



**TALENT PLANNING COMMISSION  
MEETING MINUTES  
TALENT TOWN HALL  
FEBRUARY 23, 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, February 23, 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 6:30 P.M.**

**Members Present:**

Commissioner French  
Commissioner Hazel  
Commissioner Milan  
Commissioner Pastizzo  
Commissioner Riley

**Members Absent:**

Commissioner Dolan  
Commissioner Schweitzer

**Also Present:**

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

**II. Brief Announcements**

*An Introductory Guide to Land Use Planning for Small Cities and Counties in Oregon*

Moody asked if any commissioners would be interested in this Department of Land Conservation and Development (DLCD) document. He explained that for those interested, copies could be picked up at the Community Development office.

*Miscellaneous Code Amendments, Bylaws and Sign Code*

Moody explained that at the next meeting in March, he will reintroduce code amendments regarding Marijuana production, Chickens and Temporary Uses back to the Planning Commission; he asked if the Planning Commission would like to conduct another work session or to proceed with the Public Hearing. Moody explained that if the commissioners wished to have another work session, he could introduce the Sign code topic for review as well, which may help local businesses such as Camelot Theater. He added that as temperatures begin to warm, Marijuana planting and Temporary Uses associated with fair weather are around right around the corner.

Riley explained that Planning Commission Bylaws need to be fixed. She asked Moody if Planning Commission decides Bylaws or City Council. Moody stated that he was unsure.

Moody explained that the City Manager recently asked for direction on Talent's current sign code from City Council. Moody reminded the commissioners and Council Liaison of the sign code topic, and that based on City Council's goals, changes may include considering allowing LED message reader boards or backlit signage. Moody acknowledged that if the goal is to make the downtown a vibrant place, additional illumination could be helpful.

It was informally decided that the code amendments regarding: Marijuana production, Chickens and Temporary Uses should go to Public Hearing at the next Planning Commission meeting. Staff will provide notice for the Public Hearing and have those items on the agenda for the next meeting.

**III. Consideration of Minutes**

None

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

*CPA 2016-002 Speaker Request*

Moody explained that one Speaker Request form had been received to discuss CPA 2016-002, however since the Planning Commission Public Hearing has already closed, the individual has been advised to raise the issue at the upcoming City Council Public Hearing for CPA 2016-002.

*Trails*

Hazel explained she believes paths and nature trails are an important topic to bring up for future Planning Commission discussions and decision making. Moody stated that the Parks Master Plan and Transportation System Plan addresses a trail system but sets no specific criteria. Hazel asked how trail criteria could be established. Moody said the Talent Subdivision Code may be the appropriate place for it, he added staff will research how other Cities establish trail code criteria and encourage interconnectivity between subdivisions and will bring the findings back to the Planning Commission.

**V. Action Items**

*Deliberations (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.

#### *Staff Report*

Moody explained that the Planning Commission has two versions of the Housing Element document in front of them; a clean version and redline version.

#### *Public Comments Discussion*

Unite Oregon: Moody explained this comment centered on "Inclusionary Zoning" and establishing policy to deal with cost-burdened households. Moody directed the commissioners to Housing Element item 2.1d, where Staff wrote the strategy in such a way that it doesn't commit the City to anything, but at least considers Inclusionary Zoning. Moody explained that in his research, he found there are voluntary Inclusionary Zones and mandatory; there are advantages and disadvantages to both. Moody explains this strategy gets the City to consider Inclusionary Zones, other similar ideas, and determine an appropriate area of town. Moody continued, for Inclusionary Zones to really work, they have to allow for two-storey or higher structures to appeal to developers. Moody explains the most appropriate place for that is in the core downtown. Wording could be changed from "inclusionary zoning" to "low-cost market-rate development" if the commissioners prefer it. Moody explains this process would likely get started with the assembly of a Citizen Advisory Committee, although City Staff and the Planning Commission would be plugged in as well. Moody acknowledged that there is an element to this that people may be afraid of: "going up."

Thousand Friends of Oregon (TFO): Moody explains this organization does good work ensuring Cities meet density requirements; TFO expressed concern over potential non-compliance with Regional Problem Solving (RPS) plan density requirements. Moody explained to TFO that slopes in Urban Growth Boundaries (UGB) preclude Talent from meeting RPS density requirements so the goal is to reach even higher density inside City Limits (esp. downtown) so that the outskirts can be lower density. Moody explained that during TA-4 and TA-5 planning meetings, residents made it clear that they didn't want high density on the outskirts of town. The future UGB report will show slope constraints negatively impact potential housing densities in southern Talent.

Moody explained the Housing Needs Analysis (HNA) is an evolving document that will continue to make sure there is an inventory. But, because Talent is a smaller town, it is not required to come up with a twenty-year supply. Riley asked, since we don't have to come up with twenty-year supply now, why don't we consider a five-year supply, and then look at it in another 5 years? Moody explained that the City has to *try* and meet a twenty-year supply. The City must show what it can do, and then look for next steps. Riley asked if Talent has a five-year supply of land currently. Moody explains that per the analysis, Talent has approximately 600 units available, mostly in constrained, partially vacant lands in the UGB.

#### *Inclusionary Zone (IZ) discussion*

French explained she was glad to see IZ language in the document. Specific wording for Implementation Strategy (IS) 2.1e was discussed. Wise recommended revising 2.1e to read: "*Evaluate the use of Inclusionary Zoning (IZ) in the Downtown Business District Overlay as a means of encouraging...*" Commissioners briefly discussed what level of detail they should go to when discussing specific implementations steps, partners and timelines in the Housing Element.

#### *Page-by-Page Review of Draft Housing Element*

Objective 1.2 – Riley mentioned concern over Planning Commission evaluating the City’s access and circulation standards in the zoning and subdivision codes, as changes may lead to safety issues in future emergency situations. Moody explained that there are plenty of circumstances where subdivisions just end and there are no other connections. He added that it’s important to look at the subdivision and zoning code and see what is required for those secondary accesses, and what would be the smart thing to do. Moody added this isn’t only an issue at Belmont, it could also be an issue at TA-4 & 5. Milan explained the railroad access issue was important to the CAC and anything that permits evaluating what can be done there would be good. Hazel explained that “evaluating” could mean *improving* the safety. Pastizzo added, worst case scenario, access and circulation is evaluated and nothing would be changed. Never know if you don’t take a look. Hazel added, she doesn’t see anything wrong with the wording being included.

IS 1.2b – Stricker explained that IS 1.2b appears to be out of order. French recommended moving “evaluating access and circulation standards” to the beginning of the statement as suggested by Mayor Stricker for clarity, with plan details being mentioned afterword.

IS 1.2c – Riley asked if City Council adopts this Housing Element, could 1.2c hold the City financially liable to a developer to pay for a railroad crossing since the document mentions financing this in the CIP. Moody explained that the railroad crossing project is already in the TSP, the City has an obligation to improve the roads, and the idea behind having Belmont in the CIP as priority (tier 1) is to make that parcels up there developable. Stricker recommended striking the specific CIP language from the document but not precluding the future possibility of a CIP. Hazel agreed. Moody will remove CIP language and wordsmith.

*Removing Land from Current UGB*

Wise asked if Talent could ask Jackson County to eliminate the slope constrained lands in South Talent from the UGB. Moody said possibly, but bringing in new County “non-exceptioned” land (possibly high value forest or agricultural land) could be difficult, the current UGB property owners would likely object as well. Moody continued, if the City wants to remove areas from UGB and expand UGB into current Urban Reserves (UR), pulling that land out would be creating more of a deficit by State law which also complicates the issue.

IS 2.1b – Riley asked why the language specifies “local” non-profits, and recommended removing “local” Commissioners informally agreed to strikeout all instances of “local” referring to non-profits.

IS 2.1c – Should Planning Commission allow staff to make Land Use decisions for Accessory Dwelling Units? Moody explained ADU applications are completely standards driven, there is no subjectivity to them, allowing staff to make this decision would cost applicants less money and help with in-fill. Commissioners informally agreed on allowing ADU language to remain in the document as-is.

IS 2.1d – Riley explains this gives the City Manager to optional methods to calculate System Development Charges (SDCs); this is too in-the-shadows. Riley asked if the SDCs are high compared to other jurisdictions? Moody explained they should probably be higher because the last time they were assessed was 10 years ago. He added, the intent is so that Staff can come up with optional methods, but ultimately City council would approve it. Moody explained he could revise the IS: “to provide optional methods” (remove mention of City Manager). Commissioners informally agreed.

IS 2.1e – French recommended using “encourage” instead of “evaluate” and asked if we can remove restrictive language of “Downtown Business District”? Commissioners informally agreed to remove it. Riley asked if we could speed up the timeline. Moody explained the timeline is far out because we need

to find locations to put those houses and that nearly everything in this document and the Economic Element of the Comprehensive Plan is year 1-3. Staff is very small; would hate to put everything right up front and fail. Last two projects costs 25-35k in consultant fees. Stricker advised the Planning Commission they could emphasize this area and the Mayor and Council Liaison will make sure to pass it on to City Council. Moody recommends leaving it as is and following the Mayor's advice because there are 17 year-old portions of the Comprehensive Plan that still haven't been implemented. Commissioners informally agreed to leave wording as-is and emphasize priority for Inclusionary Zoning in Planning Commission Goals.

Objective 2.2 & 2.3 – Riley asked if we have a shortage of high- and medium-income for 20 years? Moody explained we have a shortage of everything. Commissioners Pastizzo and French agreed there is a need for housing in all ranges. There were no proposals for changes to language in this section.

IS 3.2a – Wise recommended PC take out “Central Business District” instead using “downtown” or exclude any geographical reference at all. Commissioners informally agreed.

IS 3.2b – Riley asked for clarification on proposed Downtown Business District Overlay. Moody explained it's not a Zoning District that would be proposed, it'd be an overlay in a specific geographic area that could include different zoning types. CAC liked that name option because that's where the “vibrancy” would be, in the “downtown district.” Pastizzo added, maybe Planning Commission doesn't need to worry about moving this overlay far from downtown, but create *another* overlay when it comes to that point. In order to make this overlay more universal, we may be watering down initial goal. Moody agreed, he pointed out that Ashland has approximately 15 different overlay zones. Moody added, in the Economy Element, it references a Downtown Business District. If the Planning Commission changes the name in this element, but it's referred to differently in the Economy Element, it could be confusing. Moody asked if the Planning Commission can keep Downtown Business District wording as-is for now until he can locate all those references in the Economy Element. It was decided to keep the language as-is in this section.

Objective 4.3 – Riley asked if staff could explain how this process might be streamlined. Moody explained that the City holds an Intergovernmental contract for some building permit services. Moody explained the City can work with Jackson County to get needs met or find an alternative service provider to do it. Riley stated that this sounds like something City staff could do; why is it in this policy document? Moody explained if this objective is in the Comprehensive Plan, it's easier to go before City Council and ask for what is needed to make changes happen. Part of the policy document is to ensure citizen feedback is addressed. Even though it's a staff issue, it's something that needs to be done. It is possible that development in Talent is limited because it takes applicants months to obtain permits. Wise pointed out that the word “timelier” should be replaced, commissioners informally agreed to use “expedited.” No other changes to this section were proposed.

Objective 4.4 – Moody explained the intent of the objective. Wise recommended changing current language to: “make it more clear for citizens and staff” when a development proposal requires Planning Commission review. Moody added this to the list of changes.

Objective 4.5 – Moody explained this is to incentivize low income housing that is high efficiency housing. He elaborated, an individual could have the least expensive house in world, but they could be paying \$400 a month in power bills. Hazel explained that her only concern with affordable housing is that it commonly looks cheap. Hazel asked if it would be possible to enforce some aesthetic standards into affordable housing. Moody explained that if developers build in the core downtown, they have to meet architectural

design standards, but all of those things start adding up as far as costs go and you start losing affordability. Moody explained not sure it needs to be included in Housing element, but the Planning Commission can revisit this topic at any time and find many other places for it. It was decided to keep the language as-is in this section.

Wise asked staff to redline the current clean copy with all of the evenings proposed changes, and provide another updated clean copy for the upcoming City Council meeting.

Moody briefly reviewed all of the proposed changes.

- IS 1.2b – reversing highlighted yellow text, bringing it to the top and the other statement at the bottom.
- IS 1.2c – remove Capital Improvement Plan, the intent is to have it be a City priority but not in the CIP.
- IS 2.1a & b – remove local (from local non-profit)
- IS 2.1d – provide optional methods to calculate SDCs (remove reference to City Manager)
- IS 2.1e – remove downtown business district overlay; adding “evaluate the use of inclusionary zoning or other incentive programs as a means of encouraging...”
- IS 3.2a – remove Central Business District and call it “downtown area”
- Objective 4.3 remove “timelier” and use “expedited”
- Objective 4.4 reword: “streamline site planning criteria in the zoning ordinance to make it clearer for citizens and staff as to when a development proposal must be made to the Planning Commission.”

**Motion:** French moved to recommend to City Council the Talent Comprehensive Plan Element G - Housing Element with the Housing Needs Analysis included as amended.

Pastizzo seconded and the motion was passed by roll call vote with Members Hazel, Milan, Pastizzo and French voting for and Member Riley voting against, citing her earlier comments and submissions as the basis for her decision.

Moody explained that commissioners can expect to have this item go before City Council in late March or April.

**VI. Public Hearings**  
None

**VII. Discussion Items**  
None

**VIII. Subcommittee Reports**  
None

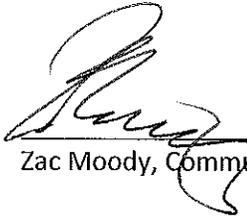
**IX. Propositions and Remarks from the Commission**  
None

**X. Adjournment**  
There being no further business to come before the Commission, the meeting was adjourned at 10:08 p.m. The next regularly scheduled meeting will be held on March 23, 2017.

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

Date: March 1, 2017 \_\_\_\_\_

Attest:

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Zac Moody, Community Development Director

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David Pastizzo, Planning Commission Vice Chair

\*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.

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.