



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
-HELD VIA ZOOM-  
October 25, 2022**

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

**REGULAR 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 at 6:32 PM**

<b>Members Present:</b>	<b>Members Absent:</b>
Chair Hazel Vice Chair D’Amato Commissioner Bucolo Commissioner Shapiro Commissioner Riley	Commissioner Volkart Commissioner Davis
<b>Also Present:</b>	
David Pastizzo, City Councilor / Ex Officio Kristen Maze, Community Development Director (CDD)	

**II. Staff Announcements:** There will be an AARP talk at Rogue Valley Council of Governments about designing for Seniors, on Wednesday November 2, 2022 at 10am. City of Talent has two new employees, Brad Walter (Code Enforcement) and Mike Oxendine (Hazard Mitigation).

**III. Consideration of Minutes**  
September 27, 2022

**Motion (00:05:47):** Commissioner D’Amato: “I move that we approve the minutes for the September 27, 2022 meeting.” Commissioner Bucolo seconds the motion. No discussion. All ayes (Commissioners Shapiro and Riley abstain). Motion carries.

**IV. Public Comments on Non-Agenda Items**  
None

**V. Public Hearings**

**A. Public Hearing (Quasi-Judicial) –** The purpose of the public hearing is for the consideration of a subdivision and 3-Unit cluster development on properties zoned Residential High Density and described as Township 38 North, Range 1 West, Section 26AB, Tax Lot 902, located on 102 Gangnes Drive. Decisions are based on the approval criteria found in Zoning Ordinance 18.97, 18.190 and 18.40 and Subdivision

Ordinance 17.10. File: SUB2022-004. Applicant: Pacific Geographic Consultants. Owner: Suncrest Homes, LLC.

### **Chair reads the opening statement**

Chair Hazel asks Commissioners if they have had *ex parte* communication. All Commissioners respond in the negative.

### **Staff Report**

The proposal is for a subdivision of single parcel into 4 lots, 3 of which will be buildable as single family attached dwellings in a cluster development. Gangnes Drive is only partially improved and is without curb, gutter or sidewalk. The proposed development fronts on an alley, which is currently unimproved. The project has met the criteria of the Talent municipal code with conditions of approval.

Applicant is requesting changes to condition 3(J), that would allow the developer to install private water lines in a utility easement instead of installing a 4" mainline extension in the alley to serve the cluster development. The private waterlines and utility easement would access the development by crossing all three lots on private property. Staff's recommendation is to require the 4" waterline down the alley. Staff feels this is preferable because if a waterline were to break, maintenance would have to be done on private property at the expense of the homeowners. Conversely, if a mainline extension goes down the alley, it would be City property and would be maintained by the City. The benefit to the developer is that it would be less costly than installing the 4" line down the alley, but it would be the property owners' problem down the road. Additionally, RVSS is asking for an 8" sewer extension to be installed in the alley to serve the two back cluster lots.

### **Discussion**

Commissioners Bucolo and Chair Hazel discuss further scenarios that could negatively affect the neighbors if private waterlines are installed on private property. Commissioner Riley sees limited access for maintenance as an issue. Staff clarifies that all three meters would likely be located in the PUE along Gangnes. If the mainline were instead to be installed in the alley, the meters would be located on each property, just off the alley.

Chair Hazel asks applicant to present project.

### **Open Public Hearing**

Charlie Hamilton introduces himself, discusses the project, and speaks to the time he has put into consulting with Public Works, Community Development Staff, and surrounding neighbors about the project. He feels that everyone was supportive and happy to see smaller scale dwellings that would preserve the integrity of the neighborhood. Mr. Hamilton also states his agent has met with the Public Works Director regarding the waterline issue, who found it preferable to add private lines in an easement rather than installing a 4" waterline extension in the alley. Mr. Hamilton proposes that the Commissioners add to condition 3(J) that the waterline configuration be up the Public Works Director.

- Chair Hazel asks for clarification about the sewer—would this still be required? Hamilton responds yes, RVSS requires this, and it would be a financial burden to have to install the water mainline in addition to the expensive sewer extension.
- Commissioner Riley asks if the water meters would be located on Gangnes. Hamilton responds yes, this is common practice and it would take the responsibility out of the City's hands. He feels this is an unreasonable amount of infrastructure to require for just two homes.

- Chair Hazel is concerned about the one lot on Gangnes that would bear the brunt of the all the meters, infrastructure and easement. Mr. Hamilton states the easement would allow for a shed, trees, landscaping, etc; it just would not allow for a permanent structure to be located in the easement.
- Chair Hazel asks if the purchasers will know about the waterline and meter location. Mr. Hamilton explains that he will provide new owners with an orientation about the house, and easements and locations of utilities. The cluster development also have CC&R requirements, and he would be happy to add this information into the CC&Rs.
- Chair Hazel asks if there is a negative side to the City if the waterlines are located on private property. Staff responds the burden would be removed from the City and placed on the homeowner.
- Commissioner Riley asks if there is anything in the code to specify line size? Staff explains the subdivision code generally directs developers to oversize lines for future development.
- Commissioner D'Amato asks about the cost of placing 4" mainline extension down the alley. Mr. Hamilton explains the waterline extension would likely cost 30K to install. Chair Hazel asks for the expected cost to put the private waterlines in an easement? Mr. Hamilton responds this would cost around \$1,500.

### **Close Public Hearing**

#### **Discussion**

- Commissioner Bucolo asks staff to confirm that the City will maintain the alley in the future. Staff confirms this.
- Commissioner Riley is concerned that the proposed final order did not include the instrument requirement per 17.10.010(B)(2) that private open space be leased to a legal entity to ensure that it is used for open space purposes only. Staff states that would be included in the CC&Rs. After discussion, staff agrees to add 17.10.010(B)(2) to the conditions.
- Commissioner Riley asks about the addressing for the cluster development homes. Staff clarifies that all of the dwellings will have an address on Gangnes Drive.
- Commissioner Riley would like to see elevation drawings for future proposals.
- Commissioner Shapiro asks if residents and visitors will park in the alley. Staff responds that parking in the alley will not be allowed, and extra cars will need to park on Gangnes Drive or Talent Ave. Commissioner Riley asks if she can add installation of "no parking" signs in the alley to the conditions of approval? Staff points out this is already a condition in the proposed final order.
- Commissioner D'Amato asks if there is future development that would benefit from the water and sewer extensions? Staff responds that there are not many lots along the alley that are open for future development.
- Commissioner Riley points out that even though Fire Department does not have an issue, the code states you need 20' width if the driveway is more than 150 feet from the right of way. Development is 164-feet long, so doesn't this mean the fire code requires a wider driveway? Staff responds that the Fire Department has reviewed the proposal and does not have concerns about the access. Commissioner Bucolo states that, based on his own experience in a related field, he would agree and defer to the Fire Department's expertise in this instance.

**Motion (01:42:17):** Commissioner Riley: "I move to approve the Type 3 Subdivision SUB2022-004 and Type 2 Site Plan Review based on the Final Order and Conditions of Approval with the addition of the private open space instrument requirement per 17.10.010(B)(2), and the condition that no parking signs be installed." Commissioner Shapiro seconds the motion. Discussion: Further discussion ensues about signage. No amendments are made to the motion. All ayes. Motion carries.

- B. **Public Hearing (Quasi-Judicial)** – The purpose of the public hearing is for the consideration of a subdivision and 4-Unit cluster development on properties zoned Residential High Density and described as Township 38 North, Range 1 West, Section 26AB, Tax Lot 1010, located on 219 Gangnes Drive. Decisions are based on the approval criteria found in Zoning Ordinance 18.97, 18.190 and 18.40 and Subdivision Ordinance 17.10. File: SUB2022-003. Applicant: Pacific Geographic Consultants. Owner: Greg & Ann Goebelt.

**Chair reads the opening statement**

Chair Hazel asks Commissioners if they have had *ex parte* communications. All Commissioners respond in the negative.

**Staff Report**

Staff describes project. Proposal is for a 5-lot subdivision with 4 cluster dwellings. Prior to fire, the taxlot had a 4-unit building. Staff has found the proposal meets code criteria with conditions of approval.

**Open Public Hearing**

Charlie Hamilton, applicant, introduces Greg Goebelt, owner. Mr. Goebelt and Mr. Hamilton both speak about the project. Commissioners and Mr. Hamilton discuss the affordability of the proposed cluster homes. Chair Hazel asks if there will be sidewalks added to Gangnes. Staff responds that this is not a condition of development because the entire street is only partially improved. Commissioners ask for clarification about parking and ADA access. Mr. Hamilton explains the parking for lot 1 and 2 will not be paved all the way to the open space.

**Close Public Hearing**

**Discussion**

Commissioner Riley and Staff discuss buffering requirements for the development at the back of the proposed cluster homes.

**Motion (02:14:53):** Commissioner Riley: “I move to approve the Type III Subdivision 2022-003 and Type II Site Plan Review based on the Final Order and Conditions of Approval with the addition of the private open space instrument requirement per 17.10.010(B)(2).” Discussion: None. All ayes. Motion carries.

- VI. **Subcommittee Reports** – None

- VII. **Propositions and Remarks from the Commission** – Discussion about the November meeting. Do Commissioners want to cancel the November 22<sup>nd</sup> meeting and have a Special meeting on November 15<sup>th</sup> to do a TARC review? Commissioners agree to meet on the 15<sup>th</sup> of November for TARC review. Commissions agree to discuss scheduling for November and December meetings during the Special meeting on November 15<sup>th</sup>.

- VIII. **Representatives of the Council** - None

- IX. **Adjournment at 8:55 PM**

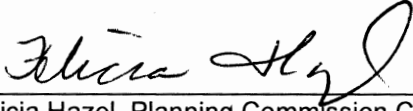
Respectfully submitted by:



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Kim Trimiew, Planning Technician

Attest:



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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](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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