the process and the next steps of the process (appeal) for the residents. The resident continued to interrupt the discussion.

Commissioner Riley asked staff if a neighborhood meeting was required. Staff responded that because it is a Type 2 review and no change of use, a neighborhood meeting was not required.

Commissioner Riley motioned to leave the public hearing open until September 28, 2017 and requested an interpretation from the City Attorney on LUBA cases mentioned by Mr. Connors. Commissioner French seconded.

Roll Call Vote: YES Votes: Riley, Hazel, French NO Votes: Milan, Pastizzo

VI. Action Items
Planning Commission Bylaws

Commission reviewed and discussed proposed redline version. Changes included the removal of Section B.4 speaking to Conflict of Interest. Commission also suggested removing Section F, G, H and I and other minor text amendments.

Commissioner Riley moved to approve the Bylaws as amended. Commissioner Pastizzo seconded. No discussion.

Motion passed unanimously

Commissioner French moved to extend the meeting to interview the Planning Commission applicant. Commissioner Pastizzo seconded.

Motion passed unanimously

Planning Commission Interview (Dorian Hastings)

Staff advised the Commission that specific questions have been develop for PC interviews, but had heard discussion about not using them. Staff stated that the procedures for asking the applicant questions could be modified with consensus of the Commission. The Commission decided to have Chair Hazel read the questions to the applicant.

Commissioner Milan moved to recommend Dorian Hastings be appointed by Council to the Planning Commission. Commissioner Pastizzo seconded. No discussion.

Motion passed unanimously

VII. Propositions and Remarks from the Commission

Commissioner Riley asked that staff advised the City Manager of the current PA system issues and that it be repaired.

VIII. Next Meeting

The next regularly scheduled meeting will be held on September 28, 2017.

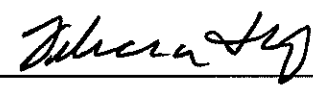
IX. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 9:05 p.m.

Submitted by  _____

Date: 9/28/2017 _____

Attest:  _____

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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.

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.