



**TALENT CITY COUNCIL**  
**REGULAR MEETING AGENDA**  
 - HELD AT TOWN HALL & VIA ZOOM -  
 206 E. Main Street  
**January 17<sup>th</sup>, 2023 - 6:45 PM**

All Council meetings are digitally recorded and will be available on the City website: [www.cityoftalent.org](http://www.cityoftalent.org). 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, x1012.

The City Council 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.

**1. Call to Order / Roll Call**

**2. Additions / Corrections to Agenda**

**3. Community Announcements**

**4. Speakers Heard on Non-Agenda Items**  
*Limited to 5 minutes or less per Mayoral discretion.*

**5. Public Presentation**

- 5.1 Presentation from HDR on Preliminary Water Rate Options ..... 03

**6. Public Hearing**

- 6.1 Comprehensive Plan Amendment 2023-001 and Rezone 2023-001 ..... 05

**7. City Reports**

- 7.1 City Manager Report..... 118
- 7.2 Urban Renewal Activities Report..... 120

**8. Consent Calendar**

*The consent calendar consists of items of a repeating or routine nature that are considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.*

- 8.1 Approval of City Council Regular Meeting Minutes, January 3<sup>rd</sup>, 2024. .... 122
- 8.2 Approval of City Council Joint Study Session Meeting Minutes, January 3<sup>rd</sup>, 2024. .... 125
- 8.3 Approval of December 2023 Check Register. .... 127
- 8.4 Approval of Purchase of Vehicle for Public Works. .... 130

**9. Unfinished Business**

*Unfinished business consists of outstanding items from previous meetings. These items will be handled in the same manner as regular agenda items.*

- 9.1 Acknowledgment of TGM Grant Follow-Up ..... 135
- 9.2 Discussion on Draft RFP for Water Meter Installation. .... 214
- 9.3 Budget Calendar for FY 24-25. .... 216

**10. New Business**

*Speakers will be provided the opportunity to offer comments on action items after staff members have given their reports and, if there is an applicant, after the applicant has had the opportunity to speak. Action items are expected to result in motions, resolutions, orders, or ordinances.*

10.1 Acknowledgement of Audit Financial Report for 2022-2023 ..... 218

**11. Commission / Committee Reports**

**12. Other Business and Future Agenda Items**

**13. Written Communications**

*This item is for written communications that have been submitted to the entire Council and where a request has been made that the item be included in the record. It will contain the communications only, and not additional attachments or Internet re-postings. Those items may be e-mailed directly to Council members or may be distributed in person via the City Recorder at Council meetings following an oral communication to Council. There will not be any Council discussion or public comment on this agenda item.*

**14. Adjournment**

**Upcoming Council Meetings**

Feb 7 <sup>th</sup>	6:45 pm –	Regular Council Meeting
Feb 21 <sup>st</sup>	6:45 pm –	Regular Council Meeting
March 6 <sup>th</sup>	6:45 pm –	Regular Council Meeting

# 5.1



## City Council Agenda Report

---

**Meeting Date:** January 17<sup>th</sup>, 2024      **Staff Contact:** Tessa DeLine, Finance Director  
**Department:** Finance      **E-Mail:** TDeLine@cityoftalent.org  
**Staff Recommendation:** Informational Only      **Estimated Time:** 45 minutes

---

### RECOMMENDATION

Receive Water Utility Rate findings and options and provide possible direction to city staff on changes to Water utility rates.

### BACKGROUND

In 2023, the City of Talent contracted with HDR, Inc. to conduct a Water Rate Cost of Service Study for the Water Fund. A rate study is recommended to be conducted approximately every five years to ensure that the City will have sufficient water revenues to meet the ongoing operational, long-term debt, and capital obligations. The last rate study was conducted in 2011.

City staff worked closely to assist HDR, Inc. to produce a comprehensive review of the City's water utility rates including an extensive review of current rates and future operational, long-term debt and capital costs to the Water Fund. The desired outcome of this study was to ensure that rates are sufficient to cover costs associated with ongoing maintenance and operations of the water utility along with wholesale water costs. The rates should also fund anticipated capital improvement costs while supporting debt obligations and maintaining a minimum of 90 days of operating reserves.

#### Rate Study Overview

Staff from HDR, Inc. will present the findings of the Water Rate Cost of Service Study and will be able to answer questions regarding the findings and recommendations within the rate model. The key purpose of the study includes:

- Provide an adequate level of rate revenue to operate and maintain the City's water utility.
- Develop the study using generally accepted methodologies tailored to the City's unique customer characteristics.
- Develop cost-based water rates that are fair, equitable, and in proportion to the cost of providing service to the City's customers.
- Reflect prudent financial planning criteria.
  - Maintain target debt service coverage (DSC) ratio.
  - Prudent rate funding of capital.
  - Meet target reserve balances.

#### Findings and Recommendations

The revenue analysis as part of the study concludes that current water rates are insufficient to meet revenue requirements for the fiscal years 2024-25 through 2033-34. Current rates are unable to keep

pace with increasing operating, capital improvement costs, wholesale water purchase costs, and debt service obligations. As a result, the study recommends multi-year increases in water rates. See below:

<b>Proposed Rate Adjustments</b>				
2023-24	2024-25	2025-26	2026-27	2027-28
13.5%	13.5%	8.5%	8.5%	4.5%

**FISCAL IMPACT**

The Water Rate Cost of Service Study has identified insufficient revenues in the Water Fund. HDR, Inc. is recommending customer rate increases to address the projected revenue deficiencies in funding the necessary operating expenses, capital expenses, debt service expenses, and reserve requirements.

**OPTIONS**

The Council has the following alternatives to consider:

- Status Quo: Maintaining four tier consumption (all customers) with no charge for gallons consumed in the first tier along with a transition of the fixed meter charge to the AWWA weighting.
- Option One: Maintaining four tier consumption (all customers) and charge for gallons consumed in the first tier along with a transition of the fixed meter charge to the AWWA weighting.
- Option Two: Creating three tier consumption for Single-Family Residential and a uniform consumption charge for Multi-Family Residential, Commercial and Irrigation. Transition of the fixed meter charge to the AWWA weighting.
- Option Three: Same as Option Two plus a fixed fee designed to fully fund Capital Improvement Projects.

**POTENTIAL MOTION**

A motion is not expected at the January 17<sup>th</sup>, 2024 City Council meeting. Staff direction regarding an option is desired. It is recommended that the City Council provide direction to staff on adjusting water rates at the February 7<sup>th</sup> City Council meeting to allow for implementation for the March 2024 billing period.

**ATTACHMENTS**

None.



## City Council Agenda Report

---

Meeting Date:	January 17, 2024	Primary Staff Contact:	Kristen Maze
Department:	Community Development	E-Mail:	kmaze@cityoftalent.org
Staff Recommendation:	Adoption	Estimated Time:	15 minutes

---

### ISSUE BEFORE THE COUNCIL

Ordinance 2023-980-O and Ordinance 2023-981-O

### BACKGROUND

On September 26, 2023, the Planning Commission held a public hearing for the proposed Comprehensive Plan amendment and Rezone. At the hearing, the commission discussed the wetlands mitigation located on the project site along Wagner Creek that was required for the Walmart project approved in 1993, this wetland area is not shown on the city GIS map or the State Lands Wetland Inventory. A motion was made to approve the proposed project and seconded, this motion was not upheld by a majority vote, therefore the motion did not carry and there was no motion made to deny the project. Based on this action there is no recommendation by the Planning Commission. As per the Talent Municipal Code Section 18.190.060 b, staff shall *provide notice and put the matter on the city council's agenda, a public hearing to be held, and a decision to be made by council. No further action shall be taken by the planning commission.*

At the public hearing on December 6, 2023, that was continued to January 17, 2024, a concern as to whether this application should be a quasi-judicial procedure, or a legislative procedure was raised. This application is a zone and comprehensive map change which makes it a legislative procedure. However, the application is both quasi-judicial and legislative because it is an applicant driven zone change request on a single parcel this makes it quasi-judicial. Since the Talent Municipal Code is not clear as to how to process applications that fall under both quasi-judicial and legislative, staff manages the application as both by making the findings with a Final Order and an Ordinance. We ask that the Planning Commission and City Council make the Legislative Opening Statement since it is similar to a Quasi-judicial Opening Statement and will address the issue of how the public hearing will be managed.

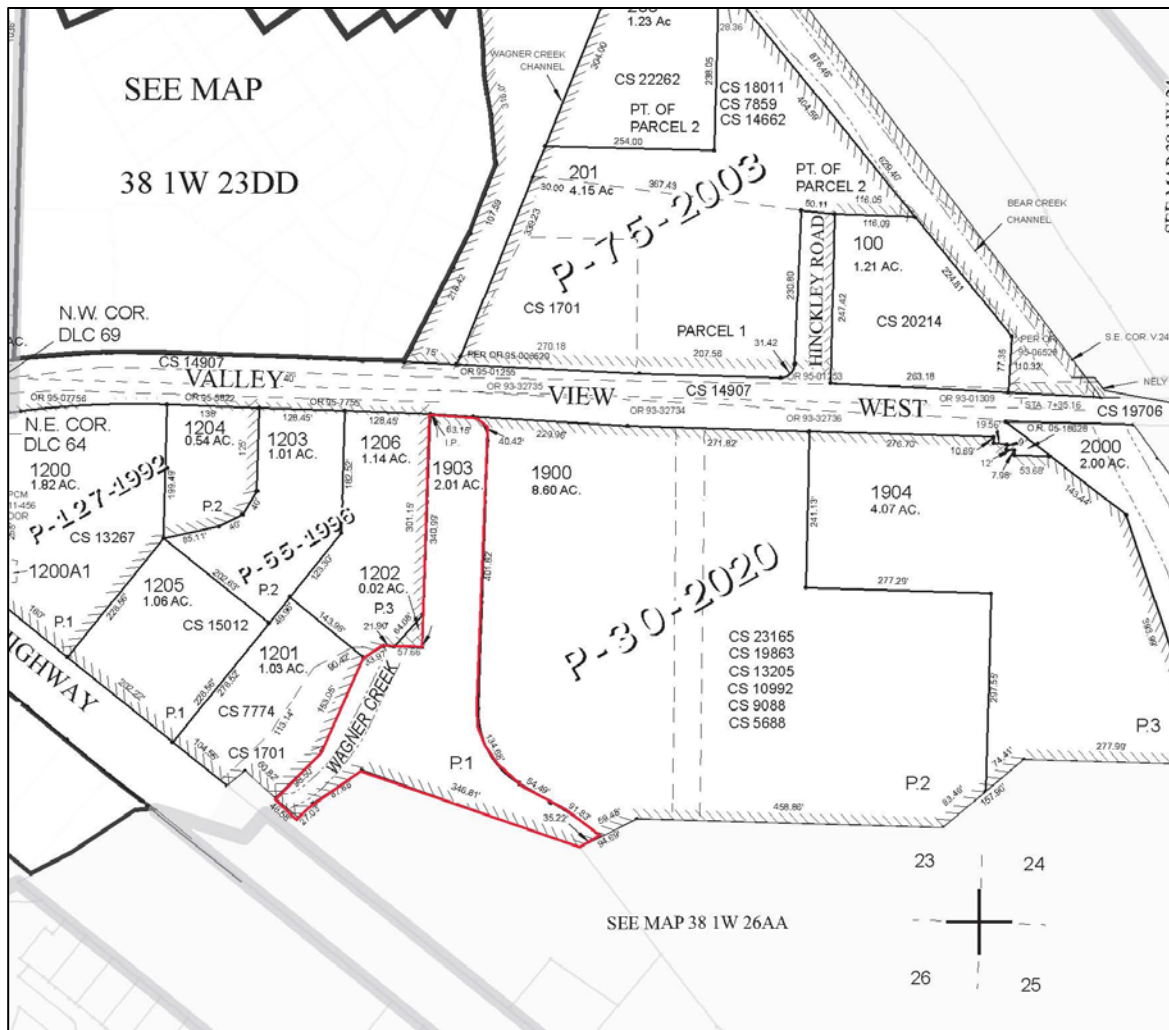
### PROPERTY DESCRIPTION

The subject property is located on the south side of Valley View Road at 300 W. Valley View Road. The property has 65 feet of frontage along W. Valley View Road and extends more than 500 feet to the south. The lot is 2.01 acres and has approximately 0.8 acres of useable land (net acreage). Valley View Road has an 80-foot-wide right-of-way to the north. Mountain View Drive is a 40-foot-wide private street with an ingress/egress access easement on the east. Wagner Creek bounds the property to the west.

The property has a Comprehensive Plan Map designation of Commercial (C) and Parks/Open Space. The applicant is requesting to amend the Commercial portion to Residential Low Density (rl) designation. The Parks/Open Space designation will remain. The rezone request is from Commercial-Highway Commercial (CH) portion of the property to Single Family Residential-Medium Density. The area zoned CH that has a Comprehensive Plan designation of Public Open space will be added to the Public Land and Facilities district.

The property to the west is also zoned CH. The property to the south is Residential – Single-Family Manufactured Home (RS-MH). There are also Highway Central Business District (CBH) zoned properties to the south and west. Across West Valley View Road, the properties are zoned CH and RM-HD. The subject property and the adjacent properties are subject to the drive-through overlay subzone.

Wagner Creek adjacent to the parcel is located within the Floodway and 100-Year Floodplain. There is also a 50-foot “safe harbor” setback from Wagner Creek serving as a riparian preservation area. The property includes multiple trees, with both significant and heritage status.

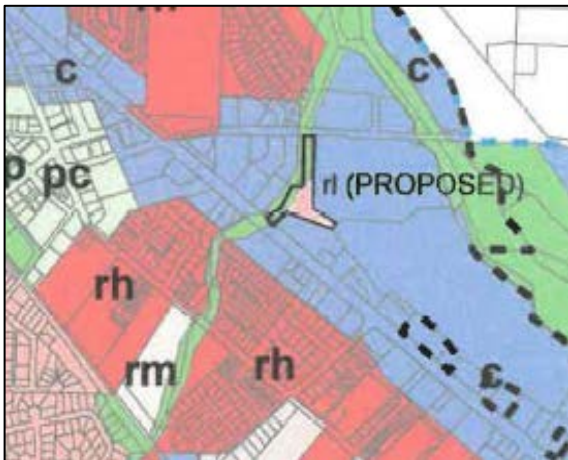


Assessor's Maps

**PROPOSAL**

The subject properties are currently identified on the Comprehensive Plan Map as being within the Commercial (C) designation and within the Highway Commercial (CH) zoning district. The proposed map change demonstrates compliance with the City of Talent Comprehensive Plan Goals and Policies and does not have a significant effect beyond the immediate area of change.

The approval of this application would amend the map designations for what is currently identified as Tax Lot 1903 to the Residential Low Density (RL) designation and the Zoning Map to the Residential – Medium Density (R-MD) zoning district.



*Proposed Comprehensive Plan Map*



*Proposed Zone Map*

As noted by the applicant, there is a substantial amount of vacant and/or re-developable commercial zoned Highway Commercial (CH) properties that allow for residential development in conjunction with commercial development along the highway frontage in the immediate vicinity.

The requested map changes are consistent with the Comprehensive Plan. Specifically, Element G, The Housing Element and the stated goals found within the Housing Element. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth; 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land, and 15 acres of High-Density Residential and mixed-use Commercial land. The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB. Though not an area of significant acreage, the nearly two-acre area provides additional land area for medium density residential adjacent to the transportation corridor and the Bear Creek Greenway.

The proposal is also consistent with the State of Oregon Land Use Planning Goals as evidenced in the findings within the proposed final order. At a local level, the State mandates that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for

residential use. The city is required to provide enough land to accommodate growth during the planning period.

Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density. This proposal seeks to provide additional land area consistent with the Statewide Planning Goal 14 for Urbanization and furthers Goal 5 by allowing urbanization in an area that lacks significant natural resources, leaving areas that are constrained by natural features free from increased development impacts.

The request zone change conceptually allows for the development of ten (10) attached wall, townhome units. These units will generate approximately 70 daily vehicle trips. The property is located on West Valley View Road, and due to the limited number of trips, the proposed zone change will not have a substantial negative impact on the level of service of any of the intersections in the immediate vicinity. Multi-Modal Transportation options are provided in the vicinity of the property with the Rogue Valley Transportation District (RVTD) bus service on Hwy 99. Bike lanes are found on West Valley View Road and Hwy. 99. A Traffic Impact Analysis is not necessary because the total number of vehicle trips is below the thresholds and the AM and PM peak hour trips.

The Talent Zoning Code does not provide criteria for map change requests. Considering this, the applicant has demonstrated that the request is consistent with applicable zoning regulations for the RM-HD and the Commercial zones. The application also demonstrates compliance with the Comprehensive Plan and Regional Problem Solving Plan adopted in 2012. Findings have been provided by the applicant addressing the Transportation Planning Rule (TPR) and Traffic Impact Study requirements and have been included in the proposed final order.

### **RECOMMENDATION**

Staff has reviewed the proposal and determined that as proposed, the request for Comprehensive Plan and Zoning Map change meets the standards set forth in the Oregon Statewide Planning Goals, Oregon Administrative Rules, Talent Comprehensive Plan and the Talent Zoning Codes.

### **RELATED COUNCIL POLICIES**

None

### **POTENTIAL MOTIONS**

*“I move to approval of CPA 2023-001, a request to change the comprehensive map designation on Tax Lot 1900 to Residential Low Density (RL) and adopt Ordinance 2023-980-O.”*

*“I move to approval of REZ 2023-001, a request to change the zoning map designation on Tax Lot 1900 to Residential - Medium Density (R-MD) and adopt Ordinance 2023-981-O.”*

### **ATTACHMENT**

1. PC Staff Report
2. Application



3. Notice of Public Hearings
4. Neighborhood Meeting Summary
5. Public Comments
6. Proposed Final Order for CPA 2023-001
7. Ordinance 2023-980-O
8. Proposed Final Order for REZ 2023-001
9. Ordinance 2023-981-O

Meeting date: September 26, 2023  
File no: CPA 2023-001 and REZ 2023-001  
Prepared by: Kristen Maze, Community Development Director  
Item: Comprehensive Plan and Zoning Map Amendment

**GENERAL INFORMATION**

Property Owner.....West Valley View, LLC.  
  
Agent.....Rogue Planning & Development Service,  
LLC.  
  
Requested Action .....Amendments to the City of Talent’s Com-  
prehensive Plan and Zoning Map  
  
Amended Maps .....Comprehensive Plan and Zoning Map

**PROPERTY DESCRIPTION**

The subject property is located on the south side of Valley View Road at 300 W. Valley View Road. The property has 65 feet of frontage along W. Valley View Road and extends more than 500 feet to the south. The lot is 2.01 acres and has approximately 0.8 acres of useable land (net acreage). Valley View Road has an 80-foot-wide right-of-way to the north. Mountain View Drive is a 40-foot-wide private street with an ingress/egress access easement on the east. Wagner Creek bounds the property to the west.

The property has a Comprehensive Plan Map designation of Commercial (C) and Parks/Open Space. The applicant is requesting to amend the Commercial portion to Residential Low Density (rl) designation. The Parks/Open Space designation will remain. The rezone request is from Commercial-Highway Commercial (CH) portion of the property to Single Family Residential-Medium Density. The area zoned CH that has a Comprehensive Plan designation of Public Open space will be added to the Public Land and Facilities district.

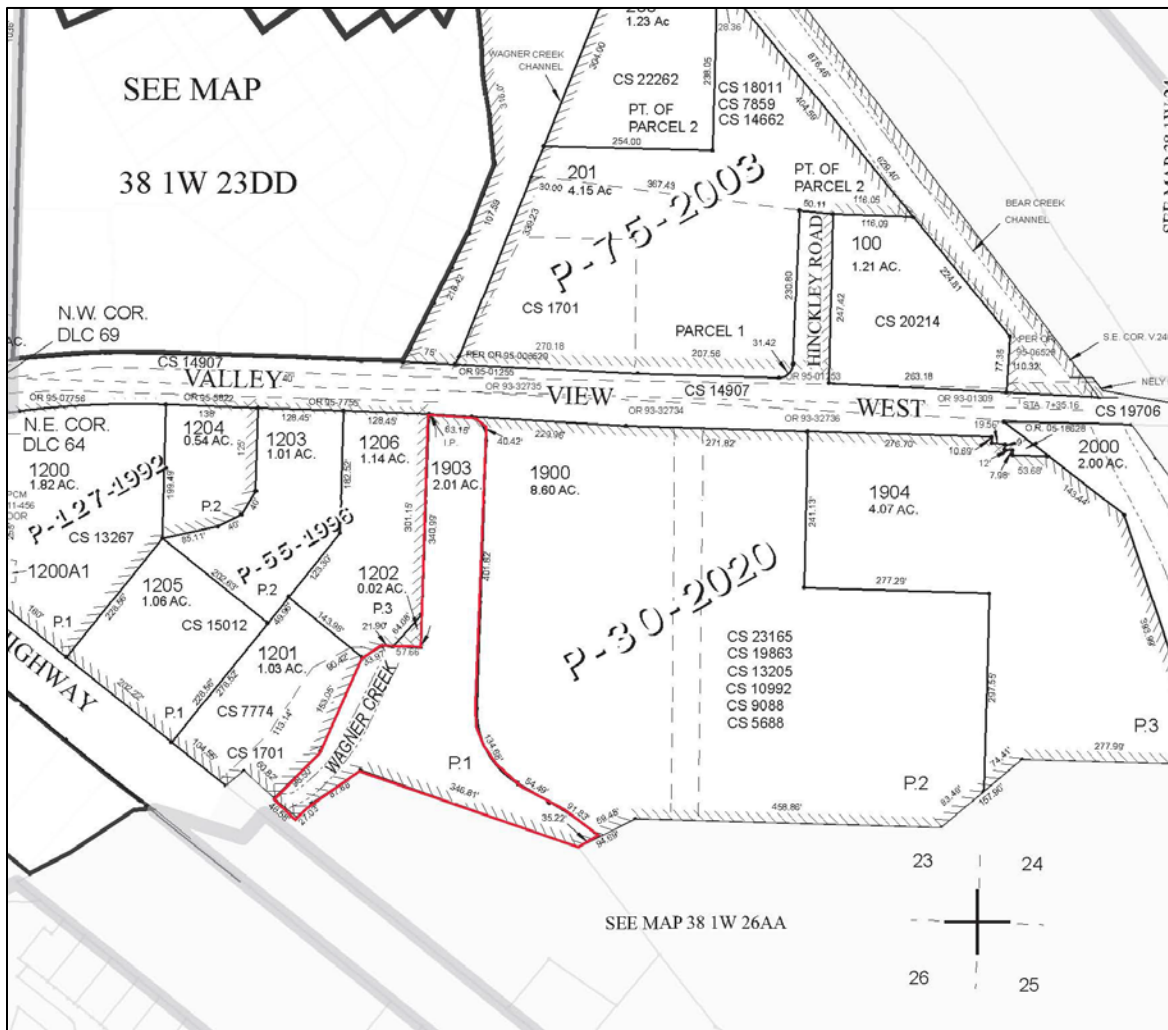
The property to the west is also zoned CH. The property to the south is Residential – Single-Family Manufactured Home (RS-MH). There is also Highway Central Business District (CBH)zoned properties to the south and west. Across West Valley View Road, the properties are zoned CH and RM-HD. The subject property and the adjacent properties are subject to the drive-through overlay subzone.

Wagner Creek adjacent to the parcel is located within the Floodway and 100-Year Floodplain. There is also a 50-foot “safe harbor” setback from Wagner Creek serving as a riparian preservation area. The property includes multiple trees, with both significant and heritage status.

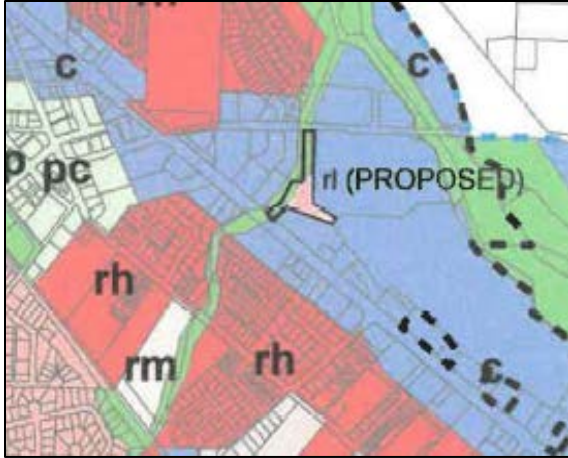
**PROPOSAL**

The subject properties are currently identified on the Comprehensive Plan Map as being within the Commercial (C) designation and within the Highway Commercial (CH) zoning district. The proposed map change demonstrates compliance with the City of Talent Comprehensive Plan Goals and Policies and does not have a significant effect beyond the immediate area of change.

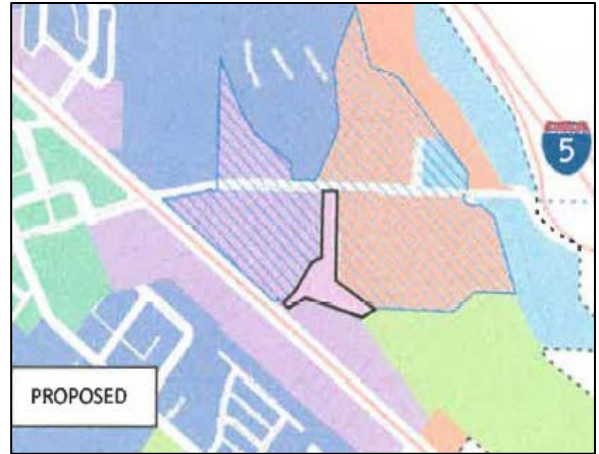
The approval of this application would amend the map designations for what is currently identified as Tax Lot 1903 to the Residential Low Density (RL) designation and the Zoning Map to the Residential – Medium Density (R-MD) zoning district.



Assessor's Maps



*Proposed Comprehensive Plan Map*



*Proposed Zone Map*

As noted by the applicant, there is a substantial amount of vacant and/or re-developable commercial zoned Highway Commercial (CH) properties that allow for residential development in conjunction with commercial development along the highway frontage in the immediate vicinity.

The requested map changes are consistent with the Comprehensive Plan. Specifically, Element G, The Housing Element and the stated goals found within the Housing Element. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth; 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land, and 15 acres of High-Density Residential and mixed-use Commercial land. The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB. Though not an area of significant acreage, the nearly two-acre area provides additional land area for high density residential adjacent to the transportation corridor and the Bear Creek Greenway.

The proposal is also consistent with the State of Oregon Land Use Planning Goals as evidenced in the findings within the proposed final order. At a local level, the State mandates that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for residential use. The City is required to provide enough land to accommodate growth during the planning period.

Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density. This proposal seeks to provide additional land area con-

sistent with the Statewide Planning Goal 14 for Urbanization and furthers Goal 5 by allowing urbanization in an area that lacks significant natural resources, leaving areas that are constrained by natural features free from increased development impacts.

The request zone change conceptually allows for the development of ten (10) attached wall, townhome units. These units will generate approximately 70 daily vehicle trips. The property is located on West Valley View Road, and due to the limited number of trips, the proposed zone change will not have a substantial negative impact on the level of service of any of the intersections in the immediate vicinity. Multi-Modal Transportation options are provided in the vicinity of the property with the Rogue Valley Transportation District (RVTD) bus service on Hwy 99. Bike lanes are found on West Valley View Road and Hwy. 99. A Traffic Impact Analysis is not necessary because the total number of vehicle trips is below the thresholds and the AM and PM peak hour trips.

The Talent Zoning Code does not provide criteria for map change requests. Considering this, the applicant has demonstrated that the request is consistent with applicable zoning regulations for the RM-HD and the Commercial zones. The application also demonstrates compliance with the Comprehensive Plan and Regional Problem Solving Plan adopted in 2012. Findings have been provided by the applicant addressing the Transportation Planning Rule (TPR) and Traffic Impact Study requirements and have been included in the proposed final order.

#### **AGENCY AND PUBLIC COMMENTS**

The applicant submitted the required pre-application conference forms and fees and attended the conference on March 16, 2023. The applicant held a meeting with residences within 250 feet of the property on September 18, 2023 (see attached summary). The comments include affordable housing concerns and the number of people that were notified for comments. During the comment period, the city received no comment from local agencies other than Rogue Valley Sewer Services. Comments have been included with this staff report for reference. The city received 3 public comments that were all in favor of additional residential housing in Talent.

#### **RECOMMENDATION**

Staff has reviewed the proposal and determined that as proposed, the request for Comprehensive Plan and Zoning Map change meets the standards set forth in the Oregon Statewide Planning Goals, Oregon Administrative Rules, Talent Comprehensive Plan and the Talent Zoning Codes.

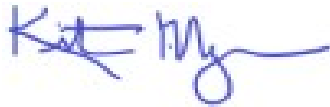
#### **POTENTIAL MOTIONS**

*“I move to recommend City Council approval of CPA 2023-001, a request to change the comprehensive map designation on Tax Lot 1900 to Residential Low Density (RL)”*

*“I move to recommend City Council approval of REZ 2023-001, a request to change the zoning map designation on Tax Lot 1900 to Residential - Medium Density (R-MD)”*

**EXHIBITS**

- Exhibit 1 – Applicant’s Submittal
- Exhibit 2 – Notice of Public Hearing
- Exhibit 3 – Neighborhood Meeting Summary
- Exhibit 4 – Public Comments
- Exhibit 5 – Proposed Final Order CPA 2020-001/REZ 2020-001
- Exhibit 6 – Ordinance 2023-980 and Ordinance 2023-981



---

Kristen Maze, Community Development Director

September 26, 2023

Date

---

Staff has recommended these amendments for approval, but it will require at least one public hearing before the Planning Commission and one public hearing before the City Council for a decision. The Talent Zoning Code establishes procedures for legislative hearings in TMC 18.190.060.

**An in-person public hearing on the proposed action is scheduled before the Planning Commission via Zoom on September 26, 2023, at 6:30 PM. In addition, electronic meeting access and public comment instructions are provided on the Planning Commission agenda for the September 26, 2023, meeting.**

For copies of public documents or for more information related to this staff report, please contact the Community Development Director at 541-535-7401 or via e-mail at [kmaze@cityoftalent.org](mailto:kmaze@cityoftalent.org).



**CITY OF TALENT • COMMUNITY DEVELOPMENT**

PO Box 445, Talent, Oregon 97540  
 Phone: (541) 535-7401 Fax: (541) 535-7423 [www.cityoftalent.org](http://www.cityoftalent.org)

**GENERAL LAND USE APPLICATION**

Street Address or Property Location: <b>300 West Valley View Road</b>
Project Description <b>Comprehensive Plan Map Amendment and Zone Change</b>

Property Owner <b>West Valley View LLC c/o Evan Archerd</b>	Mailing Address (include city, zip) <b>1175 E Main Street Ste 2A, Medford OR 97504</b>
Phone # <b>541-944-3704</b>	Email Address <b>evanarcherd@gmail.com</b>
Applicant/Consultant (if not owner) <b>Rogue Planning &amp; Development Services LLC</b>	Mailing Address (including city, zip) <b>1314-B Center Dr., PMB 457</b>
Phone # <b>541-951-4020</b>	Email Address <b>amygunter.planning@gmail.com</b>

Assessor's Map Number (Township, Range, Section, Quarter Section-Tax Lot Number)	Zone
38-1W- 23D; Tax Lot#1900	
38-1W-	

Pre-Application Meeting Completed?  Yes  No  N/A Date Completed: 3.16.2023

**APPLICATION TYPE (check all boxes that apply)**

<input type="checkbox"/>	Site Development Plan Review	<input type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Code Interpretation
<input type="checkbox"/>	Fence	<input type="checkbox"/>	Comprehensive Plan Amendment (text)
<input type="checkbox"/>	Annexation	<input checked="" type="checkbox"/>	Comprehensive Plan Map/Zoning Map Change
<input type="checkbox"/>	Accessory Dwelling Unit	<input type="checkbox"/>	Development Code Amendment
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	

*I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.*

Amy Gunter  
 Applicant's Signature  
Evan Archerd  
 Property Owner's Signature (Required)

5.26.2023  
 Date  
6-12-23  
 Date

**APPLICATION FEES & DEPOSITS**

(Application fees are calculated by ACTUAL PROCESSING COSTS)

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

**Application Deposits:** Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

**Fixed Fee Applications:** Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

Amy Junter  
 Applicant's Signature  
James D. [Signature]  
 Property owner's Signature (required)

5.26.2023  
 Date  
6-12-23  
 Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

Amy Junter  
 Applicant's Signature  
James D. [Signature]  
 Property owner's Signature (required)

5.26.2023  
 Date  
6-12-23  
 Date

<b>FOR OFFICE USE ONLY</b>		<i>File Number:</i>	
<i>CD Approval Date:</i>	<i>Community Development Approval:</i>	<i>Public Works/Engineering Approval:</i>	<i>PW Approval Date:</i>

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

*The City of Talent is an Equal Opportunity Provider*



West Valley View LLC

Request for Comprehensive Plan Map Amendment and Zone  
Change request from Commercial uses to Residential use and  
Public Land Facility district

38 1W 23D; 1900

## Comprehensive Plan Map Amendment and Zoning Map Amendment

### Subject Properties

**Property Addresses:** W Valley View Road

**Map & Tax Lot:** 38 1W 23D; 1900

### **Comprehensive Plan**

**Designation:** Commercial

**Zoning:** Commercial Highway (CH)

**Property Owner:** West Valley View LLC  
C/O Evan Archerd  
1171 W Main Street STE 2A  
Medford, OR 97501

**Surveying:** L.J. Friar and Associates  
PO BOX  
Medford, OR 97501

**Site Planning:** Terrain Landscape Architecture  
174 Hidden Lane  
Ashland, OR 97520

**Agent:** Rogue Planning & Development Service, LLC  
1314-B Center Dr., PMB#457  
Medford, OR 97501

### Request:

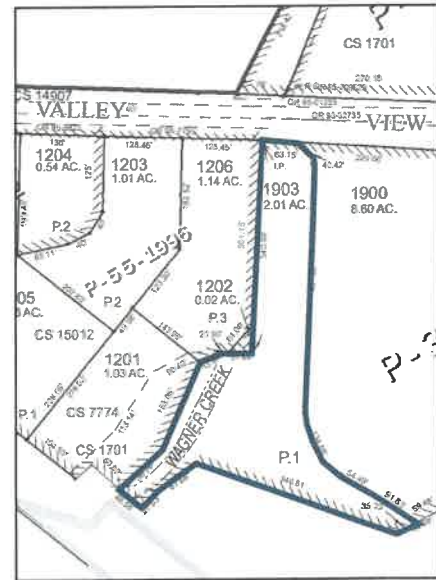
The request is for a Comprehensive Plan Map amendment and Zone Change request to re-zone the 2.01-acre parcel southwest of the intersection of West Valley View Road and Mountain View Drive, the property is to the west of 300 West Valley View (Cummins).

The Comprehensive Plan Designation is Commercial and Parks/Open Space and the request is to amend the Commercial portion to Residential Low Density (rl). The Parks/Open Space designation remains. Also, the request is to rezone the Commercial – Highway Commercial (CH) portion of the property to Single Family Residential – Medium Density. The area zoned CH that is Comprehensive Plan Designated as a public open space (the FEMA Floodway) will be added to the public land and facilities (PLF) district.

**Property Description:**

The subject property is located southwest of the intersection of West Valley View Road and Mountain View Drive, east of 300 W Valley View Road. The vacant property is 2.01 acres. The property has a narrow street frontage of 63.15 feet along West Valley View Road and extends more than 500 feet to the south nearly to South Pacific Hwy. The property is bounded by Mountain View Drive along the east property line.

Wagner Creek is adjacent to the west property line. Wagner Creek is a protected stream and has a Federal Emergency Management Agency (FEMA) 100-year floodplain and floodway with Base Flood Elevations identified. There is a 50-foot “safe harbor” setback from Wagner Creek for riparian zone preservation.



A tree inventory has been provided on the topographical survey of the property. A large number of the trees are within the protected riparian area. There are a few fire-damaged snags remaining on site adjacent to Wagner Creek nearer OR HWY 99, but the riparian area is in a pre-Almeda fire condition.

West Valley View Road has an 80-foot wide right-of-way. West Valley View Road is improved with two travel lanes, a center turn lane, bioswale stormwater filtration buffers, and a protected bike lane. There are curbside sidewalks and the pedestrian crossings for West Valley View Road and Mountain View Drive were recently installed.

Mountain View Drive is a 40-foot wide private street that is upon the adjacent property to the east. The subject property and the adjacent manufactured housing development have ingress/egress access easements. Mountain View Drive is improved along the frontage of the subject property with a curbside sidewalk.

The subject property has a Comprehensive Plan Map designation of Commercial (c) and Parks (p) and is zoned Highway Commercial (CH).

The adjacent properties have similar zoning. Across Mountain View Drive, the property is also zoned CH. The properties to the southeast are zoned Residential, Single Family – Manufactured Home (RS-MH), and Commercial Highway Central Business District (CBH). The Highway Central Business District (CBH) zoning is present to the south and the west. Across West Valley View Road, the properties are zoned Highway Commercial (CH) and Residential Zone – Multiple Family – High Density (RM-HD). The subject property and the adjacent properties have the “drive-through overlay” subzone.

**Proposal:**

The request is for a Comprehensive Plan Map Change for a portion of the property's Comprehensive Plan Designation of Commercial (c) to Residential Low Density (rl).

The request includes the rezoning of the property from Commercial – Highway Commercial (CH) to Single Family Residential – Medium Density. The area of the parcel identified as parks/open space area as designated on the Talent Comprehensive Plan map (the area of the FEMA Floodway) is proposed to be rezoned to public land and facilities (PLF) district and the area to be dedicated to the city of Talent for future open space development.

According to the City of Talent Buildable Lands Inventory, the current housing inventory severely lacks High and Medium Density Residential zoned land that is suitable for development.

Based on the review of the Buildable Lands Inventory, there is a substantial amount of vacant and/or re-developable commercial-zoned properties. The Commercial Highway Zone (CH) of the subject property does not allow residential development. Additionally, there is a substantial amount of vacant and/or re-developable commercial zoned Commercial Business Highway (CBH) properties.

The conceptual development plan demonstrates that a density of ten (10) attached and detached single-family dwelling units is consistent with the residential density of the adjacent property at Mountain View Estates and the allowed residential density of the adjacent zoning where Mountain View Estates is located.

The density demonstrated utilizes a reduced lot area that is available for development due to the floodway of Wagner Creek and a small area of slopes that exceed 25 percent. Portions of the property that are floodway and that are within the Parks/Open space designation and will be subject to PLF Standards for the future trail and open space development are excluded from the lot area for density purposes.

The future development of the site utilizes the physical attributes and characteristics of the land and existing utility and transportation infrastructure efficiently.

The proposed Comprehensive Plan modification and Zone change will not create lots that do not comply with the minimum lot areas for the zone.

The requested Comprehensive Plan Map change and Zone change appear to be consistent with the Comprehensive Plan. Specifically, Element G, The Housing Element, and the stated goals found within the Housing Element. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth; 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land, and 15 acres of High-Density Residential and mixed-use Commercial land.

*The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB.*

The proposal is consistent with the State of Oregon Land Use Planning Goals. At a local level, the State mandates that cities inventory their "buildable lands", this refers to land inside an urban growth boundary that is suitable and available for residential use. Local jurisdictions are to assure there is enough land available to achieve the five-year supply minimum of land area to accommodate the population growth expected. Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels that are commensurate with the financial capabilities of Oregon households and allow for flexibility in housing location, type, and density.

Additionally, the proposal seeks to provide additional land area consistent with the Statewide Planning Goal 14 for Urbanization by allowing the change of vacant, marginal commercial land to a viable urban, residential use.

The requested zone change results in substantially fewer vehicular trips generated than what would be generated by a permitted Commercial use of the property.

Due to the limited number of trips, the proposed zone change will not have a substantial negative impact on the level of service of any of the intersections in the immediate vicinity. Multi-Modal Transportation options are provided in the vicinity of the property with the Rogue Valley Transportation District (RVTD) bus service on Hwy 99. Buffered bike lanes are found on West Valley View Road and OR Hwy. 99. According to the memo provided by Southern Oregon Transportation Engineers, a Traffic Impact Analysis is not necessary because the total number of vehicle trips is far below the thresholds and the AM and PM peak hour trips, daily trips, and heavy vehicle trips.

The City of Talent Zoning Code does not provide direct code criteria for zone change requests. This proposal demonstrates the request is consistent with applicable zoning regulations for the Residential – Medium Density zones. The application also addresses how the proposal is supported by the Comprehensive Plan of the City of Talent and is consistent with the Regional Problem Solving Plan as adopted in 2012. Findings addressing the Transportation Planning Rule (TPR) are provided within the Traffic Impact Study consistent with TZC 18.185.

The proposed zone change from Commercial to Residential is not considered "spot zoning". Spot zoning is when a small parcel of land is rezoned to a use classification that is different from that of the surrounding area and for the benefit of the owner of the property and where the rezoning is a detriment to other owners.

The proposed zone change is compatible with the residential zone and use of the immediately adjacent property. Though the Talent Comprehensive Plan calls for the manufactured housing parks to be commercially zoned in the future. Due to the present development pattern and the post-fire situation, emergency action was taken to prevent changes in the use of those properties from manufactured housing to anything else, thus preserving the residential zone and use. The properties are actively being redeveloped with manufactured housing solidifying the use for the next 30+ years. The proposed zoning is also compatible with the use of the adjacent property to the east, across West Valley View Road which is also residential use.

On the following pages, findings of fact addressing the criteria from the Talent Municipal Code are provided. For clarity, the criteria are in Times New Roman font and the applicant's findings are in Calibri font.

**FINDINGS OF FACT**

**Talent Zoning Code:**

**Section 18.10.030 Establishment of Zones by Map**

A. The location and boundaries of the zones designated in TMC [18.10.020](#) are hereby established as shown on the map entitled “The Zoning Map of the City of Talent,” bearing the number of the ordinance codified in this title and authenticated by the signature of the mayor and city recorder endorsed thereon at the time of the passage of the ordinance codified in this title. The map shall be hereinafter referred to as the “zoning map.” An updated zoning map was adopted by Ordinance No. [817](#) (November 1, 2006) along with the reorganization of the zoning code.

**Finding:**

The most current zoning map of the City of Talent is found below on the left. The proposed revised zoning map is on the right with the subject property shown as Single-Family Residential – Medium Residential zone. The proposal would modify the current zoning map.



# Zoning Map

Adopted: 11/1/2006 by ORD 817, Amended: 10/07/2020 by ORD 964, Effective: 10/07/2020

<ul style="list-style-type: none"> <li> Urban Growth Boundary</li> <li> City Limit</li> <li> Overlay - Drive-up</li> <li> Tax Lot</li> </ul>	<p><b>Zone Description</b></p> <ul style="list-style-type: none"> <li> Commercial Zone - Central Business District</li> <li> Commercial Zone - Highway Central Business District</li> <li> Commercial Zone - Highway Commercial</li> <li> Commercial Zone - Interchange</li> <li> Commercial Zone - Neighborhood</li> </ul>	<ul style="list-style-type: none"> <li> Industrial Zone - Light</li> <li> Residential Zone - Multiple-Family - High Density</li> <li> Residential Zone - Single-Family - Medium Density</li> <li> Residential Zone - Single-Family - Low Density</li> <li> Residential Zone - Manufactured Home</li> </ul>
--	---	--

**Section 18.10.040 Boundaries of Zones**

Where uncertainty exists as to the boundaries of any zone as shown on the zoning map, the following rules shall apply:

A. Where such boundaries are indicated as approximately following street or alley centerlines or right-of-way lines, or lot lines, such lines shall be construed to be such boundaries.

**Finding:**

There is no uncertainty over the location of the boundaries of the zoning district.

B. If the zone boundary line divides a lot into two or more zones, the entire lot shall be placed in the zone that accounts for the greater area of the lot by the adjustment of the zone boundary; provided, that the boundary adjustment is for a distance of less than 20 feet. If an adjustment of more than 20 feet is required, the change in the zone boundary shall be treated as a change of zone.

Finding:

A zoning boundary does not presently divide the property, the property is zoned Highway Commercial (CH), and the adjacent properties to the north and east are also zoned Highway Commercial (CH). The property to the west is zoned Highway Central Business District (CBH).

Single Family-Manufactured Housing (RS-MH) zoning abuts the southeast corner of the subject parcel. The manufactured housing zone density is similar to that of the proposed Medium Density zoning and the Single Family Residential – Medium Density zone as found in the Comprehensive Plan.

C. In the case of un-subdivided property, and where a zone boundary divides such property (except as provided in subsection (B) of this section), the location of such zone boundaries shall be determined by the use of the scale appearing on said zoning map.

Finding:

The property has been partitioned recently. The proposed zone change follows the property boundaries and/or centerline of public right-of-ways where applicable.

D. Areas of dedicated streets or alleys and railroad rights-of-way which are not designated on the zoning map as being classified in one of the zones provided in this title shall be deemed to be unclassified and, in the case of railroad rights-of-way, shall be permitted to be used solely for the purpose of accommodating tracks, signals, other operative devices and the movement of rolling stock. [Ord. 817 § 8-3A.240, 2006.]

Finding:

There are no areas of dedicated streets or alleys or railroad rights-of-way on the subject property. The rights-of-way of West Valley View and OR HWY 99 to the south do not have a zoning designation.

Mountain View Drive is a private access easement and is zoned CBH. The requested rezoning would not rezone the private access easement.

**Section 18.10.050 Zoning of Annexed Areas**

Zoning regulations in effect in an area prior to annexation to the city shall continue to apply and shall be enforced by the city until such time as a zone change has been adopted or a new zone created by the city for the annexed area. Newly created zoning districts shall conform to the city's comprehensive plan.



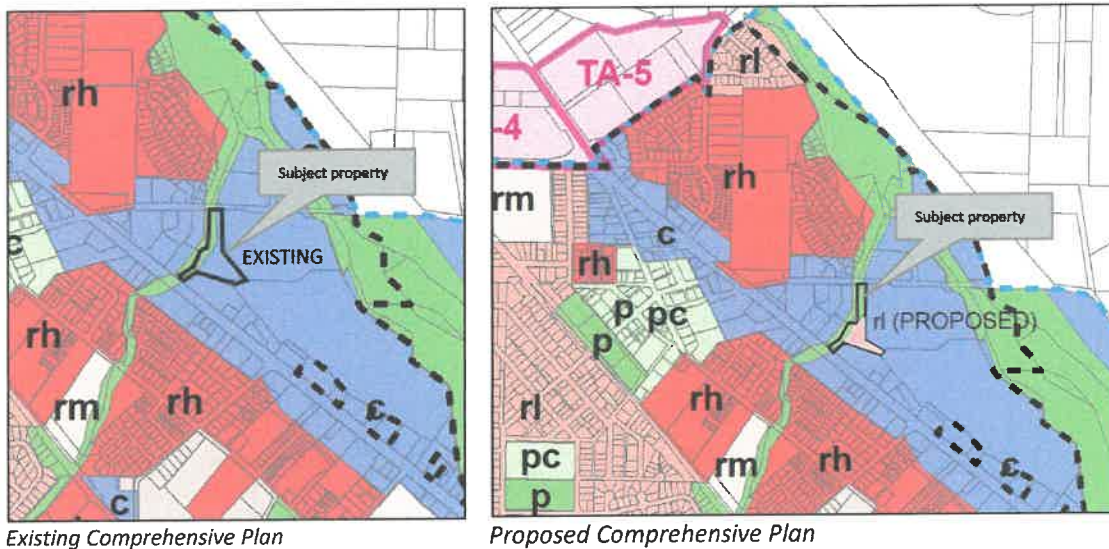
**Finding:**

The proposed area of the requested zone change from Commercial Zone – Highway Commercial (CH) to Residential Medium Density (R) is within the city limits.

The proposal requests a modification of the city’s comprehensive plan.

The Comprehensive Plan Designation of the area of the property seeking rezoning from Commercial to Residential is presently designated as Commercial on the Comprehensive Plan Map.

The Comprehensive Plan Map Amendment is requested to be amended to reflect the requested change.



**Section 18.10.060 Dimensional Standards by Zone**

**Finding:**

The subject property proposed for rezoning exceeds the minimum lot area for the Residential, Medium Density zone. The lot area of 87,461 square feet exceeds the minimum in the zone of 6,000 square feet. The width of the lot exceeds 50 feet with 63.15 feet of frontage on West Valley View Road.

The future development of the property will demonstrate compliance with the standards for medium density, residential development standards, and subdivision/PUD standards. Additionally, future development will be constructed to the Floodplain Development Standards, and construction must comply with the Federal standards for residential construction in a floodplain.

Future development of the Residential, Medium Density zoned area will demonstrate compliance with the minimum standards found in section Dimensional Standards by Zone (TZC 18.10.060).

### **Section 18.30. Residential Zone – Medium Density**

#### **Section 18.30.010 Description and Purpose:**

The medium-density residential (RMD) zone is intended to provide a stable, healthful and livable residential environment with a variety of residential options, together with the full range of urban services, for those residents choosing to live in neighborhoods with small economic enterprises, such as home occupations and neighborhood commercial activity.

#### **Finding:**

The proposal is to increase the area within the city of Talent that is zoned for medium-density, residential development. The proposed zone change is in an area with convenient access to a full range of urban services including pedestrian and bicycle facilities, transit, and urban-level infrastructure including adequate potable water, sewer, storm drainage, and electricity. The proposed area for residential zoning is adjacent to other residential-zoned and utilized properties.

The property will be accessed by vehicles, pedestrians, and bicycles from Mountain View Drive, the private access road along the east boundary of the property.

The lot proposed for rezoning allows for ten (10) residential dwelling units. The lot area is 2.01 acres of which 1.54 acres is unconstrained (floodway and greater than 25 percent slope). A conceptual site plan demonstrating the area of the property proposed for rezoning has an adequate land area for the residential units, landscape buffers, riparian zone buffers, and parking areas and provides for a livable community, has been provided with the application.

All future development of the residentially zoned area will conform to the process, procedures, and development standards for residential developments.

We believe that a subdivision with lot areas that comply with the minimum lot area requirements, setback, and coverages, can be met with future site development.

#### **Section 18.30.060 Yard Regulations:**

#### **Finding:**

The conceptual site plan demonstrates that the yard area and setbacks are all met.

#### **Section - 18.30.065 Density Regulations:**

- A. Minimum Density. The minimum density shall be 7.2 units per acre.
- B. Maximum Density.

1. For subdivisions recorded after the effective date of the ordinance codified in this chapter, the maximum density for the subdivision shall be 14.5 units per acre calculated according to TMC 17.15.030(B)(2)(a); provided, that the minimum lot area standards in TMC 18.30.070(A) are met.

Finding:

Density regulations are found in 18.30.065 and with subdivision or a planned unit development TMO 17.15.030.B applies. There is terminology in TMO 17.15 speaking to RS-5 and RS-7. These zones are no longer found within Chapter 18.30, which does not appear to be consistent with Chapter 18 of the zoning code, nonetheless, the proposed Medium Density is similar to the allowed eight units per acre in the RS-7 zone referenced in TMO 17.15 and 18.215. The density regulations in Chapter 17, specify that the density is based on the lot area, after the undevelopable portions are excluded (floodway and slopes greater than 25%), that area is multiplied by a factor of .76 for infrastructure improvements resulting in the total lot area of 1.17 acres for density. (17.15.030.B.2.A)

The minimum density for 1.17 acres is 8.43 dwelling units and a maximum density per 18.30.065.B.1, the maximum density calculation is 14.5 dwellings per acre. Minimum density = 8.5 and maximum density = 16.97. The proposal provides 10 dwellings which are within the range of minimum and maximum. Individual lot areas are allowed to be averaged, the lot area over two acres with some of it constrained by floodway, the resulting 1.54-acre lot area for development purposes is large enough to allow the averaging of the lot areas to exceed the minimum lot areas of 3,000 and 4,000 square feet for the attached and detached type of residential development envisioned in the conceptual drawings and as permitted through the subdivision procedures.

*\*18.85.040.A.1. Safe Harbor Protections:*

*The developed density is allowed at equal to the total number of dwellings that would have been allowed on the whole tract without the conservation area as long as structural setbacks, off-street parking, and other residential development standards are met.*

**Section 18.30.070 – Lot Area and Dimensions:**

In the RMD zone found in Chapter 18.30, the minimum lot area shall be as follows:

A. Minimum Lot Area. For rules on lot averaging, refer to TMC 17.15.030(C)(1)(a).

- 1. For single-family detached and duplex dwellings: 4,000 square feet.
- 2. For single-family attached dwellings: 3,000 square feet.

C. Minimum Lot Width.

- 1. Forty feet; reducible to 35 feet to permit flag lot partitioning.
- 2. For single-family attached dwellings: 25 feet.

D. Maximum Building Bulk.

- 1. Height: 30 feet or two and one-half stories, whichever is less.
- 2. Building coverage: 60 percent.

## **Section 18.75 – Public Land and Facilities (PLF)**

### Finding:

The portion of the property that is the FEMA Floodway is also identified on the Parks and Open Space Master Plan as a public land and facility (PLF) and this proposal seeks to allow for the future development of the trail and the open space for the subdivision adjacent to the area for dedication to the city for parks purposes.

The proposed PLF district identifies public uses of land on the zoning map and protects them from inappropriate uses.

The future site development plan will seek a Type 1 review of the plan for the trail or any improvements within the PLF portion of the property.

## **Section 18.95 – Residential Lot Improvement Standards**

### Finding:

Standards for the development of single-family attached housing will be met with the future site development.

## **Section 18.115 – Access, Circulation, and Street Improvements**

### Finding:

Within the future site development area, the 50-foot "safe harbor" setback will be maintained as part of the subdivision's permanent open space consistent with 18.115.010. The floodway portion of the property will be dedicated to the city as a permanent public open space for the conservation of the area and conveyed to the city of Talent.

As noted, with the development request of the property, a pathway plan will be proposed in the PLF area to provide improved pedestrian access and circulation. There is a segment of private property owned by others between the subject property and the South Pacific Highway that prevents connectivity to the public street at this time.

There are no street improvements or dedications requested, or proposed with this application, and based on the existing conditions of Mountain View Drive, the private street built to the standards applicable at the time of its creation, vehicular, pedestrian, and bicycle access to and through the site exist within the curbside sidewalk. Mountain View Drive was an approved access and circulation per 18.115.060 and adequate easement for the use of Mountain View Drive as the primary site access to the future development complies with the standards.

Future site development of the rezoned area will provide safe, direct, and convenient pathways within the development to provide connections between the primary building entrances and the adjacent streets.

The street system in the area exists and new streets are not proposed. Access from West Valley View Road is not permitted. As noted in previous findings, the only access is via Mountain View Drive which provides reasonable access to private property and allows for safe and efficient travel for vehicles, bicycles, and pedestrians.

### **Section 18.185 – Traffic Impact Study**

#### Finding:

A Traffic Analysis has been conducted by an Oregon Licensed Transportation Engineer that found that the number of vehicle trips generated by rezoning the Commercial Highway zone to Residential, has fewer vehicle trips than what is anticipated for large tracts of commercial land abutting the highway. The proposed comprehensive plan map amendment and a zone change from Commercial (C)/Commercial Highway (CH) to Residential Low Density (RL)/ Medium Density Residential (RMD), located along the south side of West Valley View Drive, results in a substantial reduction of trips to the transportation system. As a result of generating fewer trips to the transportation system, the proposed plan amendment and zone change are not shown to change the functional classification of an existing or planned transportation facility, change the standards implementing a functional classification system, or result in any of the effects listed in paragraphs (A)-(C) of OAR 660-012-0060 (1). The Transportation Planning Rule is, therefore, satisfied. – Pg. 2 Findings and Conclusions of Traffic Analysis. The proposal does not exceed the thresholds of Chapter 18.185.

### **City of Talent Comprehensive Plan Compliance: Comprehensive Plan Element A. Citizen Involvement.**

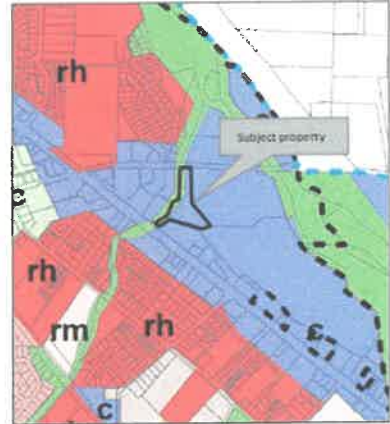
#### Finding:

A public hearing before the Planning Commission and the City Council is held. The public is notified of the public hearings through both direct mailing (those directly adjacent to the property) by the city of Talent Community Development Department Staff, and with a sign on the property that notifies the citizens at large. The city's governing body may authorize the Planning Commission to make final decisions on applications for amendments to the city comprehensive plan map (ORS 227.188). The State of Oregon Department of State Lands is also notified of the requested Comprehensive Plan Amendment and Zone change per ORS 197.610.

**Element B. Parks: Recreation, Open Space and Urban Forestry.**

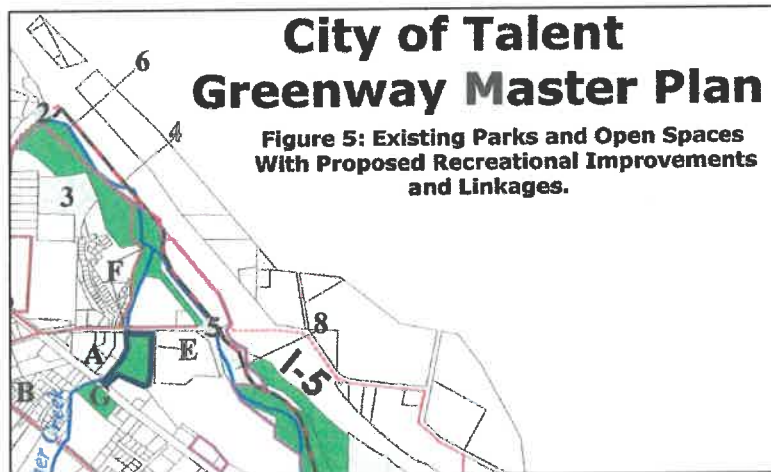
Finding:

The floodway portion of Wagner Creek is shown on the Comprehensive Plan as a public park and connects the Wagner Creek Corridor. This application dedicates the floodway area adjacent to the creek, identified as the parks/open space from the Comprehensive Plan, and Parks Master Plan as a public park/open space.



As part of the dedication of the parks land with the future subdivision of the property, a pedestrian trail connection consistent with the Parks & Trail Plan from the Parks Master Plan will be provided from the sidewalk on Mountain View Drive, through the common open space and into the dedicated public land that will connect from West Valley View Road or OR Hwy 99/South Pacific Highway sidewalk.

There are several trees on the site that contribute to the remaining “urban forest”. This riparian area is one of the limited stretches of Wagner Creek retaining the pre-Alameda fire vegetation. Some trees within the area of future development include 6” DBH – 24” DBH willows and cottonwood trees. There are three, 12” fir trees. These trees will be removed to facilitate development. Upon completion of the development, the removed trees will be mitigated. As the mitigation trees grow and mature, they will provide the community oxygen, improved air quality, increased enjoyment of the complex, and temperature moderation in the summer months. The majority of the vegetation will be retained in the riparian area.



## **Element C. Natural Hazards**

### Finding:

Wagner Creek is a Goal 5 protected resource that has a 50-foot 'safe harbor' or riparian buffer zone. Wager Creek also has Base Flood Elevations identified for the FEMA Floodway, 100-year and 500-year floodplains which encompass the property. (The Bear Creek Floodplain covers a substantial portion of the adjacent properties in the vicinity).

The future development will require a Site Plan Architectural Review and a floodplain development permit. The structures will be constructed to the applicable building and fire safety codes. These regulations can include measures such as anchoring and elevated floors to meet the adopted Floodplain Development Standards criteria at the time of proposed site development.

On-site, stormwater detention, retention, treatment, etc. will be required by the Rogue Valley Stormwater Quality Design Standards Manual when the development proposal is made. The RVSWQ Design Manual requires reductions in the amount of impervious surface run-off into the storm drain system which drains into Bear Creek. Large strides in improving stormwater quality are being made in the area.

The site exhibits no evidence of landslides.

Tree removal within the area of development is the minimum required for future site development. This is outside of the riparian buffer zone and the trees removed will be mitigated for a similar species that will achieve replacement canopy at maturity.

The future landscaping will be drought resistant and of native species and does not include new large conifers which reduces the wildfire potential.

## **Element D. Transportation System Plan**

### Finding:

West Valley View Road is a Major Arterial Street. Mountain View Drive, a private street, is improved to city standards that were applied at the time of the development of the street. Mountain View Drive is on the adjacent property to the east.

Adequate parking facilities for vehicles and bicycles will be provided with future development of the property requested for rezoning from Commercial to Residential.

The proposal will not have an impact on the West Valley View Road projects outlined in the Transportation System Plan. The West Valley View Road project was recently completed, creating a buffered bike lane with bioswale storm drain facilities and curb ramps with crosswalks.

## **Element E. Economy**

### Finding:

The requested zone change of 2.01 acres from Commercial to Residential will have little to no impact on the substantial amount of vacant or partially vacant commercial land which currently is roughly 62.47 acres.

According to the Economic Element, Talent has nearly 63 acres of commercial land available for commercial development whereas, the employment forecast from 2016 to 2036 calls for a demand of 17 acres of commercial land. There is a 45-acre surplus of commercial land. Talent has substantially more commercial land than the city is projected to need over 20 years. The change of 2.01 acres of more than 60 acres of commercial land will not harm the potential commercial development and ability to provide adequate land for employment in the City of Talent (Talent Economic Opportunities Analysis (2016), ECONorthwest., Page 64).

## **Element F. Public Facilities and Services Element**

### Finding:

The requested zone change will not have an adverse financial, environmental, or social impact on the citizens of Talent.

With future development, it can be found that there is adequate potable water, Sanitary Sewer services, Storm Water, Electric service, trash and recycling services, and transportation services available to service the property.

The future residential and commercial development in the area will not have an adverse impact on the operations of the various utility services.

## **Element G. Housing**

### Finding:

Perhaps the most critical Comprehensive Plan element is Housing. According to the Housing Element, the City of Talent will need an additional 109 acres of residential land to meet the projected population growth for the next 20 years. Of the needed housing types, there is a need for 77 acres of Low-Density Residential Land, 17 acres of Medium Density Residential land, and 15 acres of High-Density Residential and mixed-use Commercial land. The Buildable Land Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current UGB.



The property proposed for rezoning is 2.01 acres. Of this, 1.54 acres are outside of the Floodway. The proposed ten units are consistent with the envisioned minimum density of 7.2 units per net acre and the maximum density of 14.5 units per acre.

The proposed residential development can be found to meet identified needed housing as described in ORS 197.303, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at all price ranges and rent levels. "Needed housing" includes the following housing types: Attached and detached single-family housing and multiple-family housing for both owner and renter occupancy;

Though not an area of significant acreage, the request provides for an actual development area that will provide an additional land area for Medium Density Residential development.

The State of Oregon is committed to providing more resources to communities, especially rural communities to increase not only housing production but to increase the ability for homeownership. Oregon Statewide Housing Plan seeks to have greater access to homeownership. That involves allowing the development of various types of housing including townhomes, detached single-family, and multifamily development. The proposed zone change and Comprehensive Plan amendment address a priority of homeownership. Homeownership is key to building wealth and in markets like the Rogue Valley, homeownership leads to stability because the mortgage does not fluctuate like rent can. (Statewide Housing Plan, Page 46)

<https://www.oregon.gov/ohcs/Documents/swhp/swhp-full-plan.pdf>

This property is within the Urban Growth Boundary and has adequate urban services to provide adequate access to housing.

## **Element H. Urban Reserve Areas**

### Finding:

The property is not identified as an Urban Reserve Area from the Regional Plan. The proposal is consistent with the city growth guidelines and policies as affirmed during the Regional Planning Process. The proposal decreases the area of vacant commercial lands in which Talent has a surplus and increases the area for residential housing which Talent is currently deficient in.

**Element I. The History of Talent and Historic Preservation Policies**

Finding:

Not applicable as the property is occupied by non-historic, non-conforming residential structures.

**Compliance with Statewide Planning Goals:**

**Statewide Planning Goal 1 – Citizen Involvement:**

Finding:

Talent’s Comprehensive Plan Addresses Citizen Action Committees that advise the Planning Commission and City Council. With zone changes, the Planning Commission, a public body with appointed citizen volunteer members, is the first to review the proposal. This meeting will be held consistent with local and state laws that allow citizen testimony.

**Statewide Planning Goal 2 – Land Use Planning:**

Finding:

The proposal demonstrates compliance with the City of Talent Comprehensive Plan Goals and Policies. Additionally, the future development of vacant residential land will demonstrate compliance with the applicable zoning ordinances applicable to the types of future development proposed for the parcel.

**Statewide Planning Goal 5 – Environment:**

Finding:

Wagner Creek is a Goal 5 protected resource. The proposed rezoning and comprehensive plan map modification acknowledge the 50-foot riparian buffer zone consistent with the Oregon Administrative Rules for the requirement of compliance with OAR 660-023-0050 which requires the resource to be protected and that ordinances exist to allow partially or fully allow conflicting uses (the development of a pathway system and alteration of the topography within the protection zone to achieve this transportation, parks development goal). The development of residential structures in the future will demonstrate compliance with the FEMA floodplain development standards such as elevated finished floors and utilities, and limits on fill and encroachments. The tree removals requested for the development of the site are outside of the 50-foot riparian buffering zone.

This application seeks to allow for the future allowance of residential development. That provides more protection and enjoyment of the Goal 5 protected natural area than the rear

facade side of a permitted commercial use oriented toward the streets likely a vehicle-oriented business as envisioned in the current zone and comprehensive plan designation.

### **Statewide**

#### **Statewide Planning Goal 9 – Economy:**

##### Finding:

The proposal will not have a negative impact on the surplus of commercially zoned land in the City of Talent. The Economic Opportunities Analysis project there is adequate commercial land to provide for the 20-year population growth and this will not impact the supply.

#### **Statewide Planning Goal 10 – Housing:**

##### Finding:

Goal 10 encourages cities to provide Comprehensive plans that encourage the availability of adequate numbers of housing units at price ranges and rent levels that are commensurate with the financial capabilities of Oregon households and allow for flexibility in housing location, type, and density.

This proposal allows for there to be more residential land than presently provided. A substantial deficiency of nearly 15 acres of residential land is available in Talent. Though not a substantial area of additional land for housing, it does provide adequate area for ten (10) residential dwellings.

The proposed residential development can be found to meet identified needed housing as described in ORS 197.303, “needed housing” means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at all price ranges and rent levels. "Needed housing" includes the following housing types: Attached and detached single-family housing and multiple-family housing for both owner and renter occupancy;

This furthers the intent of Element G. Housing, of the Talent Comprehensive Plan.

#### **Statewide Planning Goal 12 – Transportation:**

##### Finding:

The findings addressing the Comprehensive Plan Element D, Transportation demonstrate that the proposal provides adequate transportation for vehicles, bicycles, and pedestrians. There is a transit service in the vicinity. Transportation Planning Rule findings are provided.

There are buffered bicycle lanes and sidewalks along the West Valley View frontage of the property.

The rezoning request allows for the dedication of parkland which includes a future trail that furthers the Transportation Element of the Comprehensive Plan by providing additional pedestrian connectivity from West Valley View Road to and through to OR HWY 99.

**Conclusion:**

It can be found that the proposed zone change from Highway Commercial (CH) to Single Family Residential – Medium Density and Comprehensive Plan designation to allow for low-density residential (rl) is consistent with the Goals and Policies of the City of Talent Planning Commission and City Council to the further development of additional residential units to increase the supply of available dwellings within the city.

According to the most current data available from the Buildable Lands Inventory, the slight reduction in the area of buildable, vacant commercial land which the city has an adequate supply of, to a residential zone provides a benefit to the community by allowing for new residential development directly adjacent to newly constructed, medium density residential development.

The commercially developed lands are positively impacted by the zone change. The additional residential density increases the potential business customers and clients in the vicinity. Additionally, additional residential density provides housing for employees of the commercial developments.

There is no lack of commercial and employment lands within the City of Talent whereas, there is a severe housing shortage. Though not a large development, lot by lot, unit by unit, Talent can address their lack of residentially zoned lands available for residential development.

Thank you for your consideration.

*Amy Gunter*  
Amy Gunter

Rogue Planning & Development Services, LLC

**Attachments:**

Transportation Analysis  
Existing Zoning Map  
Proposed Zoning Map  
Existing Comprehensive Plan Map  
Proposed Comprehensive Plan  
Parks & Trails Map, Parks Master Plan, July 2006  
Topographical Survey  
Conceptual Site Plan

West Valley View LLC  
Comprehensive Plan Amendment and Zone Change Request  
38 1W 23D; TL 1900  
June 29, 2023

# Southern Oregon Transportation Engineering, LLC

319 Eastwood Drive | Medford, OR 97504 | Cell (541) 941-4148 | Email: [Kim.parducci@gmail.com](mailto:Kim.parducci@gmail.com)

May 25, 2023

Amy Gunter  
Rogue Planning & Development Service  
33 N Central Ave., Suite 213  
Medford, Oregon 97501

RE: Comprehensive Plan Map Amendment / Zone Change - Trip Generation Evaluation

Dear Amy,

Southern Oregon Transportation Engineering, LLC prepared a trip generation evaluation for a proposed comprehensive plan map amendment and concurrent zone change on 2.01 acres of tax lot 1900 (created through a minor land partition MLP 2020-030) located on Township 38S Range 1 West Section 23D in Talent, Oregon. The minor land partition created the subject 2.01-acre parcel, which has approximately 0.806 acres of usable land (net acreage). The plan map designation and zoning on both parcels is currently Commercial (C) and Commercial Highway (CH). A plan amendment and zone change is proposed from C/CH to Residential Low Density (RL)/ Medium Density Residential (RMD), to facilitate development of up to 12 single family residential detached dwelling units (worst-case scenario).

## Plan Map Amendment & Zone Change Evaluation

In order to satisfy the requirements of a plan map amendment and zone change, the applicant must demonstrate compliance with Goal 12 of Oregon's Statewide Land Use Planning Goals. Goal 12 requires cities, counties, and the state to create a transportation system plan that takes into account all relevant modes of transportation. The Transportation Planning Rule (TPR) implements Goal 12 and specifies what must be included in local planning efforts. The administrative rule that implements Goal 12 is Oregon Administrative Rule (OAR) 660-12-0060 (1), which specifically addresses plan and land use regulation amendments.

### OAR 660-012-0060 (1): Plan and Land Use Regulation Amendments

If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility
- (b) Change standards implementing a functional classification system; or
- (c) Result in any of the effects listed in paragraphs (A) through (C)
  - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility
  - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
  - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Compliance with the TPR is achieved if a proposed land use change does not result in additional trips or a greater impact on the transportation system. This argument is made based on a comparison of reasonable "worst-case" uses for both existing and proposed zones. The proposed zone change from CH

to Medium Density Residential (RMD) is considered a down-zoning because commercial uses within the CH zoning district are estimated to generate a higher number of trips than residential uses within the medium density zoning district. This is demonstrated below:

**Existing Zoning (CH):**

The City of Talent Commercial Highway (CH) zone (Chapter 18.60 of the municipal code) allows a range of commercial uses including, but not limited to, drive-through coffee stands, fast-food restaurants, retail uses, service stations, veterinary clinics, and breweries. Of these uses, the highest generator of primary trips (net trips) to the transportation system that could fit on this size of a site is a fast-food restaurant with drive-through. The average size of a fast-food restaurant with a drive through is 3,000 square feet.

**Proposed Zoning (RMD):**

The highest uses within the City of Talent Medium Density Residential (RMD) zone (Chapter 18.30 of the municipal code) applicable to the site are single-family detached dwellings and single-family attached dwellings (also considered duplex units or townhouses with only one common wall). Of these uses, single-family detached dwellings generate the highest number of trips. The maximum number of units shown to fit on the 0.807 net acres is 12 units, which is used in our analysis as the “worst-case” scenario.

Trip generation calculations for existing and proposed “worst-case” land uses were prepared utilizing data provided in the Institute of Transportation Engineers (ITE) *Trip Generation* 11<sup>th</sup> Edition. Pass-by trips were considered in accordance with ITE pass-by rates. Results are summarized in Table 1. ITE graphs are provided in the attachments.

ITE Land Use	Unit	Size	Daily Trips	AM Peak Hour		PM Peak Hour	
				Rate	Total	Rate	Total
Existing Zoning (CH)							
934 – Fast-Food with drive through	1000 SF	3.00	1402	44.61	134	33.03	99
			Pass-by 50%/55%		(701)		(67)
			<b>Total Existing Trips</b>		<b>701</b>		<b>45</b>
Proposed Zoning (RMD)							
210 – Single Family Residential	Units	12	143	Fitted <sup>1</sup>	11	Fitted <sup>1</sup>	14
			<b>Total Proposed Trips</b>		<b>143</b>		<b>14</b>

SF = Square Footage, ADT = Average Daily Trips

1. Fitted Curve Equations: AM:  $\ln(T) = 0.91\ln(X) + 0.12$ , PM:  $\ln(T) = 0.94\ln(X) + 0.27$

As seen in Table 1, proposed RMD zoning is shown to generate fewer vehicle trips than existing CH zoning on the transportation system.

## Findings and Conclusions

The proposed comprehensive plan map amendment and zone change from Commercial (C)/Commercial Highway (CH) to Residential Low Density (RL)/ Medium Density Residential (RMD) on 0.807 net acres, located along the south side of West Valley View Drive, east of Wagner Creek, results in a reduction of trips to the transportation system. As a result of generating fewer trips to the transportation system, the proposed plan amendment and zone change is not shown to change the functional classification of an existing or planned transportation facility, change the standards implementing a functional classification system, or result in any of the effects listed in paragraphs (A)-(C) of OAR 660-012-0060 (1). The TPR is, therefore, satisfied.

Additionally, a traffic impact study is required in accordance with Chapter 18.185 of the Talent municipal code if any of the following actions exist:

1. A zoning or comprehensive plan map or text amendment is projected to generate 500 or more net daily vehicle trips.

*The net daily vehicle trips from the proposed land use action is negative (-) 558 ADT*

2. A development proposal is projected to generate 50 or more net peak hour trips on an arterial or collector segment or intersection.

*The net peak hour trips from the proposed land use action is negative (-) 56 AM, (-) 31 PM*

3. A land use action or development proposal will impact known safety, congestion, or capacity problems.

*A reduction in net trips to the transportation system will not further impact any known safety, congestion, or capacity problems*

4. A land use action or development proposal is on a highway segment with special access control.

*The proposed land use action does not include a parcel on a highway segment*

Based on these findings, it is concluded that the proposed plan amendment and concurrent zone change complies with the TPR and is not shown to require a traffic impact study (TIS) based on Chapter 18.185 of the Talent municipal code. Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Kimberly Parducci PE, PTOE

**SOUTHERN OREGON TRANSPORTATION ENGINEERING, LLC**

Attachments: ITE Graphs



---

## ATTACHMENTS



# Land Use: 934

## Fast-Food Restaurant with Drive-Through Window

---

### Description

This land use includes any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

### Additional Data

***Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.***

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

### Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977, 1050, 1053, 1054

# Fast-Food Restaurant with Drive-Through Window (934)

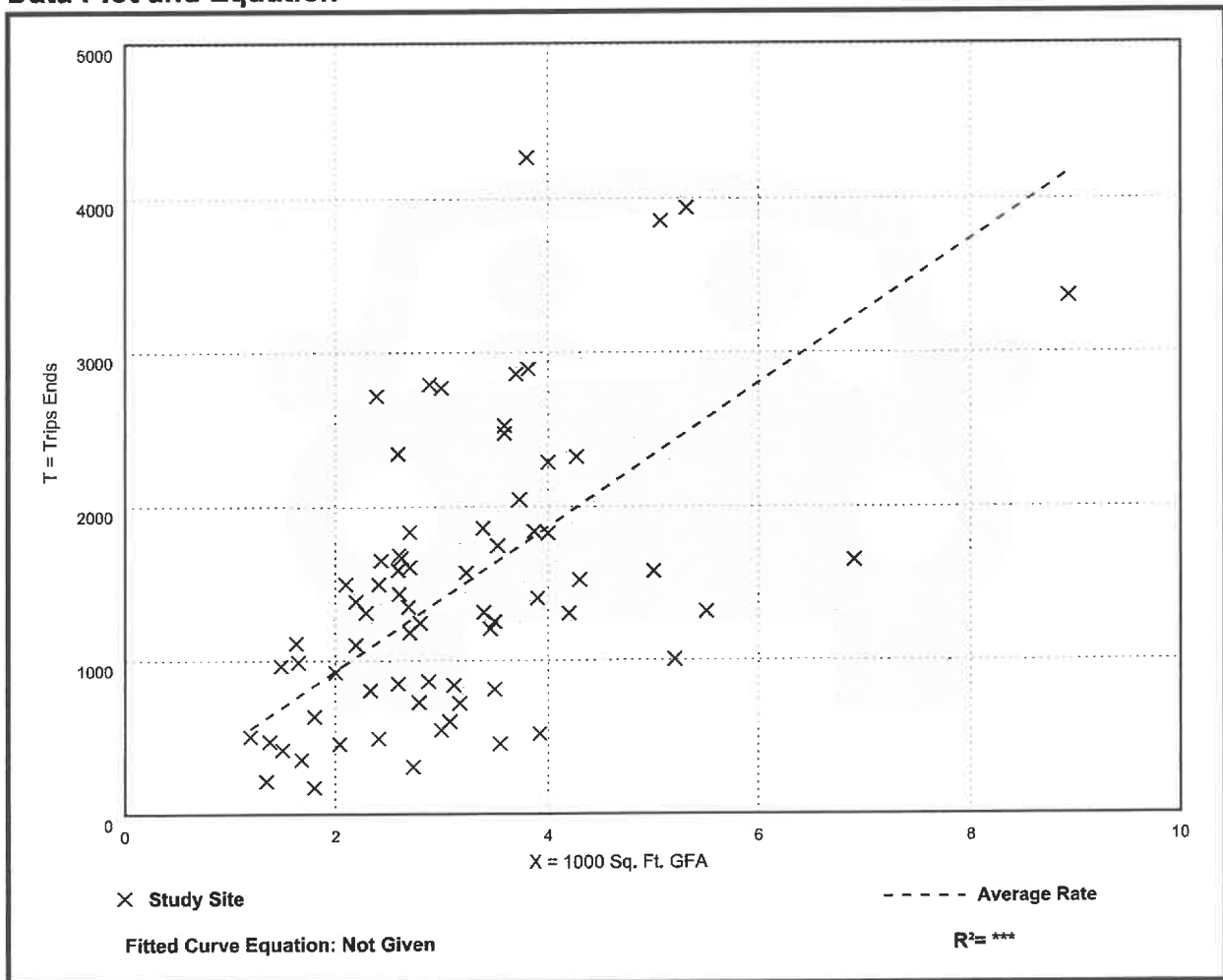
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 71  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 96

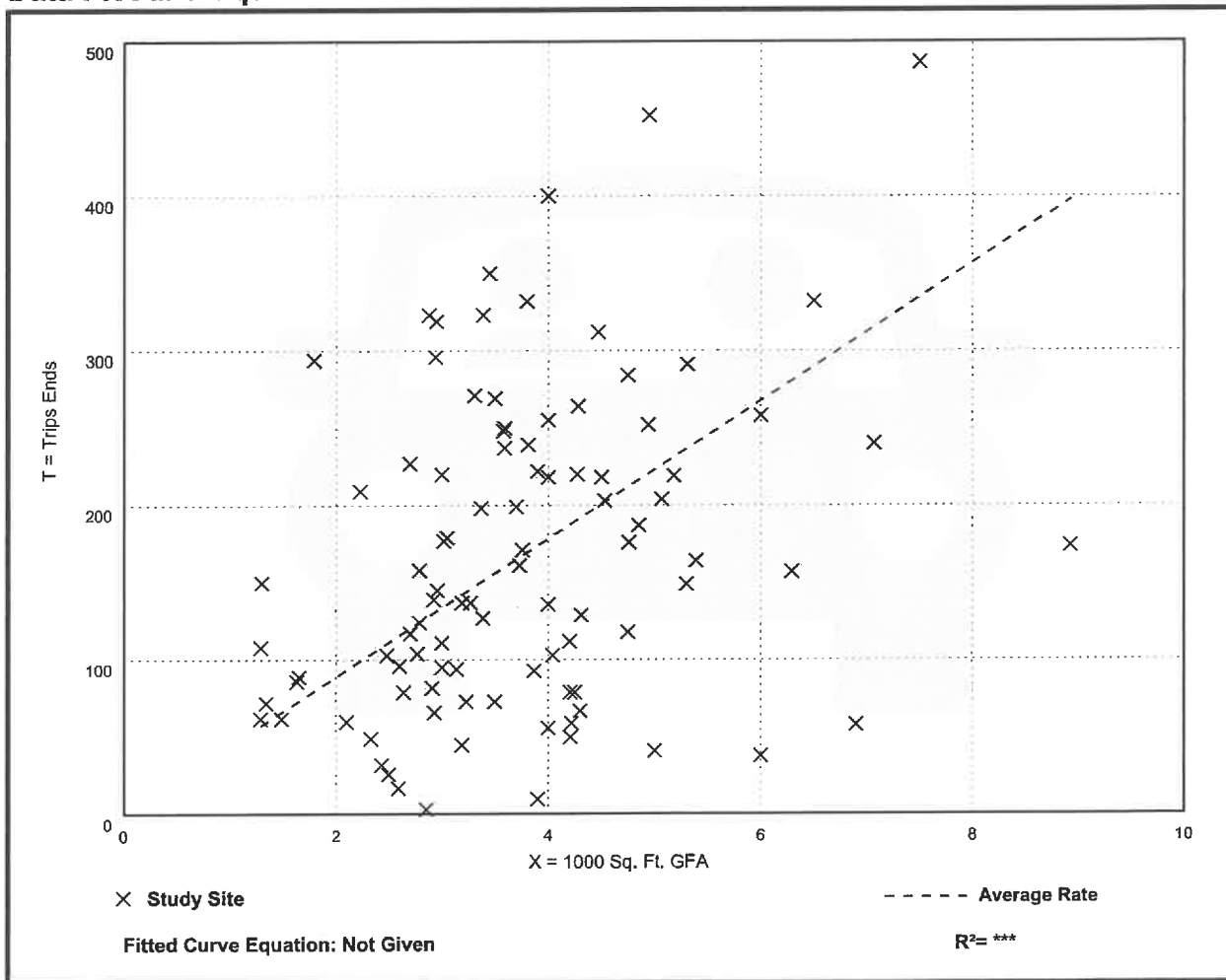
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

## Data Plot and Equation



# Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

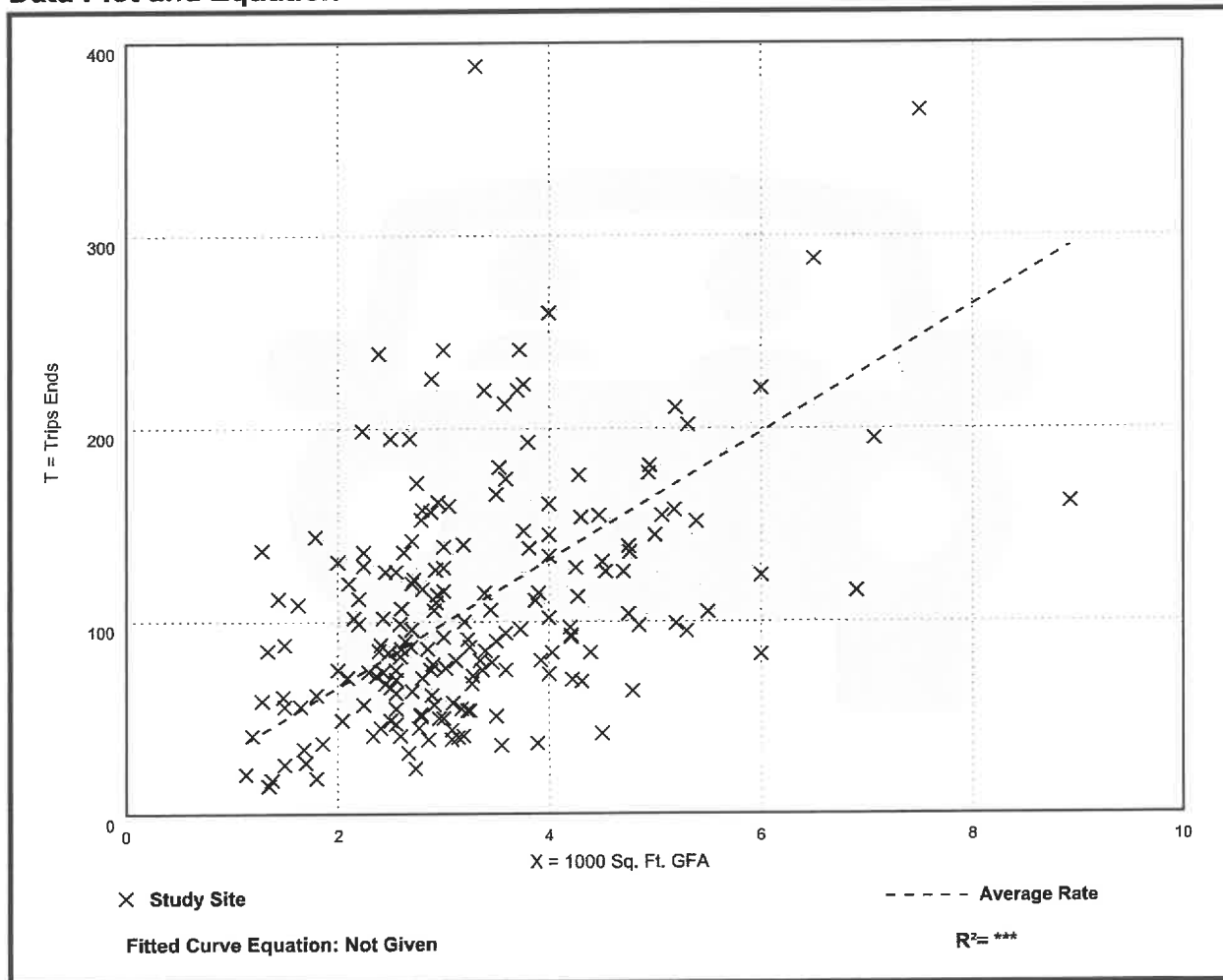
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

## Data Plot and Equation



# Land Use: 210

## Single-Family Detached Housing

---

### Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

### Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing – single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

### Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

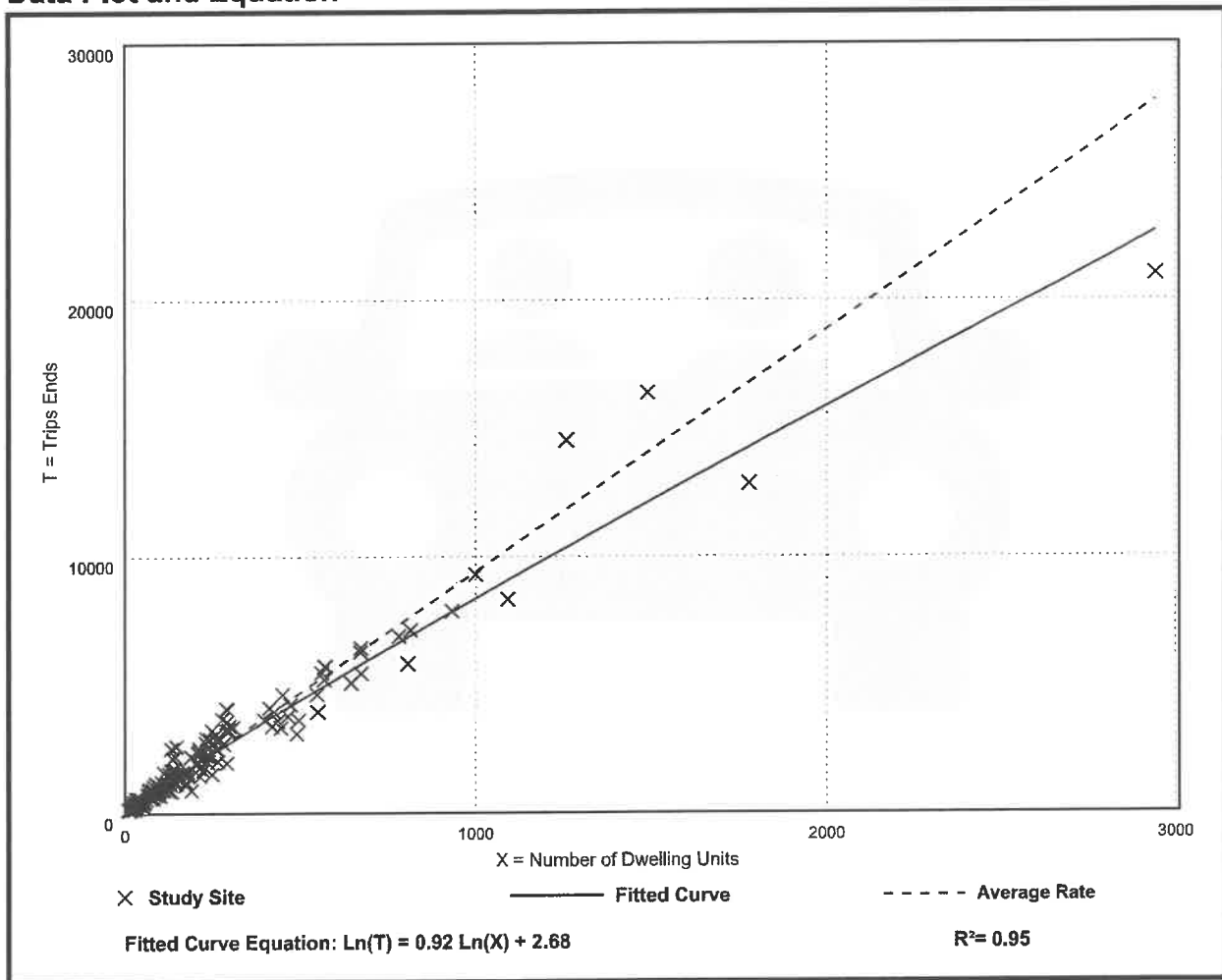
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

## Data Plot and Equation



# Single-Family Detached Housing (210)

## Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 192

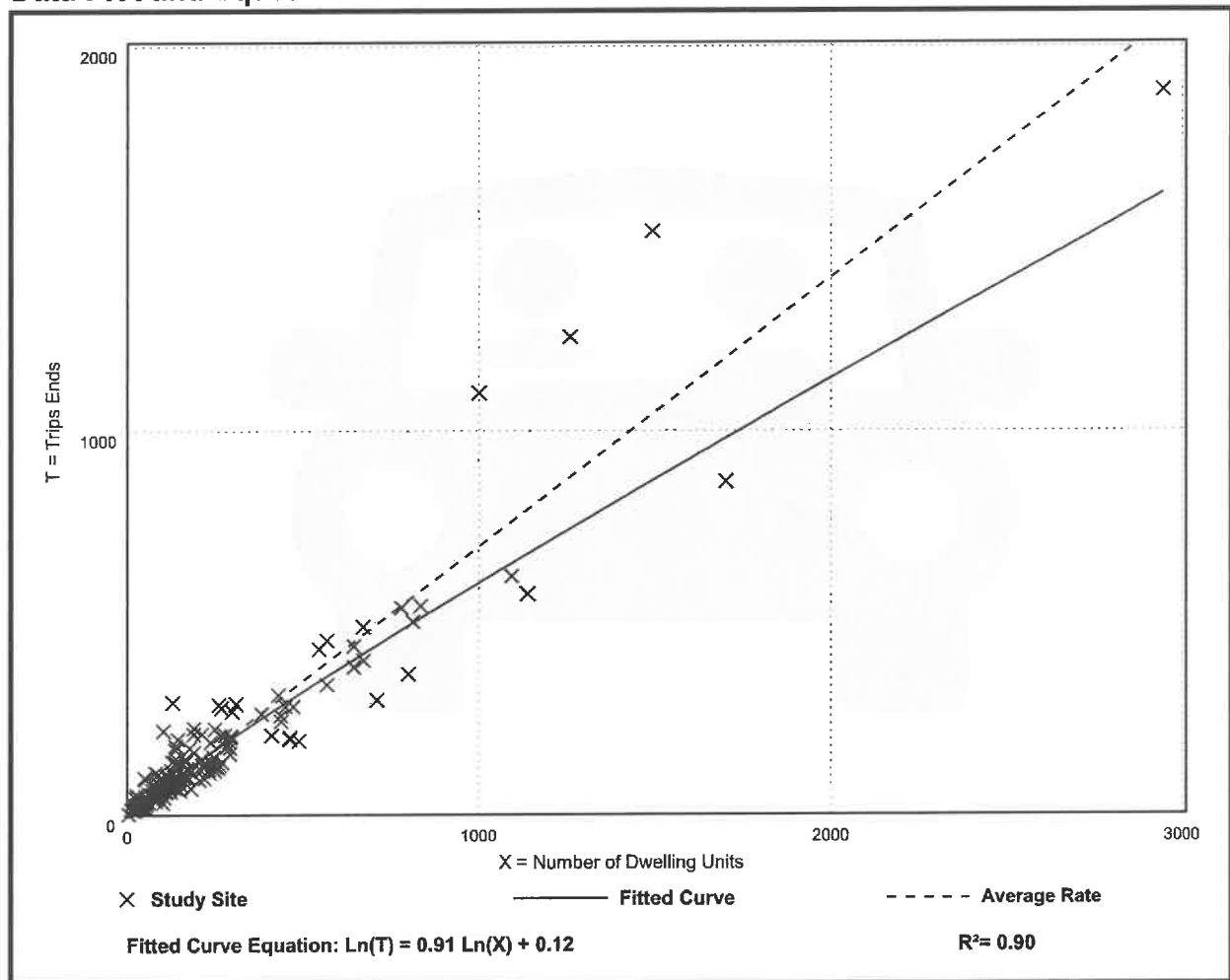
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

### Data Plot and Equation



# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

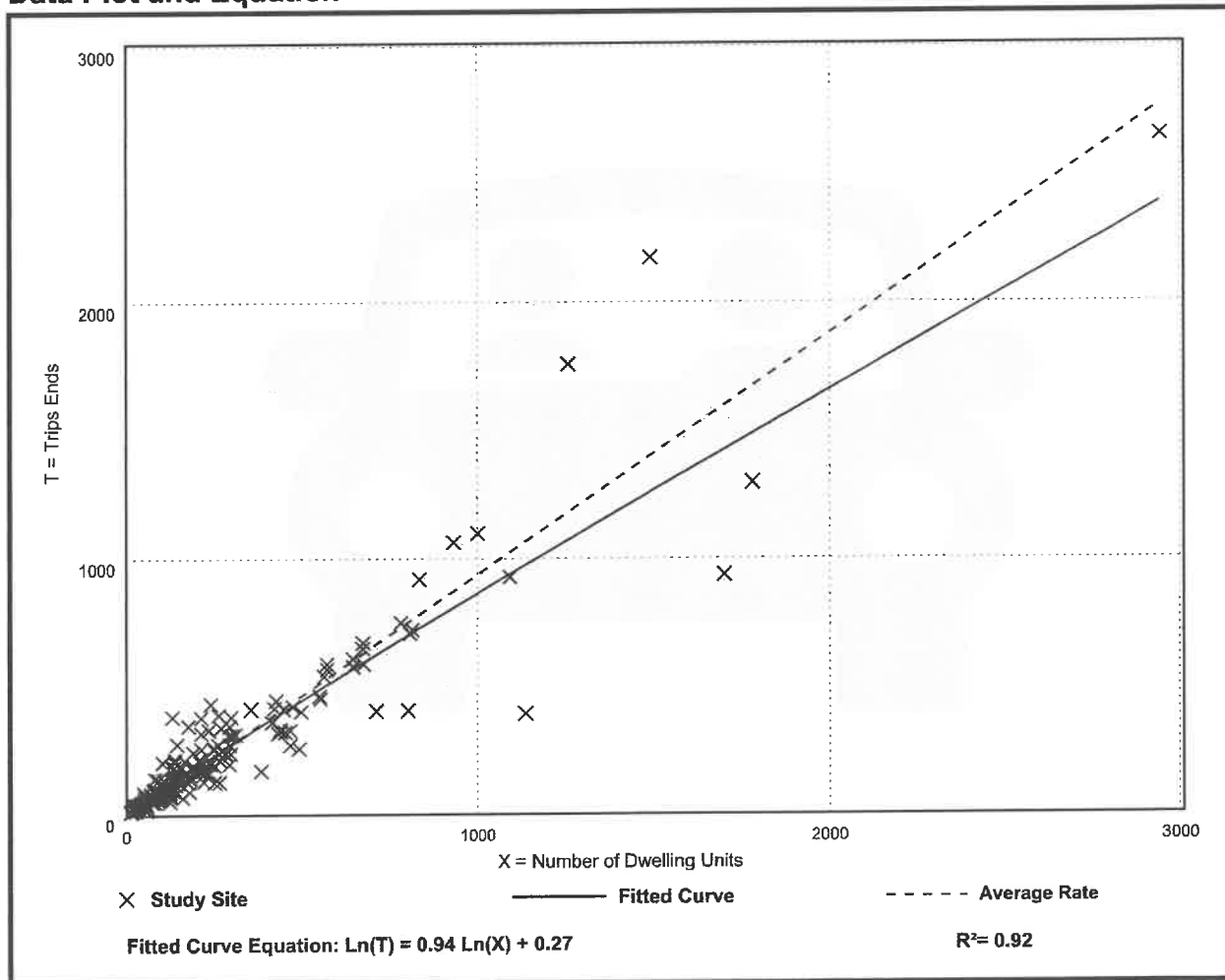
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

## Data Plot and Equation





### Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	934										
Land Use	Fast-Food Restaurant with Drive-Through Window										
Setting	General Urban/Suburban										
Time Period	Weekday AM Peak Period										
# Data Sites	5										
Average Pass-By Rate	50%										
Pass-By Characteristics for Individual Sites											
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak		Source	
					Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source		
1.4	Kentucky	1993	—	62	22	16	38	1407	2		
3	Kentucky	1993	—	43	14	43	57	2903	2		
3.3	--	1996	—	68	—	—	32	—	21		
3.6	Kentucky	1993	—	32	47	21	68	437	2		
4.2	Indiana	1993	—	46	23	31	54	1049	2		

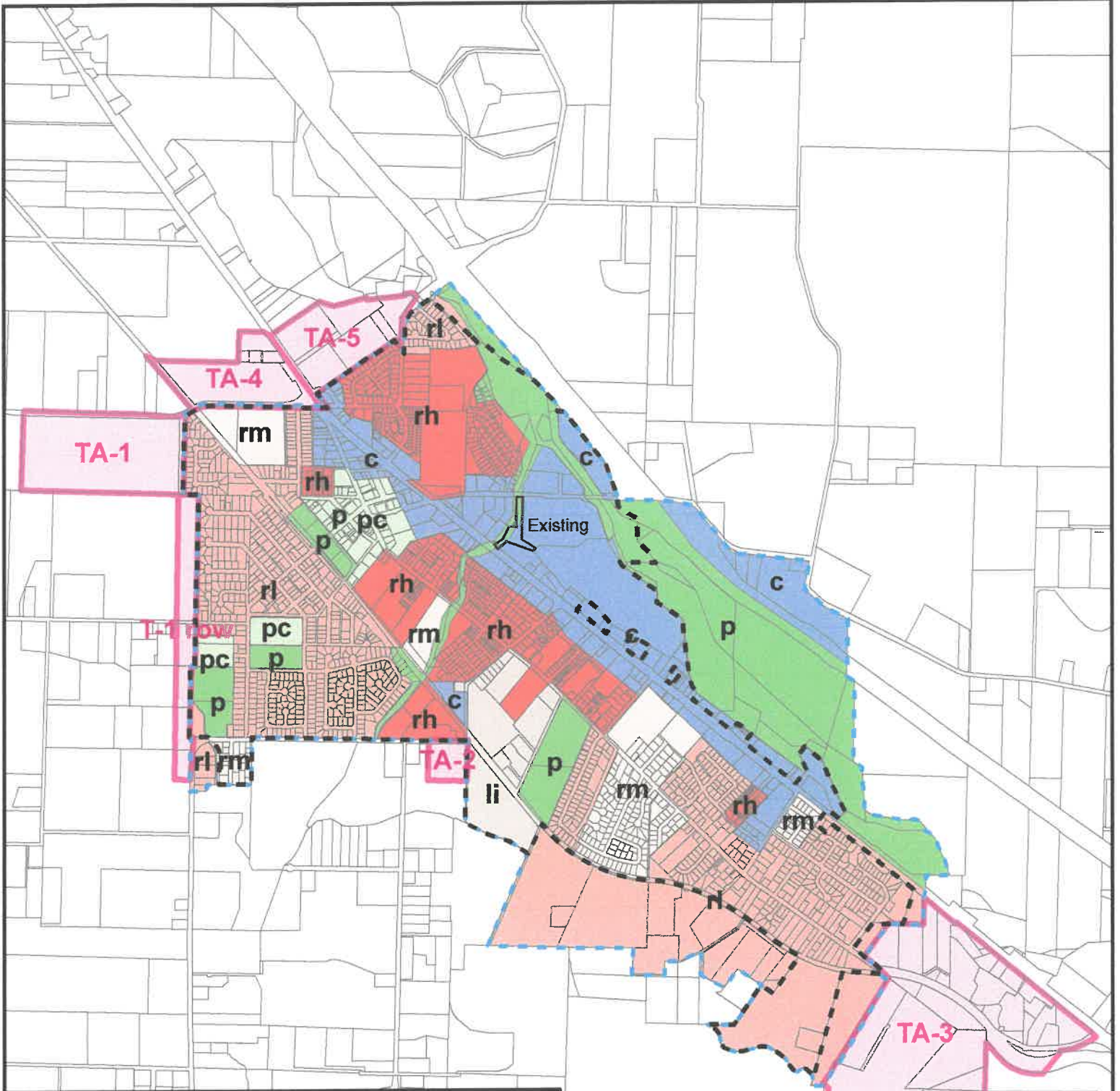
### Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	11
Average Pass-By Rate	55%

#### Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips		Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)		
1.3	Kentucky	1993	—	68	22	10	2055	2
1.9	Kentucky	1993	33	67	24	9	2447	2
2.8	Florida	1995	47	66	—	—	—	30
2.9	Florida	1996	271	41	41	18	—	30
3	Kentucky	1993	—	31	31	38	4250	2
3.1	Florida	1995	28	71	—	—	—	30
3.1	Florida	1996	29	38	—	—	—	30
3.2	Florida	1996	202	40	39	21	—	30
3.3	—	1996	—	62	—	—	—	21
4.2	Indiana	1993	—	56	25	19	1632	2
4.3	Florida	1994	304	62	—	—	—	30



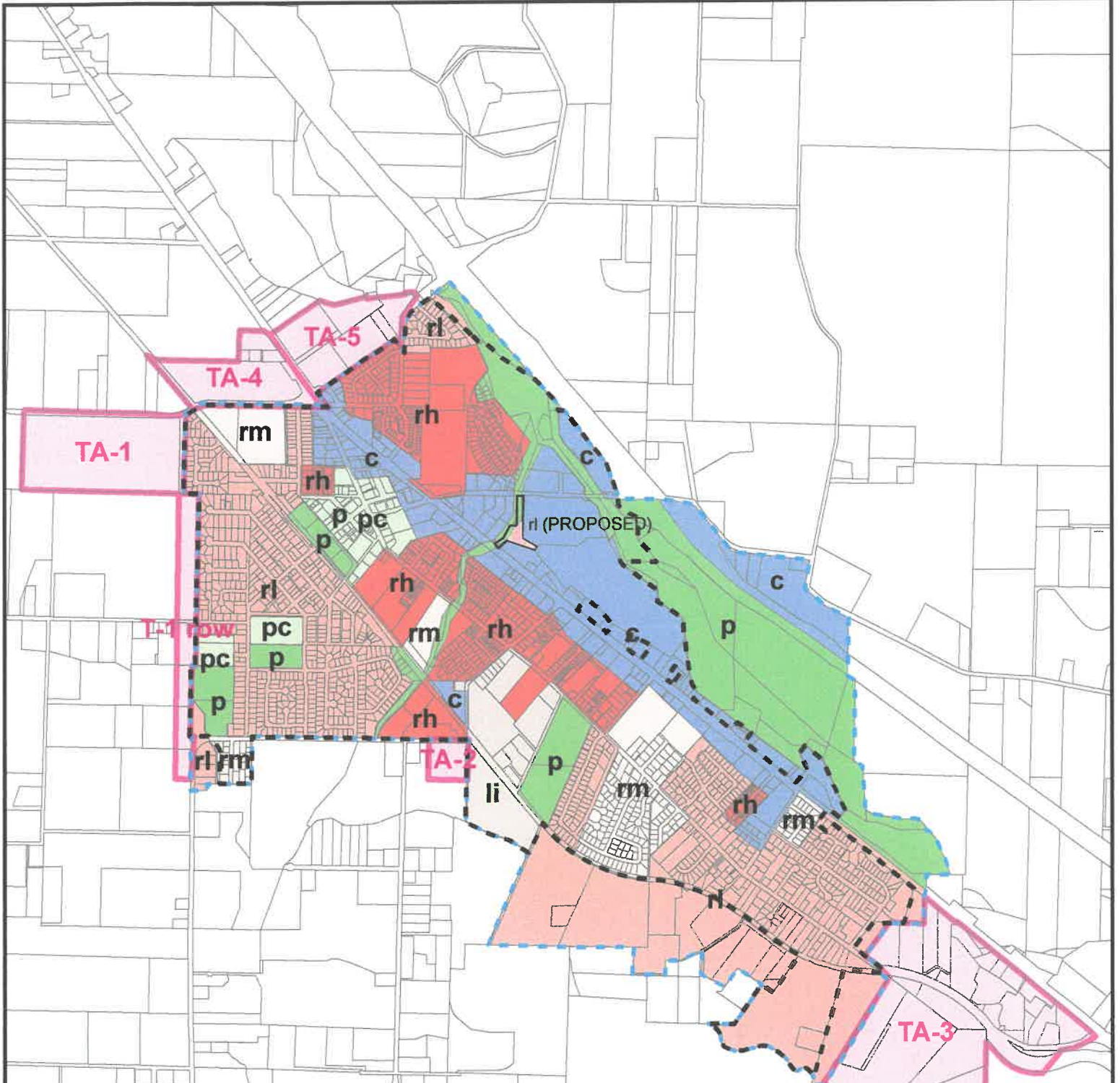
# Comprehensive Plan

ADOPTED: 06/24/1980 by ORD 417  
 AMENDED: 05/03/2017 by ORD 17-933-O  
 EFFECTIVE: 06/02/2017

- |                                      |                                       |
|--------------------------------------|---------------------------------------|
| Urban Reserves (Future Growth Areas) | <b>Comprehensive Plan Designation</b> |
| Urban Growth Boundary                | Commercial (c)                        |
| City Limits                          | Light Industrial (li)                 |
| Tax Lot                              | Parks (p)                             |
|                                      | Public Facilities - Civic (pc)        |
|                                      | Residential High Density (rh)         |
|                                      | Residential Low Density (rl)          |
|                                      | Residential Manufactured Home (rm)    |

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.





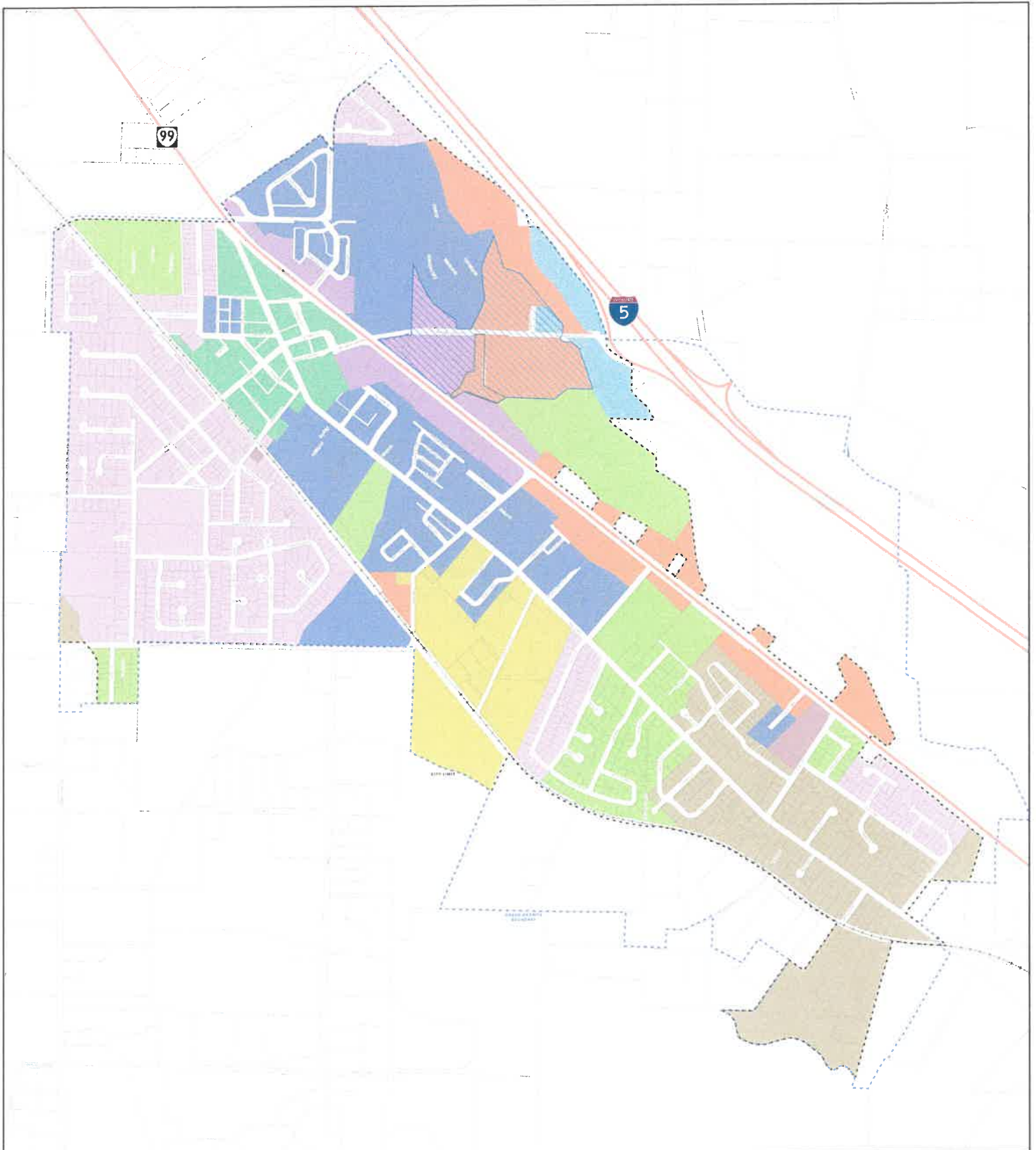
# PROPOSED Comprehensive Plan

ADOPTED: 06/24/1980 by ORD 417  
 AMENDED: 05/03/2017 by ORD 17-933-O  
 EFFECTIVE: 06/02/2017

- |                                      |                                       |
|--------------------------------------|---------------------------------------|
| Urban Reserves (Future Growth Areas) | <b>Comprehensive Plan Designation</b> |
| Urban Growth Boundary                | Commercial (c)                        |
| City Limits                          | Light Industrial (li)                 |
| Tax Lot                              | Parks (p)                             |
|                                      | Public Facilities - Civic (pc)        |
|                                      | Residential High Density (rh)         |
|                                      | Residential Low Density (rl)          |
|                                      | Residential Manufactured Home (rm)    |

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.





# Zoning Map

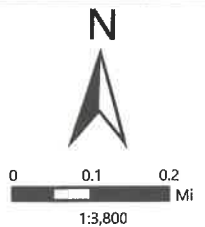
Adopted: 11/1/2006 by ORD 817, Amended: 10/07/2020 by ORD 964, Effective: 10/07/2020

- Urban Growth Boundary
- City Limit
- Overlay - Drive-up
- Tax Lot

### Zone Description

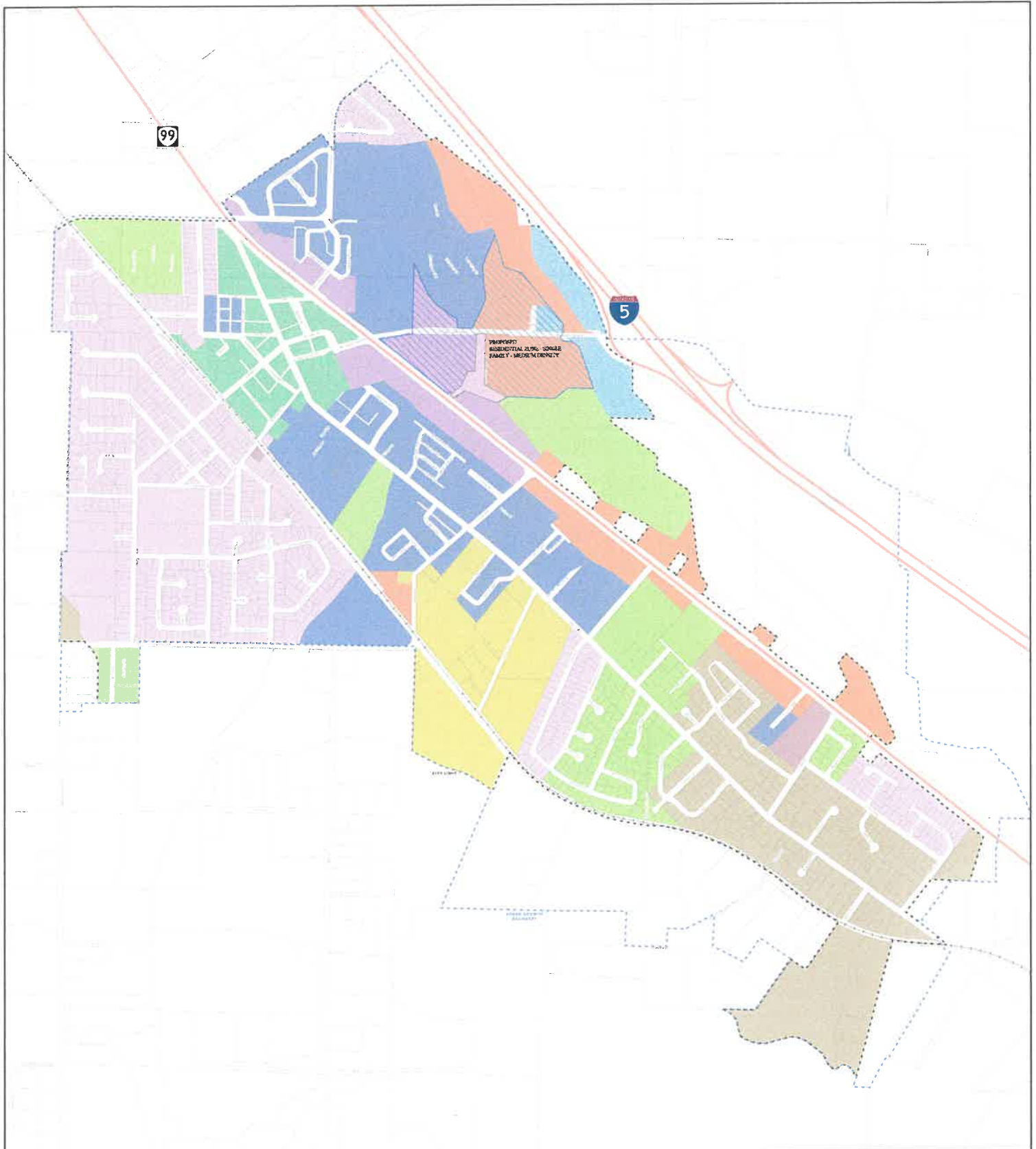
- Commercial Zone - Central Business District
- Commercial Zone - Highway Central Business District
- Commercial Zone - Highway Commercial
- Commercial Zone - Interchange
- Commercial Zone - Neighborhood

- Industrial Zone - Light
- Residential Zone - Multiple-Family - High Density
- Residential Zone - Single-Family - Medium Density
- Residential Zone - Single-Family - Low Density
- Residential Zone - Manufactured Home



Plotted: 10/28/2020  
By: Jeff Wilcox

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.



INDUSTRIAL ZONE - SINGLE FAMILY - MEDIUM DENSITY



# Zoning Map

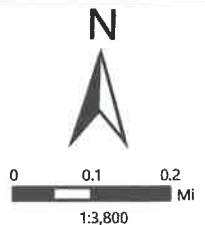
Adopted: 11/1/2006 by ORD 817, Amended: 10/07/2020 by ORD 964, Effective: 10/07/2020

- Urban Growth Boundary
- City Limit
- Overlay - Drive-up
- Tax Lot

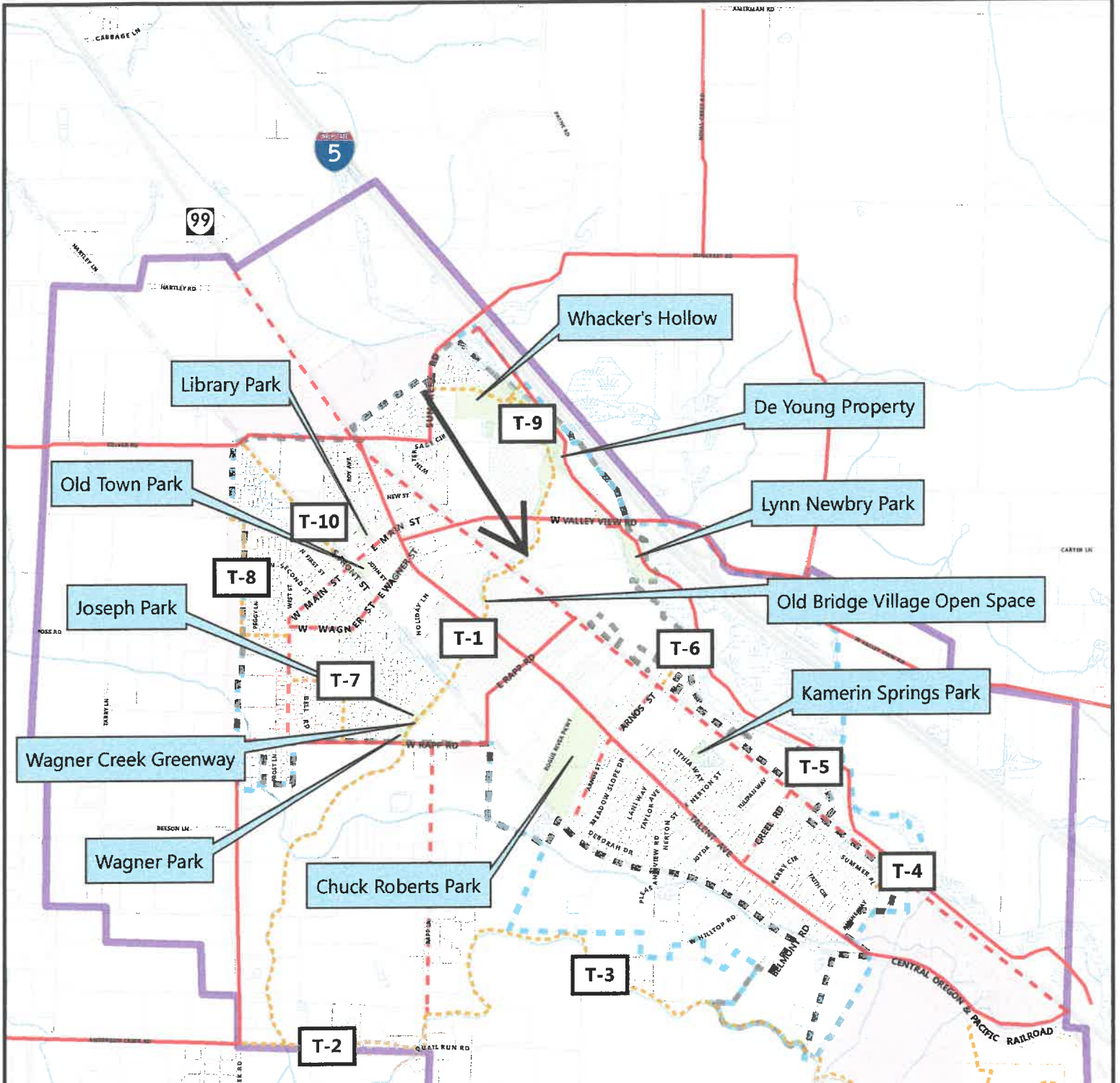
### Zone Description

- Commercial Zone - Central Business District
- Commercial Zone - Highway Central Business District
- Commercial Zone - Highway Commercial
- Commercial Zone - Interchange
- Commercial Zone - Neighborhood
- Industrial Zone - Light
- Residential Zone - Multiple-Family - High Density
- Residential Zone - Single-Family - Medium Density
- Residential Zone - Single-Family - Low Density
- Residential Zone - Manufactured Home

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.



Printed: 10/28/2020  
By: Jeff Wilcox



# Parks & Trails Map

## Parks Master Plan, July 2006

ADOPTED: 5/20/11 by RES 01-591  
 AMENDED: 11/20/13 by RES 13-908

- Urban Reserves
- Urban Growth Boundary
- City Limits
- Wetland
- Planning Area
- Existing Parks & Open Space
- Existing Bike Paths
- TSP Proposed Bike Paths
- Proposed Trails/Pathways

### Paths & Trails Proposed by the Parks Master Plan

- T-1 Wagner Creek Trail
- T-2 Quail Run Road Trail
- T-3 Ridgeline Trail
- T-4 Alpine Trail
- T-5 Creel Trail
- T-6 Arnos Trail
- T-7 2nd St/Schoolhouse Trail
- T-8 Colver Trail
- T-9 Whacker's Hollow/DeYoung Loop
- T-10 Front Trail

Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes.



DATE: 11/07/2023  
TO: **Grants Pass Daily Courier**  
**Legal Notices Department**  
E-MAIL:  
FROM: Kristen Maze, Community Development Director  
RE: Legal Notice

Please publish the following in the legal Notices on **11/11/2023**.

Thank you!

On **Wednesday, December 6, 2023**, at 6:45 PM, the City of Talent City Council will hold an in-person public meeting to discuss the following:

Consideration of a Comprehensive Plan Map Amendment from Commercial (C) to Residential Low Density (RL) and Parks (P) and a Zoning Map Amendment from Highway Commercial (CH) to Residential - Medium Density (RMD) and Public Facilities (PF) for property described as Township 38 South, Range 1 West, Section 23D, Tax Lot 1900. Decisions are based on the approval criteria found in Talent Municipal Code §18.190.060 and are also based on compliance with the Talent Comprehensive Plan and Oregon Statewide Planning Goals. **File: REZ 2023-001/CPA 2023-001**. Applicant: Rogue Planning and Development Services, LLC.

Public participation instructions can be found on the City Council agenda at [www.cityoftalent.org](http://www.cityoftalent.org) (agenda meetings/city council)





# NOTICE OF PUBLIC HEARING

## TALENT PLANNING COMMISSION MEETING

**August 22, 2023, at 6:30 PM**

***Held in-person at Town Hall (206 E. Main) and via Zoom***

**PLANNING ACTION:** CPA 2023-001 and REZ 2023-001

**SUBJECT PROPERTY:** Township 38 South, Range 1 West, Section 23D, Tax Lot 1900, located at 300 W. Valley View Rd.

**OWNER/APPLICANT:** West Valley View LLC / Rogue Planning and Development Services LLC

**DESCRIPTION:** *Consideration of a Comprehensive Plan Amendment and Zone change from Commercial to Residential.*

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING with respect to the Talent Comprehensive Plan and Zoning Code on the above described request will be conducted electronically by the TALENT PLANNING COMMISSION on the meeting date and time shown above. This meeting will be held in person and electronically. You can stream the meeting via the internet or listen via telephone using the link or telephone number below:

Oregon law and §18.190.060 of the Talent Municipal Code (TMC) provide the procedures for City sponsored

**This meeting will be held in-person at Town Hall at 206 E, Main Street, Talent, Oregon & electronically via Zoom. There are two ways to join the meeting:**

You can join the meeting with your computer or smart phone using the following link and password:

[https://us02web.zoom.us/webinar/register/WN\\_SKDN8s6cSCumnmntQZiSzg](https://us02web.zoom.us/webinar/register/WN_SKDN8s6cSCumnmntQZiSzg)

Password: 213414

You can join the meeting by landline or mobile phone by dialing 1 669 900 6833 and using the following information:

legislative actions. Testimony, arguments, and evidence must be directed toward the approval criteria, or other criteria in the Ordinance which the person believes apply to the application. Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the hearing body an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Notice to mortgagee, lienholder, vendor, or seller: The City of Talent Zoning Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report and proposed final order will be available on-line and as an attachment to the Planning Commission agenda at [www.cityoftalent.org](http://www.cityoftalent.org) seven days prior to the hearing. Anyone wishing to provide testimony can submit comments via e-mail to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "CPA 2020-001" by 10:00 a.m. on Monday, August 21, 2023. Written testimony received by this deadline will be available for Commissioners to review before the hearing and will be included in the meeting record. Oral testimony will only be taken during the hearing if you have pre-registered. To pre-register, email your request to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "Request for Oral Comment/Testimony" by 4:00 p.m. the date of the hearing. You must include your name and residential address for the record.

Alternatively, respondents may comment in writing and return it to the Community Development Department using the utility payment drop box or via US mail. Written correspondence submitted in the drop box or via US Mail, must be received by 10:00 a.m. on Monday, August 21, 2023 to be included in the meeting record.

City of Talent, Community Development Department  
P.O. Box 445,  
110 East Main Street  
Talent, Oregon 97540

**OVER**

# Comment Form

# CPA 2023-001/REZ 2023-001

No comment.

We encourage approval of this request.

Please address the following concerns should this application be approved:

We Need more Residential  
units in Talent this is a  
GREAT location on a Quiet Street

We encourage denial of this request for the following reasons:

---

---

---

Please let us know the results.

*Please feel free to attach additional sheets as needed to complete your comments.*

Comments by: John Purce

Mailing Address: 99 Purce Hights  
Medford, OR 97504

Date: 8-11-23

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

*The City of Talent is an Equal Opportunity Provider*



# NOTICE OF PUBLIC HEARING

## TALENT PLANNING COMMISSION MEETING

September 26, 2023, at 6:30 PM

*Held in-person at Town Hall (206 E. Main) and via Zoom*

**PLANNING ACTION:** CPA 2023-001 and REZ 2023-001

**SUBJECT PROPERTY:** Township 38 South, Range 1 West, Section 23D, Tax Lot 1900, located at 300 W. Valley View Rd.

**OWNER/APPLICANT:** West Valley View LLC / Rogue Planning and Development Services LLC

**DESCRIPTION:** *Consideration of a Comprehensive Plan Amendment and Zone change from Commercial to Residential.*

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING with respect to the Talent Comprehensive Plan and Zoning Code on the above described request will be conducted electronically by the TALENT PLANNING COMMISSION on the meeting date and time shown above. This meeting will be held in person and electronically. You can stream the meeting via the internet or listen via telephone using the link or telephone number below:

Oregon law and §18.190.060 of the Talent Municipal Code (TMC) provide the procedures for City sponsored

**This meeting will be held in-person at Town Hall at 206 E, Main Street, Talent, Oregon & electronically via Zoom. There are two ways to join the meeting:**

You can join the meeting with your computer or smart phone using the following link and password:

<https://us02web.zoom.us/j/87453924216?pwd=bnU5M2Y2NVp1RkQ5QWVCSctlNXdoZz09>

ID:874 5392 4216

You can join the meeting by landline or mobile phone by dialing 1 669 900 6833 and using the following information:

legislative actions. Testimony, arguments, and evidence must be directed toward the approval criteria, or other criteria in the Ordinance which the person believes apply to the application. Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the hearing body an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Notice to mortgagee, lienholder, vendor, or seller: The City of Talent Zoning Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report and proposed final order will be available on-line and as an attachment to the Planning Commission agenda at [www.cityoftalent.org](http://www.cityoftalent.org) seven days prior to the hearing. Anyone wishing to provide testimony can submit comments via e-mail to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "CPA 2020-003" by 10:00 a.m. on Monday, September 25, 2023. Written testimony received by this deadline will be available for Commissioners to review before the hearing and will be included in the meeting record. Oral testimony will only be taken during the hearing if you have pre-registered. To pre-register, email your request to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "Request for Oral Comment/Testimony" by 4:00 p.m. the date of the hearing. You must include your name and residential address for the record.

Alternatively, respondents may comment in writing and return it to the Community Development Department using the utility payment drop box or via US mail. Written correspondence submitted in the drop box or via US Mail, must be received by 10:00 a.m. on Monday, September 25, 2023 to be included in the meeting record.

City of Talent, Community Development Department  
P.O. Box 445,  
110 East Main Street  
Talent, Oregon 97540

**OVER**

# Comment Form

# CPA 2023-001/REZ 2023-001

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- We encourage denial of this request for the following reasons:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Please let us know the results.

*Please feel free to attach additional sheets as needed to complete your comments.*

Comments by: James Lake

Mailing Address: 14641 Orangewood Dr  
Medford

Date: 9/4/23

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

*The City of Talent is an Equal Opportunity Provider*



# NOTICE OF PUBLIC HEARING

## Correction

### TALENT PLANNING COMMISSION MEETING

September 26, 2023, at 6:30 PM

*Held in-person at Town Hall (206 E. Main) and via Zoom*

**PLANNING ACTION:** CPA 2023-001 and REZ 2023-001

**SUBJECT PROPERTY:** Township 38 South, Range 1 West, Section 23D, Tax Lot 1900, located at 300 W. Valley View Rd.

**OWNER/APPLICANT:** West Valley View LLC / Rogue Planning and Development Services LLC

**DESCRIPTION:** *Consideration of a Comprehensive Plan Amendment and Zone change from Commercial to Residential.*

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING with respect to the Talent Comprehensive Plan and Zoning Code on the above described request will be conducted in person and electronically by the TALENT PLANNING COMMISSION on the meeting date and time shown above. You can stream the meeting via the internet or listen via telephone using the link or telephone number below:

Oregon law and §18.190.060 of the Talent Municipal Code (TMC) provide the procedures for City sponsored

**This notice is a correction from the Public Hearing Notice sent to you for August 22, 2023 meeting. We apologize for any inconvenience. Please look forward to another public hearing notice next month with the correct meeting date of September 26, 2023. Feel free to send your comments anytime, we will accept comments up until September 25, 2023.**

legislative actions. Testimony, arguments, and evidence must be directed toward the approval criteria, or other criteria in the Ordinance which the person believes apply to the application. Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the hearing body an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Notice to mortgagee, lienholder, vendor, or seller: The City of Talent Zoning Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report and proposed final order will be available on-line and as an attachment to the Planning Commission agenda at [www.cityoftalent.org](http://www.cityoftalent.org) seven days prior to the hearing. Anyone wishing to provide testimony can submit comments via e-mail to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "CPA 2020-003" by 10:00 a.m. on Monday, September 25, 2023. Written testimony received by this deadline will be available for Commissioners to review before the hearing and will be included in the meeting record. Oral testimony will only be taken during the hearing if you have pre-registered. To pre-register, email your request to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "Request for Oral Comment/Testimony" by 4:00 p.m. the date of the hearing. You must include your name and residential address for the record.

Alternatively, respondents may comment in writing and return it to the Community Development Department using the utility payment drop box or via US mail. Written correspondence submitted in the drop box or via US Mail, must be received by 10:00 a.m. on Monday, September 25, 2023 to be included in the meeting record.

City of Talent, Community Development Department  
P.O. Box 445,  
110 East Main Street

**OVER**

# Comment Form

# CPA 2023-001/REZ 2023-001

Talent, Oregon 97540

No comment.

We encourage approval of this request.

Please address the following concerns should this application be approved:

This will be a great addition to Talent. We need more housing.

We encourage denial of this request for the following reasons:

Please let us know the results.

*Please feel free to attach additional sheets as needed to complete your comments.*

Comments by: Warren Parke

Mailing Address: 1221 Skeeters Ln  
Medford, OR 97501

Date: 8-16-23

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

*The City of Talent is an Equal Opportunity Provider*

September 18, 2023

Dear, Ms. Maize,

This letter is in regards to the applications CPA 2023-001 and Rezone 2023-001.

The neighborhood meeting was held on Saturday, September 16 outside of the Talent Library. There were five individuals who attended, Evan Archerd and I were also in attendance.

Four were from Oak Valley across West Valley View Road, and the other owns 121 S Pacific Highway, across Wagner Creek.

All of those that we spoke with indicated they were not opposed to the proposed comprehensive plan change and rezoning to allow for additional residential dwellings. Some concerns were raised that it's dedicated affordable or Section 8 housing. We explained that the eventual development would be townhomes and fair housing rules apply to owners renting their dwellings. Section 8 housing is not something that can be prohibited.

The other concern that was raised by one of the ladies from Oak Valley was that more people in their development should have received the mail notice. Only five properties within Oak Valley are picked up in the 250' circle. I explained that is likely the reason folks further down Oak Valley didn't receive a notice in the mail. I did give them my card and they were going to share that so anyone else who wants to comment can provide emails. I did explain that anyone from anywhere in any community can legally provide comments and receive notice from the city. Also, if they just want to be notified, they should contact the city to be put on the mailing list.

Thank you,



Amy Gunter

Rogue Planning & Development Services, LLC

[Amygunter.planning@gmail.com](mailto:Amygunter.planning@gmail.com)

541-951-4020

[www.rogueplanning.com](http://www.rogueplanning.com)

BEFORE THE TALENT CITY COUNCIL

STATE OF OREGON, CITY OF TALENT

IN THE MATTER OF PLANNING FILE NO. CPA 2023-001 LO- )  
CATED ON WEST VALLEY VIEW ROAD [MAP NO. 38-1W-23D ) ORDER  
TAXLOT 1903], THE TALENT PLANNING COMMISSION FINDS )  
THE FOLLOWING: )

1. The Planning Commission finds that the applicant participated in a pre-application meeting, as required under TMC 18.190.080(C), on September 26, 2023, as evidenced in the record and on the land use application.
2. The Planning Commission finds the proposed Comprehensive Plan Map amendment is consistent with the City’s Comprehensive Plan and Oregon’s Statewide Planning Goals.
3. The Planning Commission finds the proposed Comprehensive Plan Designation and Zoning provides additional low and medium density residential land needed by the city for future residential development.
4. The Planning Commission finds that proposed Comprehensive Plan Map amendment and Zone Map change application was duly noticed in the Grants Pass Daily Courier and to property owners within 250 feet on September 12, 2023.
5. The Planning Commission is considering this application in conjunction with file REZ 2023-001. A recommendation on file REZ 2023-001 can be made subsequent to a recommendation on file CPA 2023-001.
6. The Planning Commission finds that during the public hearing, evidence was presented, and the public was given an opportunity to comment.

**The Planning Commission recommends City Council approval of CPA 2023-001, a Comprehensive Plan Map change from Commercial (C) and Parks (P) to Residential Low Density (RL) and Parks (P). This Planning Commission recommendation of approval of the Comprehensive Plan Map change from Commercial/Parks to Residential Low Density/Parks is based on the information presented in the Staff Reports and Findings of Fact below:**



*In the following, any text quoted directly from City codes appears in italics; staff findings appear in regular typeface.*

## OREGON ADMINISTRATIVE RULES

### ***OAR 660-012-0060, Plan and Land Use Regulation Amendments***

1. *If an amendment to a functional plan, an acknowledged comprehensive plan or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*
  - a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan).*
  - b) *Change standards implementing a functional classification system, or*
  - c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of the evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
    - (A) *Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
    - (B) *Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
    - (C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

**FINDING:** Goal 12, OAR 660-12-0060(1) requires that a local government ensure that an amendment to a functional plan and acknowledged comprehensive plan or a land use regulation does not significantly affect transportation.

According to the Traffic Assessment completed by Southern Oregon Transportation Engineering, LLC. on May 25, 2023, the proposed change will not generate levels of traffic over the existing commercial designation. Therefore, there is no change in the functional

classification of the existing or planned transportation facility. No comments were provided by ODOT to refute this analysis.

The analysis further concludes that the proposed comprehensive plan map and zone change will result in a reduction of trips to the transportation system plan, or cause patterns that would change the standards implementing a functional classification system or that would degrade the performance of the transportation facilities.

As demonstrated in the letter from the applicant's Traffic Engineer, the proposed map change will generate less vehicle trips than the commercial designation, meeting Transportation Planning Rule (TPR) requirements. Additionally, the Planning Commission can find that the conceptual residential development will not generate more than 500 average daily trips or 50 peak hour trips. Traffic generation will be verified again at the time a Site Development Plan is submitted. **The provisions of this section have been met.**

## **OREGON STATEWIDE PLANNING GOALS**

### **STATEWIDE PLANNING GOAL 1 – CITIZEN INVOLVEMENT**

*3. Citizen Influence -- To provide the opportunity for citizens to be involved in all phases of the planning process.*

**FINDING:** A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public is notified of the public hearings through direct mailings, publication in the Grants Pass Daily Courier and notification on the subject property. Additionally, the city has posted the pending application on the City's website and online web map. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 2 – LAND USE PLANNING**

*2. Minor Changes Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.*

**FINDING:** The proposed map change demonstrates compliance with the City of Talent Comprehensive Plan Goals and Policies and does not have a significant effect beyond the immediate area of change.

A change in designation or zone from commercial to low-density residential is consistent with Goal 10 and with the City's Housing Element which suggests the conversion of surplus commercial and industrial lands to residential or the intensification of existing residential land provided the change doesn't create a deficit of land. The proposed map change

will provide an opportunity, when converted to a low-density residential area, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Included in this proposal is a request to change the zone from Commercial Highway (CH) to Residential Medium Density (RMD). Subsequent to this review and approval, the change in zoning designation can be approved. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 9 – ECONOMY**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**FINDING:** The proposed map change will not have a negative impact on the surplus of commercially zoned land in the city. The Economic Opportunities Analysis (EOA) demonstrates the City of Talent has a demand of 17 acres of Commercial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of commercial and industrial land currently within the UGB. The city currently has a 62-acre supply of Commercially zoned land, a surplus of approximately 44 acres. A request to remove 2.01 acres of land from the commercial inventory will continue to provide a 43-acre surplus of commercial land and will not have a negative impact on potential commercial development. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 5 – ENVIRONMENT**

*To protect natural resources and conserve scenic and historic areas and open space.*

*Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.*

**FINDING:** Wagner creek is a Goal 5 protected resource. The proposed rezoning and comprehensive plan map changes acknowledge the 50 foot riparian buffer zone consistent with the Oregon Administrative Rules for the requirement of compliance with OAR 660-023-0050 which requires the resource to be protected and that ordinances exist to allow partially or fully allow conflicting uses. The applicant proposes to develop a pathway along the Wagner Creek Greenway that will tie into the pathway partially development pathway along Wagner creek. This pathway is identified in both the park master plan and the Talent Transportation System Plan as future multi-use pathway/trail. The future development will meet the FEMA requirements for building in the floodplain as per the Talent Municipal Code and the Building Codes. The applicant also plans to preserve the 50 foot riparian buffering zone.

### **STATEWIDE PLANNING GOAL 10 – HOUSING**

*To provide for the housing needs of citizens of the state.*

*Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.*

**FINDING:** As proposed, this application would convert 2.01 acres of commercial land to medium-density residential land, providing an opportunity for more multi-family housing types.

The Housing Needs Analysis demonstrates Talent currently has a capacity of 630 residential dwelling units. Based on the projected population growth in the next 20 years adopted into the Housing Element, Talent will have a need of 1,272 dwelling units. The city has a deficit of 642 dwelling units in the next 20 years.

The proposed map change will provide an opportunity, when converted to a low/medium density residential area, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Solutions for the housing deficit require intensification of existing residential land and the conversion of land currently designated or zoned commercial or industrial to residential.

#### **STATEWIDE PLANNING GOAL 12 – TRANSPORTATION**

*To provide and encourage a safe, convenient and economic transportation system. A transportation plan shall (1) consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian; (2) be based upon an inventory of local, regional and state transportation needs; (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; (4) avoid principal reliance upon any one mode of transportation; (5) minimize adverse social, economic and environmental impacts and costs; (6) conserve energy; (7) meet the needs of the transportation disadvantaged by improving transportation services; (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and (9) conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.*

**FINDING:** The findings addressing Comprehensive Plan Element D, Transportation demonstrate compliance with Goal 12. The proposed map change provides adequate transportation for vehicles, bicycles and pedestrians. Additional findings supporting Goal 12 are also provided in OAR 660-012-0060 above. **The provisions of this section have been met.**

### **TALENT COMPREHENSIVE PLAN POLICIES, GOALS AND OBJECTIVES**

## **ELEMENT A – CITIZEN INVOLVEMENT**

*POLICY 2: Communication: Assure effective two-way communications between the City (elected and appointed city officials, as well as staff) and citizens.*

**FINDING:** A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public is notified of the public hearings through direct mailings, publication in the Grants Pass Daily Courier and notification on the subject property. Additionally, the city has posted the pending application on the City's website and online web map. The applicant also held a neighborhood meeting with individuals notified within 250 feet of the proposed project. **The provisions of this Section have been met.**

## **ELEMENT B – PARKS AND RECREATION**

*POLICY 3: Recreation: It is the policy of the City of Talent to provide recreational opportunities that balance the needs of all ages and users.*

**FINDING:** The Comprehensive Plan has recognized the value of parks and open space in urban settings. The subject property is near an existing city park (Lynn Newbry Park) and the Bear Creek Greenway and adjacent to Wagner Creek Greenway. Additionally, any approved site plan for the attached single family units will be subject to the development of a private open space area for use by the tenants. The applicant intends to enhance the greenway area along Wagner Creek, as identified in the existing comprehensive plan Park designation and within the Parks Master Plan and the Transportation System Plan. **The provisions of this section have been met.**

## **ELEMENT C – NATURAL HAZARDS**

*GOAL 1: The City of Talent will manage land use in a way that prevents loss of life and reduces risks to property in the event of a natural hazard.*

**FINDING:** The entire site is located within a map flood hazard area and will be subject to Floodplain Review regulations at the time of Site Development Plan Review. A small area of the property is deemed undevelopable due to its location within the floodway, however approximately 0.8 acres of buildable land remains to accommodate the future residential development.

Future development will be subject to the prevailing building code at the time of submittal. The State Building Codes and the Talent Municipal Code, Title 15 include reasonable measures to accommodate development within the floodplain and other hazards associated with earthquakes and other potential natural hazards in the area. **The provisions of this section have been met.**

## **ELEMENT D – TRANSPORTATION**

*GOAL: Provide a safe and efficient transportation system that reduces energy requirements, regional air contaminants, and public costs and provides for the needs of those not able or wishing to drive automobiles.*

**FINDING:** The City has an adopted Transportation System Plan (TSP) in compliance with State requirements. The TSP is a component of the Comprehensive Plan, it addresses all modes of transportation and provides design standards for all new streets. The Talent Zoning Ordinance implements the goals and policies of the TSP.

The Oregon Transportation Planning Rule (TPR, addressed above) assures all land use decisions will consider review of multi-modal forms of transportation in the decision process.

The subject property fronts a collector street. Sidewalks fronting the parcel are improved to city standards and are consistent with the City's TSP. Additionally, RVTB has bus stop facilities along Oregon 99, less than a ¼ mile from the subject site to encourage use of the transit system.

A completed traffic analysis determined that the number of vehicle trips generated by re-mapping the commercial property to medium/low-density residential will be reduced. As proposed, the change from commercial to low/medium-density residential will not cause any of the intersections in the vicinity to operate at or below the required level of service. Primary access to the proposed medium-density residential land will be from Mountain View Drive, a private street. The private street provides granted access to the subject parcel and is a legal means of access to the property. **The provisions of this section have been met.**

### **ELEMENT E – ECONOMY**

*The “Economic Element” of the Comprehensive Plan is intended to guide city policy and land use decisions related to commercial and industrial development within the city limits and urban growth boundary of Talent.*

*This element addresses State Economic Development Goal 9, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."*

**POLICY 1: Land Availability:** *The City will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility, and other characteristics).*

**FINDING:** The Comprehensive Plan includes an Economic Opportunities Analysis (EOA) that was updated in October 2016. The EOA demonstrates the City of Talent has a demand of 17 acres of Commercial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of commercial land currently within the UGB. The city currently has nearly a 62-acre supply of commercially designated/zoned land, a surplus of approximately 44 acres. A request to remove 2.01 acres of land from the commercial

inventory will continue to provide a 43-acre surplus of commercial land and will not have a negative impact on potential commercial development or create a deficit of commercial land. **The provisions of this section have been met.**

#### **ELEMENT F – PUBLIC FACILITIES**

*The purpose of this element is to plan for the provision of economical and efficient public facilities and services to meet the needs of current residents, and to serve new development in a manner that minimizes adverse financial, environmental, and social impacts on the citizens of Talent. This element establishes a long-range plan for compliance with statewide planning Goal 11, Public Facilities and Services.*

**FINDING:** The subject property is vacant. Adjacent properties are currently developed and served by all necessary public facilities. The development of the subject property is infill development and can efficiently use the existing infrastructure.

Rogue Valley Sewer Service (RVSS) provides sanitary sewer facilities through a sanitary sewer line to Mountain View Estates. Storm water facilities are available in the West Valley View Road right of way and the systems have adequate capacity for the purposes of the proposed map change. Future development on the site will be required to comply with the standards in effect at the time of development.

#### **ELEMENT G – HOUSING**

*POLICY 1: Plan to provide for a 20-year supply of suitable land for Talent’s housing needs within the existing urban growth boundary to the extent possible.*

**FINDING:** As proposed, this application would convert 2.01 acres of commercial land to low-density residential land, providing an opportunity for more multi-family housing types.

The adopted Comprehensive Housing Element indicates the city will need an additional 109 acres of residential land to meet the projected growth in the next 20 years. Of these needed housing types there is a need for 77 acres of Low-Density Residential land and 17 acres of Medium Density Residential land and 15 acres of High-Density Residential and mixed use Commercial land. The Buildable Lands Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current Urban Growth Boundary (UGB).

The proposed rezoning is 2.01 acres. Of this, 1.54 acres are outside the Floodway. The proposed residential development can be found to meet the identified needed housing described in ORS 197.303, “needed housing” means all housing on land zone 4d for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an UGB. Though not an area of significant acreage, the request provides an actual development area that will provide an additional land area for Medium Density

Residential development. This proposed Comprehensive and Zone map change provides development that addresses a priority of homeownership.

The proposed map change will provide an opportunity, when converted to a medium-density residential, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Solutions for the housing deficit require intensification of existing residential land and the conversion of land currently designated with commercial or industrial uses to residential. **The provisions of this section have been met.**

*Objective 4.1: Provide a variety of housing types in Talent, especially in the downtown area, at densities that support maintaining a compact town form.*

The proposed low/medium-density residential designation/zone with a plan for multi-family development provides an efficient use of land on an infill property with adequate infrastructure. The proposed comprehensive plan map change and subsequent zone change will allow for the future development of additional single-family attached dwellings. The minimum density for the medium-density designation is 7.2 units per acre. If approved, the high-density designation required would provide a density that is greater than the target 6.6 units per acre required by the Regional Plan, aiding in the increased overall density of the city. The additional density in this location is appropriate considering the adjacent residential developments and its proximity to public services such as transit and parks.

The proposed map change would provide some relief to the short-term supply of needed housing for the next 12 months. The conversion of commercial land to high-density residential land is an intensification of suitable property within the current UGB. The approval of this application expedites a solution of both the short-term housing needs and the conversion of the surplus of commercial lands within the City. **The provisions of this section have been met.**

#### **ELEMENT H – REGIONAL PLAN**

*The Greater Bear Creek Valley Regional Plan (Regional Plan) is the product of a comprehensive regional land-use planning effort undertaken by the cities of Ashland, Central Point, Eagle Point, Medford, Phoenix, Talent, and Jackson County to address long term urbanization needs of the region, including the establishment of goals and policies.*

*The most significant product of the Regional Plan is the establishment of requirements which affect the form and function of future urban-level development and the creation of an Urban Reserve (UR) for each of the cities, the purpose of which is to set aside a 50-year supply of land for future urban-level development. The method of establishing an urban reserve is defined in state law (see ORS 195.137–145).*



*The purpose of this comprehensive plan element is to acknowledge by reference the entire Greater Bear Greek Valley Regional Plan (Regional Plan) 1, and to incorporate those sections of the Regional Plan that are applicable to the City of Talent, and in so doing commence implementation of the Regional Plan.*

**FINDING:** The City has identified multiple future growth areas for the expansion of the UGB through the adoption of the RPS Plan. However, the expansion of the UGB is a long-term process and the city has an immediate need for additional land suitable for residential development. With an identified surplus of commercial land and a deficit of available residential land in both the short term and long term, converting the subject property from commercial land to high-density residential land has a beneficial impact to the City.

As proposed, the density is greater than the target 6.6 units per acre required by the Regional Plan, aiding in the increased overall density of the city. The additional density in this location is appropriate considering the adjacent medium density developments and its proximity to public services such as transit and parks and can meet the short-term demand for housing until a time the Regional Plan can be amended to accommodate additional residential land. **The provisions of this section have been met.**

## **TALENT ZONING CODE**

### **18.10.030 Establishment of Zones by Map**

*A. The location and boundaries of the zones designated in TMC [18.10.020](#) are hereby established as shown on the map entitled “The Zoning Map of the City of Talent,” bearing the number of the ordinance codified in this title and authenticated by the signature of the mayor and city recorder endorsed thereon at the time of the passage of the ordinance codified in this title. The map shall be hereinafter referred to as the “zoning map.” An updated zoning map was adopted by Ordinance No. [817](#) (November 1, 2006) along with the reorganization of the zoning code.*

**FINDING:** The applicant provided both an existing and proposed comprehensive plan and zoning map demonstrating the area of proposed change. If approved, the comprehensive plan and zoning maps will be updated to illustrate the change as proposed. **The provisions of this section have been met.**

### **18.10.040 Boundaries of Zones**

*Where uncertainty exists as to the boundaries of any zone as shown on the zoning map, the following rules shall apply:*

*D. Areas of dedicated streets or alleys and railroad rights-of-way which are not designated on the zoning map as being classified in one of the zones provided in this title shall be deemed to be unclassified and, in the case of railroad rights-of-way, shall be permitted to be used solely for the purpose of accommodating tracks,*

*signals, other operative devices and the movement of rolling stock. [Ord. 817 § 8-3A.240, 2006.]*

**FINDING:** There are no areas of dedicated streets of alleys or railroad rights-of-way on the subject properties. **The provisions of this section are not applicable.**

#### **18.10.050 Zoning of Annexed Areas**

*Zoning regulations in effect in an area prior to annexation to the city shall continue to apply and shall be enforced by the city until such time as a zone change has been adopted or a new zone created by the city for the annexed area. Newly created zoning districts shall conform to the city's comprehensive plan.*

**FINDING:** The land area proposed for Comprehensive Plan Map re-designation to Residential – Low Density (RL) is presently designated as Commercial (C) on the Comprehensive Plan Map. The zoning of the area designated for Commercial is Highway Commercial (CH). The zone does not allow for the development of residential housing without a commercial component. The land area of proposed change from commercial to medium-density residential is consistent with the city's comprehensive plan. **The provisions of this section have been met.**

#### **18.30. Residential Zone – Medium Density (RMD)**

##### **18.30.010 Description and Purpose:**

*The medium-density residential (RMD) zone is intended to provide a stable, healthful and livable residential environment with a variety of residential options, together with the full range of urban services, for those residents choosing to live in neighborhoods with small economic enterprises, such as home occupations and neighborhood commercial activity. [Ord. 966 § 2 (Exh. B), 2021; Ord. 952 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.210, 2006.]*

**FINDING:** The proposal is to increase the area within the City of Talent that is primarily designated and zoned for medium-density, residential development. The proposed map change is in an area with convenient access to a full range of urban services including pedestrian and bicycle facilities, transit, urban level infrastructure including adequate potable water, sewer, storm drainage and electricity. The proposed area for the low/medium-density residential designation and zone is adjacent to other residentially designated property. The property is accessed by vehicles, pedestrians and bicycles from Mountain View Drive, a private road with direct access to W. Valley View Road.

As proposed, the requested map change would allow, at a minimum, 7.2 new residential dwelling units. The applicant has provided a conceptual site plan demonstrating the area of the property proposed for rezoning, and the potential for residential development. The conceptual plan identifies 10 new residential units, higher than the minimum. Any proposed residential development of the site shall meet the minimum density of 7.2 units per acre. The proposed future development will not exceed the maximum density of 14.5 units per acre. It will be within the range of minimum and maximum density for the area. The conceptual site plan and all future development of the property will be required to conform

to the process, procedures and development standards for Residential Medium Density development as required by the Talent Municipal Code. **The provisions of this section have been met.**

## **18.75. Public Land and Facilities (PLF)**

### **18.75.010 Description and Purpose**

*The public land and facilities (PLF) district is designated for uses that promote and sustain the health, safety, and welfare of the citizens of Talent. It is appropriate for government offices; public facilities, utilities and services; police and fire stations; parks, open space, recreation facilities, and trails; and public schools and libraries.*

*The PLF district identifies public uses of land on the zoning map and protects them from inappropriate uses. Land owned or otherwise controlled by the federal government, the state, the county, the city, the fire district, or the Phoenix-Talent School District shall be designated PLF on the map. This designation serves notice to those owning or buying land in proximity to publicly owned land that it shall contain public uses. [Ord. 817 § 8-3G.110, 2006.]*

**FINDING:** A portion of the property is in the FEMA 100-year floodplain and is identified on the Comprehensive Plan Map as Public Land and Facility (PLF) and in the Parks Master Plan as the Wagner Creek greenway. This proposal seeks to allow for the future development of the trail/path and the open space for the proposed development and dedication to the city for park purposes.

## **18.115 Development and Design Standards**

### **18.115.010 Purpose**

*This chapter addresses access management, multimodal circulation, public improvements, and dedications and setbacks. One of the primary purposes of this chapter is to provide standards for attractive and safe streets that can accommodate vehicle traffic from planned growth, and provide a range of alternative transportation options, including, but not limited to, carpooling, walking, transit and bicycling. This chapter is also intended to implement the transportation system plan (TSP) portion of the comprehensive plan.*

*The dedications, improvements and/or setbacks required by this chapter must be met or complied with, or provisions made to ensure complete compliance, before any building permits shall be issued. [Ord. 966 § 2 (Exh. B), 2021.]*

**FINDING:** The proposed development will maintain the 50-foot “safe Harbor” setback from Wagner Creek and will maintain the area as open space consistent with this section of the Talent Municipal Code. The floodway portion of the property will be dedicated to the city as a permanent open space. This area will be developed as a pathway for pedestrian access and circulation and will be conveyed to the City of Talent.

There are no street improvements or dedications requested or proposed with this application. Mountain View Drive was an approved access and circulation as per TMC section 18.115.060 and adequate easement for the use of Mountain View Drive as a primary site access to the future development. The existing access on Mountain View Drive provides reasonable access to private property and allows for safe and efficient travel for vehicles, bicycles and pedestrians.

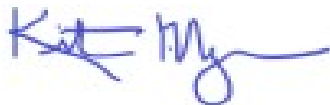
---

Derek Volkart  
Planning Commission Chair

---

Date

ATTEST



---

Kristen Maze  
Community Development Director

---

September 26, 2023

Date

## **ORDINANCE NO. 2023-980-O**

### **AN ORDINANCE FOR A COMPREHENSIVE PLAN AMENDMENT OF 2.01 ACRES FROM COMMERCIAL TO RESIDENTIAL LOW DENSITY FOR PROPERTY LOCATED AT 300 WEST VALLEY VIEW ROAD (381W23D TAX LOT 1903)**

WHEREAS, the City Council finds the proposed Comprehensive Plan amendment is consistent with the City's Comprehensive Plan and Oregon's Statewide Planning Goals.

WHEREAS, the City Council finds the proposed Comprehensive Plan Amendment provides additional low-density residential land needed by the city for future residential development, and

WHEREAS, the City Council finds that proposed Comprehensive Plan amendment application was duly noticed in the Grants Pass Courier September 16, 2023 and to property owners within 250 feet on August 30, 2023, and further noticed in the Grants Pass Courier on October 7, 2023, and

WHEREAS, the City Council continued this proposal to a date certain on December 6, 2023, and

WHEREAS, the City Council is considering this application in conjunction with file REZ 2023-001. A decision approving REZ 2023-001 can be made only subsequent to a decision on file CPA 2023-001, and

WHEREAS, no motion was made on September 26, 2023, by the Planning Commission for approval of the Comprehensive Plan Amendment,

WHEREAS, staff shall as per TMC 18.190.060 b. Provide notice and put the matter on the city council's agenda, a public hearing to be held, and a decision to be made by the council. No further action shall be taken by the planning commission.

WHEREAS, the City Council finds that during the public hearing on October 18, 2023, evidence was presented, and the public was given an opportunity to comment.

### **THE CITY OF TALENT ORDAINS AS FOLLOWS:**

**SECTION 1. MAP DESIGNATION CHANGE:** That the Comprehensive Plan designation of Tax Lot 1903, Jackson County May number 38-1W-23D, as shown on the map labeled as Exhibit A, attached, be changed from Commercial to Residential – Low Density. This decision is based on the information presented in the Staff Reports and Findings of Fact below.

SECTION 2: That the proposed Comprehensive Plan amendment as described herein has been advertised and publicly noticed in accordance with TMC 18.190.060.

SECTION 3: Under the provisions of the 2017 Talent Charter, Chapter VIII, Section 33, the provisions of this ordinance shall take effect 30 days after adoption.

Duly enacted by the City Council in open session on January 17, 2024, by the following vote:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

---

Lucero Martinez, City Recorder and Custodian of City records.

*In the following, any text quoted directly from City codes appears in italics; staff findings appear in regular typeface.*

## **OREGON ADMINISTRATIVE RULES**

### ***OAR 660-012-0060, Plan and Land Use Regulation Amendments***

1. *If an amendment to a functional plan, an acknowledged comprehensive plan or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*
  - a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan).*
  - b) *Change standards implementing a functional classification system, or*
  - c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of the evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
    - (A) *Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
    - (B) *Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
    - (C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

**FINDING:** Goal 12, OAR 660-12-0060(1) requires that a local government ensure that an amendment to a functional plan and acknowledged comprehensive plan or a land use regulation does not significantly affect transportation.

According to the Traffic Assessment completed by Southern Oregon Transportation Engineering, LLC. on June 17, 2020, the proposed change will not generate levels of traffic over the existing commercial designation. Therefore, there is no change in the functional classification of the existing or planned transportation facility. No comments were provided by ODOT to refute this analysis.

The analysis further concludes that the proposed change will not increase traffic levels or cause patterns that would change the standards implementing a functional classification system or that would degrade the performance of the transportation facilities.

As demonstrated in the letter from the applicant's Traffic Engineer, the proposed map change will generate less vehicle trips than the commercial designation, meeting Transportation Planning Rule (TPR) requirements. Additionally, the Planning Commission can find that the conceptual residential development will not generate more than 500 average daily trips or 50 peak hour trips. Traffic generation will be verified again at the time a Site Development Plan is submitted. **The provisions of this section have been met.**

## **OREGON STATEWIDE PLANNING GOALS**

### **STATEWIDE PLANNING GOAL 1 – CITIZEN INVOLVEMENT**

*3. Citizen Influence -- To provide the opportunity for citizens to be involved in all phases of the planning process.*

**FINDING:** A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public is notified of the public hearings through direct mailings, publication in the Mail Tribune and notification on the subject property. Additionally, the City has posted the pending application on the City's website and online web map. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 2 – LAND USE PLANNING**

*2. Minor Changes Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.*

**FINDING:** The proposed map change demonstrates compliance with the City of Talent Comprehensive Plan Goals and Policies and does not have a significant effect beyond the immediate area of change.



A change in designation or zone from commercial to high-density residential is consistent with Goal 10 and with the City's Housing Element which suggests the conversion of surplus commercial and industrial lands to residential or the intensification of existing residential land provided the change doesn't create a deficit of land. The proposed map change will provide an opportunity, when converted to a high-density residential to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the City. Included in this proposal is a request to change the zone from Commercial Highway (CH) to Multiple-Family High-Density (RM-HD). Subsequent to this review and approval, the change in zoning designation can be approved. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 9 – ECONOMY**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**FINDING:** The proposed map change will not have a negative impact on the surplus of commercially zoned land in the city. The Economic Opportunities Analysis (EOA) demonstrates the City of Talent has a demand of 17 acres of Commercial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of commercial and industrial land currently within the UGB. The city currently has a 62-acre supply of Commercially zoned land, a surplus of approximately 44 acres. A request to remove 2.01 acres of land from the commercial inventory will continue to provide a 43-acre surplus of commercial land and will not have a negative impact on potential commercial development. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 10 – HOUSING**

*To provide for the housing needs of citizens of the state.*

*Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.*

**FINDING:** As proposed, this application would convert 2.01 acres of commercial land to medium-density residential land, providing an opportunity for more multi-family housing types.

The Housing Needs Analysis demonstrates Talent currently has a capacity of 630 residential dwelling units. Based on the projected population growth in the next 20

years adopted into the Housing Element, Talent will have a need of 1,272 dwelling units. The city has a deficit of 642 dwelling units in the next 20 years.

The proposed map change will provide an opportunity, when converted to a low/medium density residential area, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Solutions for the housing deficit require intensification of existing residential land and the conversion of land currently designated or zoned commercial or industrial to residential.

## **STATEWIDE PLANNING GOAL 12 – TRANSPORTATION**

*To provide and encourage a safe, convenient and economic transportation system.*

*A transportation plan shall (1) consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian; (2) be based upon an inventory of local, regional and state transportation needs; (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; (4) avoid principal reliance upon any one mode of transportation; (5) minimize adverse social, economic and environmental impacts and costs; (6) conserve energy; (7) meet the needs of the transportation disadvantaged by improving transportation services; (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and (9) conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.*

**FINDING:** The findings addressing Comprehensive Plan Element D, Transportation demonstrate compliance with Goal 12. The proposed map change provides adequate transportation for vehicles, bicycles and pedestrians. Additional findings supporting Goal 12 are also provided in OAR 660-012-0060 above. **The provisions of this section have been met.**

## **TALENT COMPREHENSIVE PLAN POLICIES, GOALS AND OBJECTIVES**

### **ELEMENT A – CITIZEN INVOLVEMENT**

*POLICY 2: Communication: Assure effective two-way communications between the City (elected and appointed city officials, as well as staff) and citizens.*

**FINDING:** A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public is notified of the public hearings through direct mailings, publication in

the Grants Pass Daily Courier and notification on the subject property. Additionally, the city has posted the pending application on the City's website and online web map. The applicant also held a neighborhood meeting with individuals notified within 250 feet of the proposed project. **The provisions of this Section have been met.**

## **ELEMENT B – PARKS AND RECREATION**

*POLICY 3: Recreation: It is the policy of the City of Talent to provide recreational opportunities that balances the needs of all ages and users.*

**FINDING:** The Comprehensive Plan has recognized the value of parks and open space in urban settings. The subject property is near an existing city park (Lynn Newbry Park) and the Bear Creek Greenway and adjacent to Wagner Creek Greenway. Additionally, any approved site plan for the attached single family units will be subject to the development of a private open space area for use by the tenants. The applicant intends to enhance the greenway area along Wagner Creek, as identified in the existing comprehensive plan Park designation and within the Parks Master Plan and the Transportation System Plan. **The provisions of this section have been met.**

## **ELEMENT C – NATURAL HAZARDS**

*GOAL 1: The City of Talent will manage land use in a way that prevents loss of life and reduces risks to property in the event of a natural hazard.*

**FINDING:** The entire site is located within a map flood hazard area and will be subject to Floodplain Review regulations at the time of Site Development Plan Review. A small area of the property is deemed undevelopable due to its location within the floodway, however approximately 0.8 acres of buildable land remains to accommodate the future residential development.

Future development will be subject to the prevailing building code at the time of submittal. The State Building Codes include reasonable measures to accommodate development within the floodplain and other hazards associated with earthquakes and other potential natural hazards in the area. **The provisions of this section have been met.**

## **ELEMENT D – TRANSPORTATION**

*GOAL: Provide a safe and efficient transportation system that reduces energy requirements, regional air contaminants, and public costs and provides for the needs of those not able or wishing to drive automobiles.*

**FINDING:** The City has an adopted Transportation System Plan (TSP) in compliance with State requirements. The TSP is a component of the Comprehensive Plan, it addresses all modes of transportation and provides design standards for all new streets. The Talent Zoning Ordinance implements the goals and policies of the TSP.

The Oregon Transportation Planning Rule (TPR, addressed above) assures all land use decisions will consider review of multi-modal forms of transportation in the decision process.

The subject property fronts a collector street. Sidewalks fronting the parcel are improved to city standards and are consistent with the City's TSP. Additionally, RVTD has bus stop facilities along Oregon 99, less than a ¼ mile from the subject site to encourage use of the transit system.

A completed traffic analysis determined that the number of vehicle trips generated by remapping the commercial property to high-density residential will be reduced. As proposed, the change from commercial to high-density residential will not cause any of the intersections in the vicinity to operate at or below the required level of service. Primary access to the proposed high-density residential land will be from Mountain View Drive, a private street. The private street provides granted access to the subject parcel and is a legal means of access to the property. **The provisions of this section have been met.**

## **ELEMENT E – ECONOMY**

*The “Economic Element” of the Comprehensive Plan is intended to guide city policy and land use decisions related to commercial and industrial development within the city limits and urban growth boundary of Talent.*

*This element addresses State Economic Development Goal 9, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."*

**POLICY 1:** *Land Availability: The City will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility, and other characteristics).*

**FINDING:** The Comprehensive Plan includes an Economic Opportunities Analysis (EOA) that was updated in October 2016. The EOA demonstrates the City of Talent has a demand of 17 acres of Commercial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of commercial land currently within the UGB. The City currently has nearly a 62-acre supply of commercially designated/zoned land, a surplus of approximately 44 acres. A request to remove 2.01 acres of land from the commercial inventory will continue to provide

a 43-acre surplus of commercial land and will not have a negative impact on potential commercial development or create a deficit of commercial land. **The provisions of this section have been met.**

### **ELEMENT F – PUBLIC FACILITIES**

*The purpose of this element is to plan for the provision of economical and efficient public facilities and services to meet the needs of current residents, and to serve new development in a manner that minimizes adverse financial, environmental, and social impacts on the citizens of Talent. This element establishes a long-range plan for compliance with statewide planning Goal 11, Public Facilities and Services.*

**FINDING:** The subject property is vacant. Adjacent properties are currently developed and served by all necessary public facilities. The development of the subject property is infill development and can efficiently use the existing infrastructure.

Rogue Valley Sewer Service (RVSS) provides sanitary sewer facilities through a sanitary sewer line to Mountain View Estates. Storm water facilities are available in the West Valley View Road right of way and the systems have adequate capacity for the purposes of the proposed map change. Future development on the site will be required to comply with the standards in effect at the time of development.

### **ELEMENT G – HOUSING**

*POLICY 1: Plan to provide for a 20-year supply of suitable land for Talent’s housing needs within the existing urban growth boundary to the extent possible.*

**FINDING:** As proposed, this application would convert 2.01 acres of commercial land to low-density residential land, providing an opportunity for more multi-family housing types.

The adopted Comprehensive Housing Element indicates the city will need an additional 109 acres of residential land to meet the projected growth in the next 20 years. Of these needed housing types there is a need for 77 acres of Low-Density Residential land and 17 acres of Medium Density Residential land and 15 acres of High-Density Residential and mixed use Commercial land. The Buildable Lands Inventory found that with a deficit of nearly 109 acres of residential land, talent does not have an adequate supply of residential land to mee the 20-year projected demand within its current Urban Growth Boundary (UGB).

The proposed rezoning is 2.01 acres. Of this, 1.54 acres are outside the Floodway. The proposed residential development can be found to mee the identified needed housing described in ORS 197.303, “needed housing” means all housing on land

zone4d for residential use or mixed residential and commercial use that is determined to meet the need show for housing within an UGB. Though not an area of significant acreage, the request provides an actual development area that will provide an additional land area for Medium Density Residential development. This proposed Comprehensive and Zone map change provides development that addresses a priority of homeownership.

The proposed map change will provide an opportunity, when converted to a medium-density residential, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Solutions for the housing deficit require intensification of existing residential land and the conversion of land currently designated with commercial or industrial uses to residential. **The provisions of this section have been met.**

*Objective 4.1: Provide a variety of housing types in Talent, especially in the downtown area, at densities that support maintaining a compact town form.*

The proposed low/medium-density residential designation/zone with a plan for multi-family development provides an efficient use of land on an infill property with adequate infrastructure. The proposed comprehensive plan map change and subsequent zone change will allow for the future development of additional multi-family or single-family attached dwellings. The minimum density for the medium-density designation is 7 units per acre. If approved, the medium density designation required would provide a density that is greater than the target 6.6 units per acre required by the Regional Plan, aiding in the increased overall density of the city. The additional density in this location is appropriate considering the adjacent residential developments and its proximity to public services such as transit and parks.

The proposed map change would provide some relief to the short-term supply of needed housing for the next 12 months. The conversion of commercial land to medium-density residential land is an intensification of suitable property within the current UGB. The approval of this application expedites a solution of both the short-term housing needs and the conversion of the surplus of commercial lands within the City. **The provisions of this section have been met.**

#### **ELEMENT H – REGIONAL PLAN**

*The Greater Bear Creek Valley Regional Plan (Regional Plan) is the product of a comprehensive regional land-use planning effort undertaken by the cities of Ashland, Central Point, Eagle Point, Medford, Phoenix, Talent, and Jackson County to address longterm urbanization needs of the region, including the establishment of goals and policies.*

*The most significant product of the Regional Plan is the establishment of requirements which affect the form and function of future urban-level development and the creation of an Urban Reserve (UR) for each of the cities,*

*the purpose of which is to set aside a 50-year supply of land for future urban-level development. The method of establishing an urban reserve is defined in state law (see ORS 195.137–145).*

*The purpose of this comprehensive plan element is to acknowledge by reference the entire Greater Bear Greek Valley Regional Plan (Regional Plan) 1, and to incorporate those sections of the Regional Plan that are applicable to the City of Talent, and in so doing commence implementation of the Regional Plan.*

**FINDING:** The City has identified multiple future growth areas for the expansion of the UGB through the adoption of the RPS Plan. However, the expansion of the UGB is a long-term process and the city has an immediate need for additional land suitable for residential development. With an identified surplus of commercial land and a deficit of available residential land in both the short term and long term, converting the subject property from commercial land to high-density residential land has a beneficial impact to the City.

As proposed, the density is greater than the target 6.6 units per acre required by the Regional Plan, aiding in the increased overall density of the city. The additional density in this location is appropriate considering the adjacent high density developments and its proximity to public services such as transit and parks and can meet the short-term demand for housing until a time the Regional Plan can be amended to accommodate additional residential land. **The provisions of this section have been met.**

## **TALENT ZONING CODE**

### **18.10.030 Establishment of Zones by Map**

*A. The location and boundaries of the zones designated in TMC [18.10.020](#) are hereby established as shown on the map entitled “The Zoning Map of the City of Talent,” bearing the number of the ordinance codified in this title and authenticated by the signature of the mayor and city recorder endorsed thereon at the time of the passage of the ordinance codified in this title. The map shall be hereinafter referred to as the “zoning map.” An updated zoning map was adopted by Ordinance No. [817](#) (November 1, 2006) along with the reorganization of the zoning code.*

**FINDING:** The applicant provided both an existing and proposed comprehensive plan and zoning map demonstrating the area of proposed change. If approved, the comprehensive plan and zoning maps will be updated to illustrate the change as proposed, including the adjusted property line. **The provisions of this section have been met.**

### **18.10.040 Boundaries of Zones**

*Where uncertainty exists as to the boundaries of any zone as shown on the zoning map, the following rules shall apply:*

*D. Areas of dedicated streets or alleys and railroad rights-of-way which are not designated on the zoning map as being classified in one of the zones provided in this title shall be deemed to be unclassified and, in the case of railroad rights-of-way, shall be permitted to be used solely for the purpose of accommodating tracks, signals, other operative devices and the movement of rolling stock. [Ord. 817 § 8-3A.240, 2006.]*

**FINDING:** There are no areas of dedicated streets of alleys or railroad rights-of-way on the subject properties. **The provisions of this section are not applicable.**

### **18.10.050 Zoning of Annexed Areas**

*Zoning regulations in effect in an area prior to annexation to the city shall continue to apply and shall be enforced by the city until such time as a zone change has been adopted or a new zone created by the city for the annexed area. Newly created zoning districts shall conform to the city's comprehensive plan.*

**FINDING:** The land area proposed for Comprehensive Plan Map re-designation to Residential – High Density (RH) is presently designated as Commercial (C) on the Comprehensive Plan Map. The zoning of the area designated for Commercial is Highway Commercial (CH). The zone does not allow for the development of residential housing without a commercial component. The land area of proposed change from commercial to high-density residential is consistent with the city's comprehensive plan. **The provisions of this section have been met.**

### **18.30. Residential Zone – Medium-Density (RMD)**

#### **18.30.010 Description and Purpose:**

*The medium-density residential (RMD) zone is intended to provide a stable, healthful and livable residential environment with a variety of residential options, together with the full range of urban services, for those residents choosing to live in neighborhoods with small economic enterprises, such as home occupations and neighborhood commercial activity. [Ord. 966 § 2 (Exh. B), 2021; Ord. 952 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.210, 2006.]*

**FINDING:** The proposal is to increase the area within the City of Talent that is primarily designated and zoned for medium-density, residential development. The proposed map change is in an area with convenient access to a full range of urban services including pedestrian and bicycle facilities, transit, urban level infrastructure including adequate potable water, sewer, storm drainage and electricity. The



proposed area for the low/medium-density residential designation and zone is adjacent to other residentially designated property. The property is accessed by vehicles, pedestrians and bicycles from Mountain View Drive, a private road with direct access to W. Valley View Road.

As proposed, the requested map change would allow, at a minimum, 7.2 new residential dwelling units. The applicant has provided a conceptual site plan demonstrating the area of the property proposed for rezoning, and the potential for residential development. The conceptual plan identifies 10 new residential units, higher than the minimum. Any proposed residential development of the site shall meet the minimum density of 7.2 units per acre. The proposed future development will not exceed the maximum density of 14.5 units per acre. It will be within the range of minimum and maximum density for the area. The conceptual site plan and all future development of the property will be required to conform to the process, procedures and development standards for Residential Medium Density development as required by the Talent Municipal Code. **The provisions of this section have been met.**

## **18.75. Public Land and Facilities (PFL)**

### **18.75.010 Description and Purpose**

*The public land and facilities (PLF) district is designated for uses that promote and sustain the health, safety, and welfare of the citizens of Talent. It is appropriate for government offices; public facilities, utilities and services; police and fire stations; parks, open space, recreation facilities, and trails; and public schools and libraries.*

*The PLF district identifies public uses of land on the zoning map and protects them from inappropriate uses. Land owned or otherwise controlled by the federal government, the state, the county, the city, the fire district, or the Phoenix-Talent School District shall be designated PLF on the map. This designation serves notice to those owning or buying land in proximity to publicly owned land that it shall contain public uses. [Ord. 817 § 8-3G.110, 2006.]*

**FINDING:** A portion of the property is in the FEMA 100-year floodplain and is identified on the Comprehensive Plan Map as Public Land and Facility (PLF) and in the Parks Master Plan as the Wagner Creek greenway. This proposal seeks to allow for the future development of the trail/path and the open space for the proposed development and dedication to the city for park purposes.

## **18.115 Development and Design Standards**

### **18.115.010 Purpose**

*This chapter addresses access management, multimodal circulation, public improvements, and dedications and setbacks. One of the primary purposes of this chapter is to provide standards for attractive and safe streets*

*that can accommodate vehicle traffic from planned growth, and provide a range of alternative transportation options, including, but not limited to, carpooling, walking, transit and bicycling. This chapter is also intended to implement the transportation system plan (TSP) portion of the comprehensive plan.*

*The dedications, improvements and/or setbacks required by this chapter must be met or complied with, or provisions made to ensure complete compliance, before any building permits shall be issued. [Ord. 966 § 2 (Exh. B), 2021.]*

**FINDING:** The proposed development will maintain the 50-foot “safe Harbor” setback from Wagner Creek and will maintain the area as open space consistent with this section of the Talent Municipal Code. The floodway portion of the property will be dedicated to the city as a permanent open space. This area will be developed as a pathway for pedestrian access and circulation and will be conveyed to the City of Talent.

There are no street improvements or dedications requested or proposed with this application. Mountain View Drive was an approved access and circulation as per TMC section 18.115.060 and adequate easement for the use of Mountain View Drive as a primary site access to the future development. The existing access on Mountain View Drive provides reasonable access to private property and allows for safe and efficient travel for vehicles, bicycles and pedestrians.



BEFORE THE TALENT CITY COUNCIL

STATE OF OREGON, CITY OF TALENT

IN THE MATTER OF PLANNING FILE NO. REZ 2023-001 AND LO- )  
CATED ON WEST VALLEY VIEW ROAD [MAP NO. 38-1W-23D ) ORDER  
TAXLOT 1903], THE TALENT PLANNING COMMISSION FINDS )  
THE FOLLOWING: )

- 1. The Planning Commission finds that the applicant participated in a pre-application meeting, as required under TMC 18.190.080(C), on September 26, 2023, as evidenced in the record and on the land use application.
- 2. The Planning Commission finds the proposed Comprehensive Plan Map amendment is consistent with the City’s Comprehensive Plan and Oregon’s Statewide Planning Goals.
- 3. The Planning Commission finds the proposed Comprehensive Plan Designation and Zoning provides additional low and medium density residential land needed by the city for future residential development.
- 4. The Planning Commission finds that proposed Comprehensive Plan Map amendment and Zone Map change application was duly noticed in the Grants Pass Daily Courier and to property owners within 250 feet on September 12, 2023.
- 5. The Planning Commission is considering this application in conjunction with file REZ 2023-001. A recommendation on file REZ 2023-001 can be made subsequent to a recommendation on file CPA 2023-001.
- 6. The Planning Commission finds that during the public hearing, evidence was presented, and the public was given an opportunity to comment.

**The Planning Commission recommends City Council approval of REZ 2023-001, a Zoning Map change from Commercial Highway (CH) to Residential Medium Density (RMD). This Planning Commission recommendation of approval of the Zoning Map change from Commercial Highway (CH) to Residential – Medium Density (RMD) is based on the information presented in the Staff Reports and Findings of Fact below:**

*In the following, any text quoted directly from City codes appears in italics; staff findings appear in regular typeface.*

## OREGON ADMINISTRATIVE RULES

### ***OAR 660-012-0060, Plan and Land Use Regulation Amendments***

1. *If an amendment to a functional plan, an acknowledged comprehensive plan or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*
  - a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan).*
  - b) *Change standards implementing a functional classification system, or*
  - c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of the evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
    - (A) *Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
    - (B) *Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
    - (C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

**FINDING:** Goal 12, OAR 660-12-0060(1) requires that a local government ensure that an amendment to a functional plan and acknowledged comprehensive plan or a land use regulation does not significantly affect transportation.

According to the Traffic Assessment completed by Southern Oregon Transportation Engineering, LLC. on May 25, 2023, the proposed change will not generate levels of traffic over the existing commercial designation. Therefore, there is no change in the functional

classification of the existing or planned transportation facility. No comments were provided by ODOT to refute this analysis.

The analysis further concludes that the proposed comprehensive plan map and zone change will result in a reduction of trips to the transportation system plan, or cause patterns that would change the standards implementing a functional classification system or that would degrade the performance of the transportation facilities.

As demonstrated in the letter from the applicant's Traffic Engineer, the proposed map change will generate less vehicle trips than the commercial designation, meeting Transportation Planning Rule (TPR) requirements. Additionally, the Planning Commission can find that the conceptual residential development will not generate more than 500 average daily trips or 50 peak hour trips. Traffic generation will be verified again at the time a Site Development Plan is submitted. **The provisions of this section have been met.**

## **OREGON STATEWIDE PLANNING GOALS**

### **STATEWIDE PLANNING GOAL 1 – CITIZEN INVOLVEMENT**

*3. Citizen Influence -- To provide the opportunity for citizens to be involved in all phases of the planning process.*

**FINDING:** A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public is notified of the public hearings through direct mailings, publication in the Grants Pass Daily Courier and notification on the subject property. Additionally, the city has posted the pending application on the City's website and online web map. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 2 – LAND USE PLANNING**

*2. Minor Changes Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.*

**FINDING:** The proposed map change demonstrates compliance with the City of Talent Comprehensive Plan Goals and Policies and does not have a significant effect beyond the immediate area of change.

A change in designation or zone from commercial to low-density residential is consistent with Goal 10 and with the City's Housing Element which suggests the conversion of surplus commercial and industrial lands to residential or the intensification of existing residential land provided the change doesn't create a deficit of land. The proposed map change

will provide an opportunity, when converted to a low-density residential area, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Included in this proposal is a request to change the zone from Commercial Highway (CH) to Residential Medium Density (RMD). Subsequent to this review and approval, the change in zoning designation can be approved. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 9 – ECONOMY**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**FINDING:** The proposed map change will not have a negative impact on the surplus of commercially zoned land in the city. The Economic Opportunities Analysis (EOA) demonstrates the City of Talent has a demand of 17 acres of Commercial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of commercial and industrial land currently within the UGB. The city currently has a 62-acre supply of Commercially zoned land, a surplus of approximately 44 acres. A request to remove 2.01 acres of land from the commercial inventory will continue to provide a 43-acre surplus of commercial land and will not have a negative impact on potential commercial development. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 5 – ENVIRONMENT**

*To protect natural resources and conserve scenic and historic areas and open space.*

*Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.*

**FINDING:** Wagner creek is a Goal 5 protected resource. The proposed rezoning and comprehensive plan map changes acknowledge the 50 foot riparian buffer zone consistent with the Oregon Administrative Rules for the requirement of compliance with OAR 660-023-0050 which requires the resource to be protected and that ordinances exist to allow partially or fully allow conflicting uses. The applicant proposes to develop a pathway along the Wagner Creek Greenway that will tie into the pathway partially development pathway along Wagner creek. This pathway is identified in both the park master plan and the Talent Transportation System Plan as future multi-use pathway/trail. The future development will meet the FEMA requirements for building in the floodplain as per the Talent Municipal Code and the Building Codes. The applicant also plans to preserve the 50 foot riparian buffering zone.

### **STATEWIDE PLANNING GOAL 10 – HOUSING**

*To provide for the housing needs of citizens of the state.*

*Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.*

**FINDING:** As proposed, this application would convert 2.01 acres of commercial land to medium-density residential land, providing an opportunity for more multi-family housing types.

The Housing Needs Analysis demonstrates Talent currently has a capacity of 630 residential dwelling units. Based on the projected population growth in the next 20 years adopted into the Housing Element, Talent will have a need of 1,272 dwelling units. The city has a deficit of 642 dwelling units in the next 20 years.

The proposed map change will provide an opportunity, when converted to a low/medium density residential area, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Solutions for the housing deficit require intensification of existing residential land and the conversion of land currently designated or zoned commercial or industrial to residential.

#### **STATEWIDE PLANNING GOAL 12 – TRANSPORTATION**

*To provide and encourage a safe, convenient and economic transportation system. A transportation plan shall (1) consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian; (2) be based upon an inventory of local, regional and state transportation needs; (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; (4) avoid principal reliance upon any one mode of transportation; (5) minimize adverse social, economic and environmental impacts and costs; (6) conserve energy; (7) meet the needs of the transportation disadvantaged by improving transportation services; (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and (9) conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.*

**FINDING:** The findings addressing Comprehensive Plan Element D, Transportation demonstrate compliance with Goal 12. The proposed map change provides adequate transportation for vehicles, bicycles and pedestrians. Additional findings supporting Goal 12 are also provided in OAR 660-012-0060 above. **The provisions of this section have been met.**

### **TALENT COMPREHENSIVE PLAN POLICIES, GOALS AND OBJECTIVES**

## **ELEMENT A – CITIZEN INVOLVEMENT**

*POLICY 2: Communication: Assure effective two-way communications between the City (elected and appointed city officials, as well as staff) and citizens.*

**FINDING:** A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public is notified of the public hearings through direct mailings, publication in the Grants Pass Daily Courier and notification on the subject property. Additionally, the city has posted the pending application on the City's website and online web map. The applicant also held a neighborhood meeting with individuals notified within 250 feet of the proposed project. **The provisions of this Section have been met.**

## **ELEMENT B – PARKS AND RECREATION**

*POLICY 3: Recreation: It is the policy of the City of Talent to provide recreational opportunities that balance the needs of all ages and users.*

**FINDING:** The Comprehensive Plan has recognized the value of parks and open space in urban settings. The subject property is near an existing city park (Lynn Newbry Park) and the Bear Creek Greenway and adjacent to Wagner Creek Greenway. Additionally, any approved site plan for the attached single family units will be subject to the development of a private open space area for use by the tenants. The applicant intends to enhance the greenway area along Wagner Creek, as identified in the existing comprehensive plan Park designation and within the Parks Master Plan and the Transportation System Plan. **The provisions of this section have been met.**

## **ELEMENT C – NATURAL HAZARDS**

*GOAL 1: The City of Talent will manage land use in a way that prevents loss of life and reduces risks to property in the event of a natural hazard.*

**FINDING:** The entire site is located within a map flood hazard area and will be subject to Floodplain Review regulations at the time of Site Development Plan Review. A small area of the property is deemed undevelopable due to its location within the floodway, however approximately 0.8 acres of buildable land remains to accommodate the future residential development.

Future development will be subject to the prevailing building code at the time of submittal. The State Building Codes and the Talent Municipal Code, Title 15 include reasonable measures to accommodate development within the floodplain and other hazards associated with earthquakes and other potential natural hazards in the area. **The provisions of this section have been met.**

## **ELEMENT D – TRANSPORTATION**



*GOAL: Provide a safe and efficient transportation system that reduces energy requirements, regional air contaminants, and public costs and provides for the needs of those not able or wishing to drive automobiles.*

**FINDING:** The City has an adopted Transportation System Plan (TSP) in compliance with State requirements. The TSP is a component of the Comprehensive Plan, it addresses all modes of transportation and provides design standards for all new streets. The Talent Zoning Ordinance implements the goals and policies of the TSP.

The Oregon Transportation Planning Rule (TPR, addressed above) assures all land use decisions will consider review of multi-modal forms of transportation in the decision process.

The subject property fronts a collector street. Sidewalks fronting the parcel are improved to city standards and are consistent with the City's TSP. Additionally, RVTD has bus stop facilities along Oregon 99, less than a ¼ mile from the subject site to encourage use of the transit system.

A completed traffic analysis determined that the number of vehicle trips generated by re-mapping the commercial property to medium/low-density residential will be reduced. As proposed, the change from commercial to low/medium-density residential will not cause any of the intersections in the vicinity to operate at or below the required level of service. Primary access to the proposed medium-density residential land will be from Mountain View Drive, a private street. The private street provides granted access to the subject parcel and is a legal means of access to the property. **The provisions of this section have been met.**

### **ELEMENT E – ECONOMY**

*The “Economic Element” of the Comprehensive Plan is intended to guide city policy and land use decisions related to commercial and industrial development within the city limits and urban growth boundary of Talent.*

*This element addresses State Economic Development Goal 9, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."*

**POLICY 1: Land Availability:** *The City will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility, and other characteristics).*

**FINDING:** The Comprehensive Plan includes an Economic Opportunities Analysis (EOA) that was updated in October 2016. The EOA demonstrates the City of Talent has a demand of 17 acres of Commercial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of commercial land currently within the UGB. The city currently has nearly a 62-acre supply of commercially designated/zoned land, a surplus of approximately 44 acres. A request to remove 2.01 acres of land from the commercial

inventory will continue to provide a 43-acre surplus of commercial land and will not have a negative impact on potential commercial development or create a deficit of commercial land. **The provisions of this section have been met.**

#### **ELEMENT F – PUBLIC FACILITIES**

*The purpose of this element is to plan for the provision of economical and efficient public facilities and services to meet the needs of current residents, and to serve new development in a manner that minimizes adverse financial, environmental, and social impacts on the citizens of Talent. This element establishes a long-range plan for compliance with statewide planning Goal 11, Public Facilities and Services.*

**FINDING:** The subject property is vacant. Adjacent properties are currently developed and served by all necessary public facilities. The development of the subject property is infill development and can efficiently use the existing infrastructure.

Rogue Valley Sewer Service (RVSS) provides sanitary sewer facilities through a sanitary sewer line to Mountain View Estates. Storm water facilities are available in the West Valley View Road right of way and the systems have adequate capacity for the purposes of the proposed map change. Future development on the site will be required to comply with the standards in effect at the time of development.

#### **ELEMENT G – HOUSING**

*POLICY 1: Plan to provide for a 20-year supply of suitable land for Talent’s housing needs within the existing urban growth boundary to the extent possible.*

**FINDING:** As proposed, this application would convert 2.01 acres of commercial land to low-density residential land, providing an opportunity for more multi-family housing types.

The adopted Comprehensive Housing Element indicates the city will need an additional 109 acres of residential land to meet the projected growth in the next 20 years. Of these needed housing types there is a need for 77 acres of Low-Density Residential land and 17 acres of Medium Density Residential land and 15 acres of High-Density Residential and mixed use Commercial land. The Buildable Lands Inventory found that with a deficit of nearly 109 acres of residential land, Talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current Urban Growth Boundary (UGB).

The proposed rezoning is 2.01 acres. Of this, 1.54 acres are outside the Floodway. The proposed residential development can be found to meet the identified needed housing described in ORS 197.303, “needed housing” means all housing on land zone 4d for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an UGB. Though not an area of significant acreage, the request provides an actual development area that will provide an additional land area for Medium Density

Residential development. This proposed Comprehensive and Zone map change provides development that addresses a priority of homeownership.

The proposed map change will provide an opportunity, when converted to a medium-density residential, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Solutions for the housing deficit require intensification of existing residential land and the conversion of land currently designated with commercial or industrial uses to residential. **The provisions of this section have been met.**

*Objective 4.1: Provide a variety of housing types in Talent, especially in the downtown area, at densities that support maintaining a compact town form.*

The proposed low/medium-density residential designation/zone with a plan for multi-family development provides an efficient use of land on an infill property with adequate infrastructure. The proposed comprehensive plan map change and subsequent zone change will allow for the future development of additional single-family attached dwellings. The minimum density for the medium-density designation is 7.2 units per acre. If approved, the high-density designation required would provide a density that is greater than the target 6.6 units per acre required by the Regional Plan, aiding in the increased overall density of the city. The additional density in this location is appropriate considering the adjacent residential developments and its proximity to public services such as transit and parks.

The proposed map change would provide some relief to the short-term supply of needed housing for the next 12 months. The conversion of commercial land to high-density residential land is an intensification of suitable property within the current UGB. The approval of this application expedites a solution of both the short-term housing needs and the conversion of the surplus of commercial lands within the City. **The provisions of this section have been met.**

#### **ELEMENT H – REGIONAL PLAN**

*The Greater Bear Creek Valley Regional Plan (Regional Plan) is the product of a comprehensive regional land-use planning effort undertaken by the cities of Ashland, Central Point, Eagle Point, Medford, Phoenix, Talent, and Jackson County to address long term urbanization needs of the region, including the establishment of goals and policies.*

*The most significant product of the Regional Plan is the establishment of requirements which affect the form and function of future urban-level development and the creation of an Urban Reserve (UR) for each of the cities, the purpose of which is to set aside a 50-year supply of land for future urban-level development. The method of establishing an urban reserve is defined in state law (see ORS 195.137–145).*

*The purpose of this comprehensive plan element is to acknowledge by reference the entire Greater Bear Greek Valley Regional Plan (Regional Plan) 1, and to incorporate those sections of the Regional Plan that are applicable to the City of Talent, and in so doing commence implementation of the Regional Plan.*

**FINDING:** The City has identified multiple future growth areas for the expansion of the UGB through the adoption of the RPS Plan. However, the expansion of the UGB is a long-term process and the city has an immediate need for additional land suitable for residential development. With an identified surplus of commercial land and a deficit of available residential land in both the short term and long term, converting the subject property from commercial land to high-density residential land has a beneficial impact to the City.

As proposed, the density is greater than the target 6.6 units per acre required by the Regional Plan, aiding in the increased overall density of the city. The additional density in this location is appropriate considering the adjacent medium density developments and its proximity to public services such as transit and parks and can meet the short-term demand for housing until a time the Regional Plan can be amended to accommodate additional residential land. **The provisions of this section have been met.**

## **TALENT ZONING CODE**

### **18.10.030 Establishment of Zones by Map**

*A. The location and boundaries of the zones designated in TMC [18.10.020](#) are hereby established as shown on the map entitled “The Zoning Map of the City of Talent,” bearing the number of the ordinance codified in this title and authenticated by the signature of the mayor and city recorder endorsed thereon at the time of the passage of the ordinance codified in this title. The map shall be hereinafter referred to as the “zoning map.” An updated zoning map was adopted by Ordinance No. [817](#) (November 1, 2006) along with the reorganization of the zoning code.*

**FINDING:** The applicant provided both an existing and proposed comprehensive plan and zoning map demonstrating the area of proposed change. If approved, the comprehensive plan and zoning maps will be updated to illustrate the change as proposed. **The provisions of this section have been met.**

### **18.10.040 Boundaries of Zones**

*Where uncertainty exists as to the boundaries of any zone as shown on the zoning map, the following rules shall apply:*

*D. Areas of dedicated streets or alleys and railroad rights-of-way which are not designated on the zoning map as being classified in one of the zones provided in this title shall be deemed to be unclassified and, in the case of railroad rights-of-way, shall be permitted to be used solely for the purpose of accommodating tracks,*

*signals, other operative devices and the movement of rolling stock. [Ord. 817 § 8-3A.240, 2006.]*

**FINDING:** There are no areas of dedicated streets of alleys or railroad rights-of-way on the subject properties. **The provisions of this section are not applicable.**

#### **18.10.050 Zoning of Annexed Areas**

*Zoning regulations in effect in an area prior to annexation to the city shall continue to apply and shall be enforced by the city until such time as a zone change has been adopted or a new zone created by the city for the annexed area. Newly created zoning districts shall conform to the city's comprehensive plan.*

**FINDING:** The land area proposed for Comprehensive Plan Map re-designation to Residential – Low Density (RL) is presently designated as Commercial (C) on the Comprehensive Plan Map. The zoning of the area designated for Commercial is Highway Commercial (CH). The zone does not allow for the development of residential housing without a commercial component. The land area of proposed change from commercial to medium-density residential is consistent with the city's comprehensive plan. **The provisions of this section have been met.**

#### **18.30. Residential Zone – Medium Density (RMD)**

##### **18.30.010 Description and Purpose:**

*The medium-density residential (RMD) zone is intended to provide a stable, healthful and livable residential environment with a variety of residential options, together with the full range of urban services, for those residents choosing to live in neighborhoods with small economic enterprises, such as home occupations and neighborhood commercial activity. [Ord. 966 § 2 (Exh. B), 2021; Ord. 952 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.210, 2006.]*

**FINDING:** The proposal is to increase the area within the City of Talent that is primarily designated and zoned for medium-density, residential development. The proposed map change is in an area with convenient access to a full range of urban services including pedestrian and bicycle facilities, transit, urban level infrastructure including adequate potable water, sewer, storm drainage and electricity. The proposed area for the low/medium-density residential designation and zone is adjacent to other residentially designated property. The property is accessed by vehicles, pedestrians and bicycles from Mountain View Drive, a private road with direct access to W. Valley View Road.

As proposed, the requested map change would allow, at a minimum, 7.2 new residential dwelling units. The applicant has provided a conceptual site plan demonstrating the area of the property proposed for rezoning, and the potential for residential development. The conceptual plan identifies 10 new residential units, higher than the minimum. Any proposed residential development of the site shall meet the minimum density of 7.2 units per acre. The proposed future development will not exceed the maximum density of 14.5 units per acre. It will be within the range of minimum and maximum density for the area. The conceptual site plan and all future development of the property will be required to conform

to the process, procedures and development standards for Residential Medium Density development as required by the Talent Municipal Code. **The provisions of this section have been met.**

## **18.75. Public Land and Facilities (PLF)**

### **18.75.010 Description and Purpose**

*The public land and facilities (PLF) district is designated for uses that promote and sustain the health, safety, and welfare of the citizens of Talent. It is appropriate for government offices; public facilities, utilities and services; police and fire stations; parks, open space, recreation facilities, and trails; and public schools and libraries.*

*The PLF district identifies public uses of land on the zoning map and protects them from inappropriate uses. Land owned or otherwise controlled by the federal government, the state, the county, the city, the fire district, or the Phoenix-Talent School District shall be designated PLF on the map. This designation serves notice to those owning or buying land in proximity to publicly owned land that it shall contain public uses. [Ord. 817 § 8-3G.110, 2006.]*

**FINDING:** A portion of the property is in the FEMA 100-year floodplain and is identified on the Comprehensive Plan Map as Public Land and Facility (PLF) and in the Parks Master Plan as the Wagner Creek greenway. This proposal seeks to allow for the future development of the trail/path and the open space for the proposed development and dedication to the city for park purposes.

## **18.115 Development and Design Standards**

### **18.115.010 Purpose**

*This chapter addresses access management, multimodal circulation, public improvements, and dedications and setbacks. One of the primary purposes of this chapter is to provide standards for attractive and safe streets that can accommodate vehicle traffic from planned growth, and provide a range of alternative transportation options, including, but not limited to, carpooling, walking, transit and bicycling. This chapter is also intended to implement the transportation system plan (TSP) portion of the comprehensive plan.*

*The dedications, improvements and/or setbacks required by this chapter must be met or complied with, or provisions made to ensure complete compliance, before any building permits shall be issued. [Ord. 966 § 2 (Exh. B), 2021.]*

**FINDING:** The proposed development will maintain the 50-foot “safe Harbor” setback from Wagner Creek and will maintain the area as open space consistent with this section of the Talent Municipal Code. The floodway portion of the property will be dedicated to the city as a permanent open space. This area will be developed as a pathway for pedestrian access and circulation and will be conveyed to the City of Talent.

There are no street improvements or dedications requested or proposed with this application. Mountain View Drive was an approved access and circulation as per TMC section 18.115.060 and adequate easement for the use of Mountain View Drive as a primary site access to the future development. The existing access on Mountain View Drive provides reasonable access to private property and allows for safe and efficient travel for vehicles, bicycles and pedestrians.

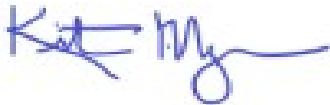
---

Derek Volkart  
Planning Commission Chair

---

Date

ATTEST



---

Kristen Maze  
Community Development Director

---

September 26, 2023

Date

## **ORDINANCE NO. 2023-981-O**

### **AN ORDINANCE FOR A CHANGE OF ZONE OF 2.01 ACRES FROM HIGHWAY COMMERCIAL (HC) TO MEDIUM DENSITY RESIDENTIAL (RMD) FOR PROPERTY LOCATED AT 300 WEST VALLEY VIEW ROAD (381W23D TAX LOT 1903)**

WHEREAS, the City Council finds the proposed Zoning Map amendment is consistent with the City's Comprehensive Plan and Oregon's Statewide Planning Goals, and

WHEREAS, the City Council finds the proposed Zoning Map Designation provides additional medium density residential land needed by the city for future residential development, and

WHEREAS, the City Council finds that proposed Zoning Map amendment application was duly noticed in the Grants Pass Courier and to property owners within 250 feet on August 30, 2023, and further noticed in the Grants Pass Courier on October 7, 2023, and

WHEREAS, the City Council continued this proposal to a date certain on December 6, 2023, and

WHEREAS, the City Council is considering this application in conjunction with file CPA 2023-001. A decision approving REZ 2023-001 can be made only subsequent to a decision on file CPA 2023-001, and

WHEREAS, no motion was made on September 26, 2023, by the Planning Commission for approval of the change of zone, and

WHEREAS, staff shall as per TMC 18.190.060 b. Provide notice and put the matter on the city council's agenda, a public hearing to be held, and a decision to be made by the council. No further action shall be taken by the planning commission.

WHEREAS, the City Council finds that during the public hearing on January 17, 2024, evidence was presented, and the public was given an opportunity to comment, and

### **NOW THEREFORE, THE CITY OF TALENT ORDAINS AS FOLLOWS:**

**SECTION 1. REZONING:** That the zoning designation of Tax Lot 1903, Jackson County May number 38-1W-23D, as shown on the map labeled as Exhibit A, attached, be changed from Highway Commercial (CH) to Medium Density (RMD). This decision is based on the information presented in the Staff Reports and Findings of Fact below.



SECTION 2: That the proposed rezoning as described herein has been advertised and publicly noticed in accordance with TMC 18.190.060.

SECTION 3: Under the provisions of the 2017 Talent Charter, Chapter VIII, Section 33, the provisions of this ordinance shall take effect 30 days after adoption.

Duly enacted by the City Council in open session on January 17, 2024, by the following vote:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

---

Lucero Martinez, City Recorder and Custodian of City records

*In the following, any text quoted directly from City codes appears in italics; staff findings appear in regular typeface.*

## **OREGON ADMINISTRATIVE RULES**

### ***OAR 660-012-0060, Plan and Land Use Regulation Amendments***

1. *If an amendment to a functional plan, an acknowledged comprehensive plan or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*
  - a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan).*
  - b) *Change standards implementing a functional classification system, or*
  - c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of the evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
    - (A) *Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
    - (B) *Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
    - (C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

**FINDING:** Goal 12, OAR 660-12-0060(1) requires that a local government ensure that an amendment to a functional plan and acknowledged comprehensive plan or a land use regulation does not significantly affect transportation.

According to the Traffic Assessment completed by Southern Oregon Transportation Engineering, LLC. on June 17, 2020, the proposed change will not generate levels of traffic over the existing commercial designation. Therefore, there is no change in the functional classification of the existing or planned transportation facility. No comments were provided by ODOT to refute this analysis.

The analysis further concludes that the proposed change will not increase traffic levels or cause patterns that would change the standards implementing a functional classification system or that would degrade the performance of the transportation facilities.

As demonstrated in the letter from the applicant's Traffic Engineer, the proposed map change will generate less vehicle trips than the commercial designation, meeting Transportation Planning Rule (TPR) requirements. Additionally, the Planning Commission can find that the conceptual residential development will not generate more than 500 average daily trips or 50 peak hour trips. Traffic generation will be verified again at the time a Site Development Plan is submitted. **The provisions of this section have been met.**

## **OREGON STATEWIDE PLANNING GOALS**

### **STATEWIDE PLANNING GOAL 1 – CITIZEN INVOLVEMENT**

*3. Citizen Influence -- To provide the opportunity for citizens to be involved in all phases of the planning process.*

**FINDING:** A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public is notified of the public hearings through direct mailings, publication in the Mail Tribune and notification on the subject property. Additionally, the City has posted the pending application on the City's website and online web map. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 2 – LAND USE PLANNING**

*2. Minor Changes Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.*

**FINDING:** The proposed map change demonstrates compliance with the City of Talent Comprehensive Plan Goals and Policies and does not have a significant effect beyond the immediate area of change.

A change in designation or zone from commercial to high-density residential is consistent with Goal 10 and with the City's Housing Element which suggests the conversion of surplus commercial and industrial lands to residential or the intensification of existing residential land provided the change doesn't create a deficit of land. The proposed map change will provide an opportunity, when converted to a high-density residential to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the City. Included in this proposal is a request to change the zone from Commercial Highway (CH) to Multiple-Family High-Density (RM-HD). Subsequent to this review and approval, the change in zoning designation can be approved. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 9 – ECONOMY**

*To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**FINDING:** The proposed map change will not have a negative impact on the surplus of commercially zoned land in the city. The Economic Opportunities Analysis (EOA) demonstrates the City of Talent has a demand of 17 acres of Commercial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of commercial and industrial land currently within the UGB. The city currently has a 62-acre supply of Commercially zoned land, a surplus of approximately 44 acres. A request to remove 2.01 acres of land from the commercial inventory will continue to provide a 43-acre surplus of commercial land and will not have a negative impact on potential commercial development. **The provisions of this Section have been met.**

### **STATEWIDE PLANNING GOAL 10 – HOUSING**

*To provide for the housing needs of citizens of the state.*

*Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.*

**FINDING:** As proposed, this application would convert 2.01 acres of commercial land to medium-density residential land, providing an opportunity for more multi-family housing types.

The Housing Needs Analysis demonstrates Talent currently has a capacity of 630 residential dwelling units. Based on the projected population growth in the next 20

years adopted into the Housing Element, Talent will have a need of 1,272 dwelling units. The city has a deficit of 642 dwelling units in the next 20 years.

The proposed map change will provide an opportunity, when converted to a low/medium density residential area, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Solutions for the housing deficit require intensification of existing residential land and the conversion of land currently designated or zoned commercial or industrial to residential.

## **STATEWIDE PLANNING GOAL 12 – TRANSPORTATION**

*To provide and encourage a safe, convenient and economic transportation system.*

*A transportation plan shall (1) consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian; (2) be based upon an inventory of local, regional and state transportation needs; (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; (4) avoid principal reliance upon any one mode of transportation; (5) minimize adverse social, economic and environmental impacts and costs; (6) conserve energy; (7) meet the needs of the transportation disadvantaged by improving transportation services; (8) facilitate the flow of goods and services so as to strengthen the local and regional economy; and (9) conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.*

**FINDING:** The findings addressing Comprehensive Plan Element D, Transportation demonstrate compliance with Goal 12. The proposed map change provides adequate transportation for vehicles, bicycles and pedestrians. Additional findings supporting Goal 12 are also provided in OAR 660-012-0060 above. **The provisions of this section have been met.**

## **TALENT COMPREHENSIVE PLAN POLICIES, GOALS AND OBJECTIVES**

### **ELEMENT A – CITIZEN INVOLVEMENT**

*POLICY 2: Communication: Assure effective two-way communications between the City (elected and appointed city officials, as well as staff) and citizens.*

**FINDING:** A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public is notified of the public hearings through direct mailings, publication in

the Grants Pass Daily Courier and notification on the subject property. Additionally, the city has posted the pending application on the City's website and online web map. The applicant also held a neighborhood meeting with individuals notified within 250 feet of the proposed project. **The provisions of this Section have been met.**

## **ELEMENT B – PARKS AND RECREATION**

*POLICY 3: Recreation: It is the policy of the City of Talent to provide recreational opportunities that balances the needs of all ages and users.*

**FINDING:** The Comprehensive Plan has recognized the value of parks and open space in urban settings. The subject property is near an existing city park (Lynn Newbry Park) and the Bear Creek Greenway and adjacent to Wagner Creek Greenway. Additionally, any approved site plan for the attached single family units will be subject to the development of a private open space area for use by the tenants. The applicant intends to enhance the greenway area along Wagner Creek, as identified in the existing comprehensive plan Park designation and within the Parks Master Plan and the Transportation System Plan. **The provisions of this section have been met.**

## **ELEMENT C – NATURAL HAZARDS**

*GOAL 1: The City of Talent will manage land use in a way that prevents loss of life and reduces risks to property in the event of a natural hazard.*

**FINDING:** The entire site is located within a map flood hazard area and will be subject to Floodplain Review regulations at the time of Site Development Plan Review. A small area of the property is deemed undevelopable due to its location within the floodway, however approximately 0.8 acres of buildable land remains to accommodate the future residential development.

Future development will be subject to the prevailing building code at the time of submittal. The State Building Codes include reasonable measures to accommodate development within the floodplain and other hazards associated with earthquakes and other potential natural hazards in the area. **The provisions of this section have been met.**

## **ELEMENT D – TRANSPORTATION**

*GOAL: Provide a safe and efficient transportation system that reduces energy requirements, regional air contaminants, and public costs and provides for the needs of those not able or wishing to drive automobiles.*

**FINDING:** The City has an adopted Transportation System Plan (TSP) in compliance with State requirements. The TSP is a component of the Comprehensive Plan, it addresses all modes of transportation and provides design standards for all new streets. The Talent Zoning Ordinance implements the goals and policies of the TSP.

The Oregon Transportation Planning Rule (TPR, addressed above) assures all land use decisions will consider review of multi-modal forms of transportation in the decision process.

The subject property fronts a collector street. Sidewalks fronting the parcel are improved to city standards and are consistent with the City's TSP. Additionally, RVTD has bus stop facilities along Oregon 99, less than a ¼ mile from the subject site to encourage use of the transit system.

A completed traffic analysis determined that the number of vehicle trips generated by remapping the commercial property to high-density residential will be reduced. As proposed, the change from commercial to high-density residential will not cause any of the intersections in the vicinity to operate at or below the required level of service. Primary access to the proposed high-density residential land will be from Mountain View Drive, a private street. The private street provides granted access to the subject parcel and is a legal means of access to the property. **The provisions of this section have been met.**

## **ELEMENT E – ECONOMY**

*The “Economic Element” of the Comprehensive Plan is intended to guide city policy and land use decisions related to commercial and industrial development within the city limits and urban growth boundary of Talent.*

*This element addresses State Economic Development Goal 9, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."*

**POLICY 1:** *Land Availability: The City will plan for a 20-year supply of suitable commercial and industrial land on sites with a variety of characteristics (e.g., site sizes, locations, visibility, and other characteristics).*

**FINDING:** The Comprehensive Plan includes an Economic Opportunities Analysis (EOA) that was updated in October 2016. The EOA demonstrates the City of Talent has a demand of 17 acres of Commercial land for the 2016 – 2036 planning horizon. The EOA contains a Buildable Lands Inventory of commercial land currently within the UGB. The City currently has nearly a 62-acre supply of commercially designated/zoned land, a surplus of approximately 44 acres. A request to remove 2.01 acres of land from the commercial inventory will continue to provide

a 43-acre surplus of commercial land and will not have a negative impact on potential commercial development or create a deficit of commercial land. **The provisions of this section have been met.**

## **ELEMENT F – PUBLIC FACILITIES**

*The purpose of this element is to plan for the provision of economical and efficient public facilities and services to meet the needs of current residents, and to serve new development in a manner that minimizes adverse financial, environmental, and social impacts on the citizens of Talent. This element establishes a long-range plan for compliance with statewide planning Goal 11, Public Facilities and Services.*

**FINDING:** The subject property is vacant. Adjacent properties are currently developed and served by all necessary public facilities. The development of the subject property is infill development and can efficiently use the existing infrastructure.

Rogue Valley Sewer Service (RVSS) provides sanitary sewer facilities through a sanitary sewer line to Mountain View Estates. Storm water facilities are available in the West Valley View Road right of way and the systems have adequate capacity for the purposes of the proposed map change. Future development on the site will be required to comply with the standards in effect at the time of development.

## **ELEMENT G – HOUSING**

*POLICY 1: Plan to provide for a 20-year supply of suitable land for Talent's housing needs within the existing urban growth boundary to the extent possible.*

**FINDING:** As proposed, this application would convert 2.01 acres of commercial land to low-density residential land, providing an opportunity for more multi-family housing types.

The adopted Comprehensive Housing Element indicates the city will need an additional 109 acres of residential land to meet the projected growth in the next 20 years. Of these needed housing types there is a need for 77 acres of Low-Density Residential land and 17 acres of Medium Density Residential land and 15 acres of High-Density Residential and mixed use Commercial land. The Buildable Lands Inventory found that with a deficit of nearly 109 acres of residential land, talent does not have an adequate supply of residential land to meet the 20-year projected demand within its current Urban Growth Boundary (UGB).

The proposed rezoning is 2.01 acres. Of this, 1.54 acres are outside the Floodway. The proposed residential development can be found to meet the identified needed housing described in ORS 197.303, "needed housing" means all housing on land



zone4d for residential use or mixed residential and commercial use that is determined to meet the need show for housing within an UGB. Though not an area of significant acreage, the request provides an actual development area that will provide an additional land area for Medium Density Residential development. This proposed Comprehensive and Zone map change provides development that addresses a priority of homeownership.

The proposed map change will provide an opportunity, when converted to a medium-density residential, to minimize the shortage of available residential land. Residential land shortages negatively affect the affordability of housing of all housing types and densities within the city. Solutions for the housing deficit require intensification of existing residential land and the conversion of land currently designated with commercial or industrial uses to residential. **The provisions of this section have been met.**

*Objective 4.1: Provide a variety of housing types in Talent, especially in the downtown area, at densities that support maintaining a compact town form.*

The proposed low/medium-density residential designation/zone with a plan for multi-family development provides an efficient use of land on an infill property with adequate infrastructure. The proposed comprehensive plan map change and subsequent zone change will allow for the future development of additional multi-family or single-family attached dwellings. The minimum density for the medium-density designation is 7 units per acre. If approved, the medium density designation required would provide a density that is greater than the target 6.6 units per acre required by the Regional Plan, aiding in the increased overall density of the city. The additional density in this location is appropriate considering the adjacent residential developments and its proximity to public services such as transit and parks.

The proposed map change would provide some relief to the short-term supply of needed housing for the next 12 months. The conversion of commercial land to medium-density residential land is an intensification of suitable property within the current UGB. The approval of this application expedites a solution of both the short-term housing needs and the conversion of the surplus of commercial lands within the City. **The provisions of this section have been met.**

## **ELEMENT H – REGIONAL PLAN**

*The Greater Bear Creek Valley Regional Plan (Regional Plan) is the product of a comprehensive regional land-use planning effort undertaken by the cities of Ashland, Central Point, Eagle Point, Medford, Phoenix, Talent, and Jackson County to address longterm urbanization needs of the region, including the establishment of goals and policies.*

*The most significant product of the Regional Plan is the establishment of requirements which affect the form and function of future urban-level development and the creation of an Urban Reserve (UR) for each of the cities,*

*the purpose of which is to set aside a 50-year supply of land for future urban-level development. The method of establishing an urban reserve is defined in state law (see ORS 195.137–145).*

*The purpose of this comprehensive plan element is to acknowledge by reference the entire Greater Bear Greek Valley Regional Plan (Regional Plan) 1, and to incorporate those sections of the Regional Plan that are applicable to the City of Talent, and in so doing commence implementation of the Regional Plan.*

**FINDING:** The City has identified multiple future growth areas for the expansion of the UGB through the adoption of the RPS Plan. However, the expansion of the UGB is a long-term process and the city has an immediate need for additional land suitable for residential development. With an identified surplus of commercial land and a deficit of available residential land in both the short term and long term, converting the subject property from commercial land to high-density residential land has a beneficial impact to the City.

As proposed, the density is greater than the target 6.6 units per acre required by the Regional Plan, aiding in the increased overall density of the city. The additional density in this location is appropriate considering the adjacent high density developments and its proximity to public services such as transit and parks and can meet the short-term demand for housing until a time the Regional Plan can be amended to accommodate additional residential land. **The provisions of this section have been met.**

## **TALENT ZONING CODE**

### **18.10.030 Establishment of Zones by Map**

*A. The location and boundaries of the zones designated in TMC [18.10.020](#) are hereby established as shown on the map entitled “The Zoning Map of the City of Talent,” bearing the number of the ordinance codified in this title and authenticated by the signature of the mayor and city recorder endorsed thereon at the time of the passage of the ordinance codified in this title. The map shall be hereinafter referred to as the “zoning map.” An updated zoning map was adopted by Ordinance No. [817](#) (November 1, 2006) along with the reorganization of the zoning code.*

**FINDING:** The applicant provided both an existing and proposed comprehensive plan and zoning map demonstrating the area of proposed change. If approved, the comprehensive plan and zoning maps will be updated to illustrate the change as proposed, including the adjusted property line. **The provisions of this section have been met.**

### **18.10.040 Boundaries of Zones**

*Where uncertainty exists as to the boundaries of any zone as shown on the zoning map, the following rules shall apply:*

*D. Areas of dedicated streets or alleys and railroad rights-of-way which are not designated on the zoning map as being classified in one of the zones provided in this title shall be deemed to be unclassified and, in the case of railroad rights-of-way, shall be permitted to be used solely for the purpose of accommodating tracks, signals, other operative devices and the movement of rolling stock. [Ord. 817 § 8-3A.240, 2006.]*

**FINDING:** There are no areas of dedicated streets of alleys or railroad rights-of-way on the subject properties. **The provisions of this section are not applicable.**

### **18.10.050 Zoning of Annexed Areas**

*Zoning regulations in effect in an area prior to annexation to the city shall continue to apply and shall be enforced by the city until such time as a zone change has been adopted or a new zone created by the city for the annexed area. Newly created zoning districts shall conform to the city's comprehensive plan.*

**FINDING:** The land area proposed for Comprehensive Plan Map re-designation to Residential – High Density (RH) is presently designated as Commercial (C) on the Comprehensive Plan Map. The zoning of the area designated for Commercial is Highway Commercial (CH). The zone does not allow for the development of residential housing without a commercial component. The land area of proposed change from commercial to high-density residential is consistent with the city's comprehensive plan. **The provisions of this section have been met.**

### **18.30. Residential Zone – Medium-Density (RMD)**

#### **18.30.010 Description and Purpose:**

*The medium-density residential (RMD) zone is intended to provide a stable, healthful and livable residential environment with a variety of residential options, together with the full range of urban services, for those residents choosing to live in neighborhoods with small economic enterprises, such as home occupations and neighborhood commercial activity. [Ord. 966 § 2 (Exh. B), 2021; Ord. 952 § 1 (Exh. A), 2019; Ord. 943 § 1 (Exh. A), 2018; Ord. 817 § 8-3C.210, 2006.]*

**FINDING:** The proposal is to increase the area within the City of Talent that is primarily designated and zoned for medium-density, residential development. The proposed map change is in an area with convenient access to a full range of urban services including pedestrian and bicycle facilities, transit, urban level infrastructure including adequate potable water, sewer, storm drainage and electricity. The

proposed area for the low/medium-density residential designation and zone is adjacent to other residentially designated property. The property is accessed by vehicles, pedestrians and bicycles from Mountain View Drive, a private road with direct access to W. Valley View Road.

As proposed, the requested map change would allow, at a minimum, 7.2 new residential dwelling units. The applicant has provided a conceptual site plan demonstrating the area of the property proposed for rezoning, and the potential for residential development. The conceptual plan identifies 10 new residential units, higher than the minimum. Any proposed residential development of the site shall meet the minimum density of 7.2 units per acre. The proposed future development will not exceed the maximum density of 14.5 units per acre. It will be within the range of minimum and maximum density for the area. The conceptual site plan and all future development of the property will be required to conform to the process, procedures and development standards for Residential Medium Density development as required by the Talent Municipal Code. **The provisions of this section have been met.**

## **18.75. Public Land and Facilities (PFL)**

### **18.75.010 Description and Purpose**

*The public land and facilities (PLF) district is designated for uses that promote and sustain the health, safety, and welfare of the citizens of Talent. It is appropriate for government offices; public facilities, utilities and services; police and fire stations; parks, open space, recreation facilities, and trails; and public schools and libraries.*

*The PLF district identifies public uses of land on the zoning map and protects them from inappropriate uses. Land owned or otherwise controlled by the federal government, the state, the county, the city, the fire district, or the Phoenix-Talent School District shall be designated PLF on the map. This designation serves notice to those owning or buying land in proximity to publicly owned land that it shall contain public uses. [Ord. 817 § 8-3G.110, 2006.]*

**FINDING:** A portion of the property is in the FEMA 100-year floodplain and is identified on the Comprehensive Plan Map as Public Land and Facility (PLF) and in the Parks Master Plan as the Wagner Creek greenway. This proposal seeks to allow for the future development of the trail/path and the open space for the proposed development and dedication to the city for park purposes.

## **18.115 Development and Design Standards**

### **18.115.010 Purpose**

*This chapter addresses access management, multimodal circulation, public improvements, and dedications and setbacks. One of the primary purposes of this chapter is to provide standards for attractive and safe streets*

*that can accommodate vehicle traffic from planned growth, and provide a range of alternative transportation options, including, but not limited to, carpooling, walking, transit and bicycling. This chapter is also intended to implement the transportation system plan (TSP) portion of the comprehensive plan.*

*The dedications, improvements and/or setbacks required by this chapter must be met or complied with, or provisions made to ensure complete compliance, before any building permits shall be issued. [Ord. 966 § 2 (Exh. B), 2021.]*

**FINDING:** The proposed development will maintain the 50-foot “safe Harbor” setback from Wagner Creek and will maintain the area as open space consistent with this section of the Talent Municipal Code. The floodway portion of the property will be dedicated to the city as a permanent open space. This area will be developed as a pathway for pedestrian access and circulation and will be conveyed to the City of Talent.

There are no street improvements or dedications requested or proposed with this application. Mountain View Drive was an approved access and circulation as per TMC section 18.115.060 and adequate easement for the use of Mountain View Drive as a primary site access to the future development. The existing access on Mountain View Drive provides reasonable access to private property and allows for safe and efficient travel for vehicles, bicycles and pedestrians.



## City Council Agenda Report

---

<b>Meeting Date:</b>	January 17 <sup>th</sup> , 2024	<b>Staff Contact:</b>	Gary Milliman
<b>Department:</b>	Administration	<b>E-Mail:</b>	gmilliman@cityoftalent.org
<b>Staff Recommendation:</b>	Receive	<b>Estimated Time:</b>	5 mins.

---

### ISSUE BEFORE THE COUNCIL

City Manager Report

#### BACKGROUND

This is a monthly report concerning matters that may be of interest to the City Council and the public that do not require action.

This is my initial monthly report to the City Council to be submitted at the second City Council meeting of each month.

I started work with the City on January 2, 2024. The level of activity has been brisk, and I have focused on learning the City's internal systems and getting acquainted with the staff, while addressing some matters of immediate concern. For at least the next several weeks, my focus will be on absorbing information about the community and city systems, beginning to establish relationships with partners, and addressing issues requiring immediate attention.

#### TREE STUDY/URBAN FORESTRY COMMISSION

At the City Council meeting of January 3<sup>rd</sup>, Councilor Clark inquired concerning the recommendation from the Urban Forestry Committee concerning the development of a tree ordinance. According to City staff, there was no funding included in the 2023-24 budget for this project, and the Community Development Department has insufficient capacity to undertake the study internally. Note also that funding for Committee general support was included in the current year budget; the amount allocated to the Urban Forestry Committee was \$500.00 and the Finance Department reports that expenses charged to this account exceed the amount budgeted.

#### SOLAR PROJECT

Elevated solar panels were installed several weeks ago at the Community Center and Police Station sites. The facilities have not yet been activated. I became aware of technical issues concerning the project at both sites and, almost simultaneously, the City received an email from a concerned neighbor regarding the project at the Community Center site. I am working with staff to address all of these concerns and will keep the Council informed.

#### WATER RATE STUDY

I participated in a meeting and several communication exchanges with the water rate study consultant on projected operations costs and alternative rate structures.

#### MEETING WITH MAYOR AND COUNCILORS

I have met with the Mayor and three of the Councilors to discuss their perspectives on priorities and

goals. I am hoping to meet with each of the Councilors over the course of the next two weeks.

### **MEETING WITH ODOT**

I met with ODOT Region 3 Area Manager Jerry Marmon for an initial discussion on funding availability and working with ODOT going forward. It is important to establish good working relationships with state partner agencies, and I anticipate many meetings with other partners.

### **KDRV/PROMISE TREES**

On January 10 I was interviewed by KDRV concerning the extension of the Oregon State Garden Clubs Promise Trees voucher project. This project provides \$50.00 vouchers to local homeowners who lost their homes in the Labor Day fires of 2020 who would like to plant a fire-resistant tree or shrub on their property. The voucher is redeemable at any of three area nurseries. The program ending date has been extended to December 31, 2026, and, to date, the City has issued 56 vouchers. Contact the Community Development Department to obtain a voucher.

### **NEW EMPLOYEE**

On January 10 we welcomed a new Public Works Department employee. Hayz Lantz comes to Talent with experience as a wildland firefighter and certified personal trainer.

### **KAMERIN SPRINGS RESTROOM**

The Kamerin Springs restroom building has arrived, and installation is expected to be finalized during the week of January 15. Public Works employees are completing underground connections and the entrance slab. The purchase price for the restroom was \$128,878.00.

### **RELATED COUNCIL POLICIES**

None

### **POTENTIAL MOTIONS**

None

### **ATTACHMENTS**



## City Council Agenda Report

---

<b>Meeting Date:</b>	January 17 <sup>th</sup> , 2024	<b>Staff Contact:</b>	Gary Milliman
<b>Department:</b>	Administration	<b>E-Mail:</b>	gmilliman@cityoftalent.org
<b>Staff Recommendation:</b>	Receive	<b>Estimated Time:</b>	5 mins.

---

### ISSUE BEFORE THE COUNCIL

Urban Renewal Activities Report

### BACKGROUND

This is a monthly report concerning Urban Renewal matters that may be of interest to the City Council and the public that do not require action.

The primary for January as of this writing in the preparation of the PIER grant application, which is being performed by Tom Humphrey, and...as of this writing...is scheduled for submission to the funding agency on January 11, 2024.

I have been familiarizing myself with The Gateway Project history. Several Councilors have requested a detailed timeline and plan for transition of The Gateway Project property from its current use to securing a developer to undertake the implement the new use. I will be working with staff to prepare such a plan for Agency Board review.

### RELATED COUNCIL POLICIES

None

### POTENTIAL MOTIONS

None

### ATTACHMENTS





## City Council Agenda Report

---

<b>Meeting Date:</b>	January 17 <sup>th</sup> , 2024	<b>Staff Contact:</b>	Gary Milliman
<b>Department:</b>	Administration	<b>E-Mail:</b>	gmilliman@cityoftalent.org
<b>Staff Recommendation:</b>	Approval	<b>Estimated Time:</b>	5 mins.

---

### ISSUE BEFORE THE COUNCIL

Approval of Consent Calendar

#### Agenda items

This is list of items for the Consent Calendar for City Council Meeting, January 17, 2024

- 8.1 Approval of City Council Regular Meeting Minutes, January 3<sup>rd</sup>, 2024.
- 8.2 Approval of City Council Joint Study Session Meeting Minutes, January 3<sup>rd</sup>, 2024.
- 8.3 Approval of December 2023 Check Register.
- 8.4 Approval of Purchase of Vehicle for Public Works.

#### POTENTIAL MOTION

I Move to approve the Consent Calendar.

# 8.1



## TALENT CITY COUNCIL REGULAR MEETING MINUTES - HELD AT TOWN HALL AND VIA ZOOM- January 3<sup>rd</sup>, 2024 – 6:45 PM

Study Session, Regular Council & TURA meetings are digitally recorded and will be available on the City website: [www.cityoftalent.org](http://www.cityoftalent.org).

### 1. Call to Order/Roll Call at 6:49 p.m. (01:50)

Members Present:	Members Absent:
Mayor Ayers-Flood Councilor Clark Councilor Ponomareff Councilor Greider Councilor Pastizzo Councilor Byers Councilor Paré-Miller	
Also Present:	
Gary Milliman, City Manager Tom Humphrey, Interim City Manager Pro Tem Lucero Martinez, City Recorder Dave Lohman, City Attorney Jennifer Snook, Chief Police Hector Flores, Community Engagement Director Kristen Maze, Community Development Director Tessa DeLine, Finance Director Robert Slayton, Superintendent of Public Works	

### 2. Additions / Corrections to Agenda (02:10)

Mayor Ayers-Flood asked a question regarding agenda item 9.3, answered by Community Development Director Kristen Maze. Mayor Ayers-Flood requested to move agenda item 9.3 to the January 17<sup>th</sup>, 2024, City Council meeting since there would be a Public Hearing.

City Manager Milliman informed City Council that item 5.1 from the agenda was not ready to pursue and asked them to removed it from the agenda.

### 3. Community Announcements (11:24)

Councilor Clark reported that the Urban Forestry Committee volunteered at Talent Elementary School doing tree maintenance. Also, added that Urban Forestry Committee would be having another work party on January 13<sup>th</sup>, 2024, at 10am.

Councilor Byers reported on Parks & Recreation Commission inviting participants to attend a Study Session on January 10<sup>th</sup>, 2024, at 6:00pm where they will be discussing the Chuck Robert Park plan.

### 4. Speakers Heard on Non-Agenda Items (14:23)

None requested.

### 5. Public Presentation (14:37)

*This item was removed from the agenda.*

## 6. Department Report (14:42)

### 6.1 Departments Reports

Tom Humphrey, Interim City Manager Pro Tem gave a verbal report informing council not all department reports were added to the agenda packet. Congratulating Community Development Department for passing community ratings system certification.

Councilor Clark asked for an update on the new bathroom for Kamerin Springs Park, answered by Superintendent of Public Works Robert Slayton.

Councilor Ponomareff asked Community Engagement Director Hector Flores if there is any possibility to add the calendar that he provided on his staff report to the current City website.

## 7. Consent Calendar (20:20)

7.1 Approval of City Council Regular Meeting Minutes, November 15<sup>th</sup>, 2023

7.2 Approval of City Council Regular Meeting Minutes, December 6<sup>th</sup>, 2023

7.3 Approval of City Council Study Session Minutes, November 15<sup>th</sup>, 2023

7.4 Approval of October 2023 Financial Packet

7.5 Approval of November 2023 Financial Packet

7.6 Appointment of Member Payson Collins for Urban Forestry Committee

7.7 Approval of Generator Purchase for the Police Department

7.8 Scope of Work for Railroad Feasibility Study

7.9 Acknowledgment of Urban Forestry Committee Meeting Minutes, December 13<sup>th</sup>, 2023

Councilor Ponomareff asked questions regarding item 7.8 from the Consent Calendar, that were answered by Community Development Director Kristen Maze.

**Motion (24:33):** Councilor Paré-Miller moved to approve the consent calendar. Councilor Byers seconded motion.

**Discussion:** None.

**Vote:** 6 ayes (Clark, Ponomareff, Greider, Pastizzo, Byers and Paré-Miller) 0 nays. Motions carries.

## 8. Unfinished Business (24:55)

No items provided.

## 9. New Business (25:00)

9.1 Introduction to New City Manager Gary Milliman

New City Manager Gary Milliman thanked City Staff and City Council for their support, expressing his excitement to be serving the City of Talent.

Mayor Ayers-Flood thanked Tom Humphrey for his services as Interim City Manager.

9.2 Professional Services Contract For Tom Humphrey

City Manager Gary Milliman informed council during this transition there would be an agreement where Tom Humphrey would help conclude some projects such as the PIER application and other City Manager needs. City Manager explained his contract agreement.

### 9.3 Discussion of Prospective Land Dedication to City of Talent

*This item was removed from the agenda.*

## 10. Other Business and Future Agenda Items (30:32)

Councilor Ponomareff brought back the discussion from the Study Session asking if there is any way where City Council can follow up with consultants for additional questions, answered by City Manager Milliman.

Councilor Clark drew attention to one of the recommendations from Urban Forestry Committee minutes from consent calendar on agenda. Urban Forestry Committee made a motion on December 13<sup>th</sup>, 2023, to recommend city council to direct staff to contract with a consultant who is qualified in tree codes to update the current codes by June 2024. Councilor Clark requested to add this on future agenda, there was more Council discussion regarding this recommendation with Mayor Ayers-Flood and City Manager Milliman.

Councilor Paré-Miller asked for an update on Foss Road repairs and the Capital Improvement Plan. Mayor Ayers-Flood also requested an update on Wagner Road.

Interim City Manager Pro Tem Tom Humphrey and Superintendent of Public Works Robert Slayton gave an update on Foss Road and Wagner Road.

Mayor Ayers-Flood and City Council had more discussion regarding roads repairs plan.

Mayor Ayers-Flood requested staff to write an article for the Talent News & Reviews to update the community on the plan to fix roads in the City of Talent.

## 11. Written Communications (57:25)

## 12. Executive Session (57:32)

The Council met in an executive session pursuant to ORS 192.660(2)(h):

- To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Ayers-Flood read the executive session script.

## 13. Recovering of Public Hearing and Report Out (01:48:52)

Mayor Ayers-Flood announced that there was no decision made.

## 14. Adjournment 8:36pm (01:49:00)

Respectfully submitted by:

---

Lucero Martinez, City Recorder

*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)) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.*



**TALENT CITY COUNCIL  
&  
PLANNING COMMISSION**  
**JOINT STUDY SESSION MINUTES**  
– HELD AT TOWN HALL & VIA ZOOM –  
206 E. Main Street  
January 3<sup>rd</sup>, 2024 - 5:30 PM

*Study Session, Regular Council & TURA meetings are digitally recorded and will be available on the City website: [www.cityoftalent.org](http://www.cityoftalent.org).*

**1. Call to Order/Roll Call at 5:35 p.m. (08:01)**

Members Present:	Members Absent:
Commissioner Davis Commissioner Riley Commissioner Shapiro Commissioner Hazel Commissioner D’Amato Chair Volkart Mayor Ayers-Flood Councilor Clark Councilor Ponomareff Councilor Pastizzo Councilor Greider Councilor Byers Councilor Paré-Miller	Commissioner Bucolo
Also Present:	
Gary Milliman, City Manager Tom Humphrey, Former Interim City Manager Dave Lohman, City Attorney Kristene Maze, Community Development Director Jennifer Snook, Police Chief Hector Flores, Community Engagement Director Tessa DeLine, Finance Director	

*Mayor Ayers-Flood welcomed our new City Manager Gary Milliman.*

**1. Presentation from Transportation Growth Management Bear Creek**

Community Development Director Kristen Maze introduced all consultants that were part of the project including, David Sacamano, Chris Green, Elizabeth Decker and Laura Buhl.

Community Engagement Director Hector Flores gave a brief tutorial for the audio system for use by Councilors and Commissioners at the dais.

David Sacamano, Planner and Project Manager with Otak gave a presentation on Transportation Growth Management Bear Creek.

*Commissioner Hazel arrived at the meeting.*

*Councilor Pastizzo arrived at the meeting.*

Elizabeth Dereck explained the comprehensive plan and development code recommendations.

Commissioners and City Council members asked questions to the consultants and had further discussion.

Consultant Laura Buhl requested to council for a motion for city support to move project to second phase of the process. Mayor Ayers-Flood informed consultant Laura Buhl that in a Study Session, Council members can't not make any motions, but Mayor requested for City Staff to add this item to the January 17<sup>th</sup> agenda meeting to make a motion.

**2. Adjournment 6:41pm (1:14:50)**

Respectfully submitted by:

---

Lucero Martinez, City Recorder

*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)) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.*

# 8.3



City of Talent, OR

## Check Report

By Check Number

Date Range: 12/01/2023 - 12/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP-AP - POOL</b>						
APPLI001	APPLIED CONCEPTS INC.	12/08/2023	Regular	0.00	2,622.50	19093
RABAB001	BRYAN RABANALES	12/08/2023	Regular	0.00	150.00	19094
BUDGE001	BUDGE-MCHUGH SUPPLY	12/08/2023	Regular	0.00	144.00	19095
CINTAS001	CINTAS	12/08/2023	Regular	0.00	180.26	19096
COURI001	COURIER PUBLISHING CO INC	12/08/2023	Regular	0.00	59.33	19097
LOHMD001	DAVID H. LOHMAN	12/08/2023	Regular	0.00	7,500.00	19098
DMVSE001	DRIVER AND MOTOR VEHICLE SERVICES	12/08/2023	Regular	0.00	11.50	19099
FERGU001	FERGUSON WATERWORKS INC.	12/08/2023	Regular	0.00	295.50	19100
GOCAR001	GO CAR WASH MANAGEMENT CORP	12/08/2023	Regular	0.00	13.75	19101
LOCKW001	LOCKWOODS AUTOMOTIVE	12/08/2023	Regular	0.00	650.00	19102
MASTC001	MASTER CLEANING SERVICE INC	12/08/2023	Regular	0.00	6,435.84	19103
MEDFO002	MEDFORD WATER COMMISSION	12/08/2023	Regular	0.00	146,679.29	19104
NATIO006	NATIONAL HEATING AND AIR CONDITIONING IN	12/08/2023	Regular	0.00	537.00	19105
NEILS001	NEILSON RESEARCH CORP.	12/08/2023	Regular	0.00	760.00	19106
OFFID001	OFFICE DEPOT INC.	12/08/2023	Regular	0.00	104.36	19107
SAIF001	SAIF CORPORATION	12/08/2023	Regular	0.00	2,500.00	19108
SECUR002	SECURITAS TECHNOLOGY CORPORATION	12/08/2023	Regular	0.00	632.68	19109
SIGNC001	SIGNATURE PROMOTIONAL GROUP LLC	12/08/2023	Regular	0.00	400.00	19110
SNEAK001	SNEAK PREVIEW NEWS & REVIEW LLC	12/08/2023	Regular	0.00	500.00	19111
SOSAL001	SOS ALARM INC	12/08/2023	Regular	0.00	344.85	19112
MAKER001	TALENT MAKER CITY	12/08/2023	Regular	0.00	200.00	19113
VERIZ001	VERIZON WIRELESS	12/08/2023	Regular	0.00	2,278.32	19114
	**Void**	12/08/2023	Regular	0.00	0.00	19115
HRAVE001	HRA VEBA TRUST	12/14/2023	Regular	0.00	2,675.00	19116
NATIO004	NATIONWIDE RETIREMENT SOLUTION	12/14/2023	Regular	0.00	32.31	19117
TEAMS001	TEAMSTERS LOCAL 223	12/14/2023	Regular	0.00	889.00	19118
VANTA001	VANTAGEPOINT TRANSFER AGENTS 306560	12/14/2023	Regular	0.00	1,285.00	19119
ORSAV001	VOYA-STATE OF OREGON PLAN	12/14/2023	Regular	0.00	1,425.00	19120
ALLIN001	ALL IN ONE RENTAL	12/14/2023	Regular	0.00	137.73	19121
ATRIO001	ATRIO HEALTH PLANS	12/14/2023	Regular	0.00	100.00	19122
BEAVM001	BEAVER MEDIA, LLC	12/14/2023	Regular	0.00	150.00	19123
BRADE001	BRADLEY'S EXCAVATION INC.	12/14/2023	Regular	0.00	17,741.36	19124
BUTLE001	BUTLER FORD INC.	12/14/2023	Regular	0.00	1,352.76	19125
CINTAS001	CINTAS	12/14/2023	Regular	0.00	270.39	19126
EWING001	EWING	12/14/2023	Regular	0.00	130.03	19127
FERGU001	FERGUSON WATERWORKS INC.	12/14/2023	Regular	0.00	15,561.15	19128
GOVER002	GOVERNMENT ETHICS COMMISSION	12/14/2023	Regular	0.00	1,134.82	19129
JCPLA001	JACKSON COUNTY PLANNING AND DEVELOPME	12/14/2023	Regular	0.00	8,093.42	19130
KRPDS001	KRP DATA SYSTEMS KEVIN POTTER DBA	12/14/2023	Regular	0.00	504.00	19131
LOGGO001	LOCAL GOVERNMENT LAW GROUP	12/14/2023	Regular	0.00	70.50	19132
MASTC001	MASTER CLEANING SERVICE INC	12/14/2023	Regular	0.00	842.26	19133
MOUNT001	MOUNTAIN VIEW PAVING INC	12/14/2023	Regular	0.00	1,950.00	19134
ORCON001	OREGON DEPT OF CONSUMER & BUSINESS SER	12/14/2023	Regular	0.00	1,236.71	19135
ORSEC001	OREGON SECRETARY OF STATE	12/14/2023	Regular	0.00	300.00	19136
PRECIO01	PRECISION ELECTRIC CONTRACTORS, LLC	12/14/2023	Regular	0.00	211.40	19137
REDAR001	RED ARROW PDR LLC	12/14/2023	Regular	0.00	2,156.25	19138
RHCON001	RH2 CONTROLS LLC	12/14/2023	Regular	0.00	2,229.75	19139
ROGUE005	ROGUE VALLEY COUNCIL OF GOVERNMENTS	12/14/2023	Regular	0.00	16,615.80	19140
ROGUE003	ROGUE VALLEY SEWER SERVICES	12/14/2023	Regular	0.00	552.03	19141
MAKER001	TALENT MAKER CITY	12/14/2023	Regular	0.00	753.95	19142
TYREE001	TYREE OIL, INC	12/14/2023	Regular	0.00	1,539.15	19143
AUTOP001	AUTO PROS INC.	12/20/2023	Regular	0.00	2,890.32	19144
BURNI001	BURNING DIODE, OUTER NEBULA	12/20/2023	Regular	0.00	454.00	19145
CASCA006	CASCADE FIRE EQUIPMENT	12/20/2023	Regular	0.00	1,644.00	19146

Check Report

Date Range: 12/01/2023 - 12/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
CDWGZ001	CDW GOVERNMENT INC	12/20/2023	Regular	0.00	278.17	19147
DAYWI001	DAY WIRELESS INC.	12/20/2023	Regular	0.00	640.50	19148
ESCO001	EMERGENCY COMMUNICATIONS OF SOUTHERI	12/20/2023	Regular	0.00	24,136.88	19149
LEEHE001	HEATHER LEE	12/20/2023	Regular	0.00	3,646.33	19150
HEIKL001	HEIKEN LESLEA	12/20/2023	Regular	0.00	326.21	19151
HUNTE001	HUNTER COMMUNICATIONS INC	12/20/2023	Regular	0.00	1,531.57	19152
JCROA001	JACKSON COUNTY ROADS	12/20/2023	Regular	0.00	3,142.38	19153
LOCKW001	LOCKWOODS AUTOMOTIVE	12/20/2023	Regular	0.00	4,580.15	19154
METRO001	METRO PRESORT INC.	12/20/2023	Regular	0.00	1,401.57	19155
OREGO003	OREGON ASSOC CHIEFS OF POLICE	12/20/2023	Regular	0.00	300.00	19156
ORADM001	OREGON DEPT OF ADMINISTRATIVE SERVICES	12/20/2023	Regular	0.00	900.00	19157
OREGU001	OREGON URBAN RURAL AND COMMUNITY FOF	12/20/2023	Regular	0.00	500.00	19158
PHOEN003	PHOENIX AUTO PARTS	12/20/2023	Regular	0.00	11.48	19159
AFLAC001	AFLAC	12/28/2023	Regular	0.00	396.78	19160
NATIO004	NATIONWIDE RETIREMENT SOLUTION	12/28/2023	Regular	0.00	32.31	19161
STAND001	STANDARD INSURANCE CO	12/28/2023	Regular	0.00	1,167.00	19162
VANTA001	VANTAGEPOINT TRANSFER AGENTS 306560	12/28/2023	Regular	0.00	1,285.00	19163
ORSAV001	VOYA-STATE OF OREGON PLAN	12/28/2023	Regular	0.00	175.00	19164
USBAN004	US BANK (CREDIT CARD)	12/28/2023	Regular	0.00	7,066.53	19165
	**Void**	12/28/2023	Regular	0.00	0.00	19166
	**Void**	12/28/2023	Regular	0.00	0.00	19167
OTEAM001	OREGON TEAMSTERS EMPLOYERS TRUST	12/15/2023	Bank Draft	0.00	666.40	DFT0002277
OTEAM001	OREGON TEAMSTERS EMPLOYERS TRUST	12/15/2023	Bank Draft	0.00	489.69	DFT0002278
OTEAM001	OREGON TEAMSTERS EMPLOYERS TRUST	12/15/2023	Bank Draft	0.00	25,322.72	DFT0002279
OTEAM001	OREGON TEAMSTERS EMPLOYERS TRUST	12/15/2023	Bank Draft	0.00	18,607.41	DFT0002280
ORPUB003	OREGON PUBLIC EMPLOYEES RETIREMENT SYS	12/15/2023	Bank Draft	0.00	23,700.70	DFT0002281
UNITE002	UNITED STATES TREASURY PR TAX EFT	12/15/2023	Bank Draft	0.00	23,223.91	DFT0002282
ORREV002	OREGON DEPARTMENT OF REVENUE	12/15/2023	Bank Draft	0.00	7,633.92	DFT0002283
OTEAM001	OREGON TEAMSTERS EMPLOYERS TRUST	12/29/2023	Bank Draft	0.00	666.40	DFT0002291
OTEAM001	OREGON TEAMSTERS EMPLOYERS TRUST	12/29/2023	Bank Draft	0.00	489.69	DFT0002292
ORPUB003	OREGON PUBLIC EMPLOYEES RETIREMENT SYS	12/29/2023	Bank Draft	0.00	23,143.98	DFT0002293
UNITE002	UNITED STATES TREASURY PR TAX EFT	12/29/2023	Bank Draft	0.00	22,165.50	DFT0002294
ORREV002	OREGON DEPARTMENT OF REVENUE	12/29/2023	Bank Draft	0.00	7,289.97	DFT0002295

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	122	72	0.00	309,445.13
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	12	12	0.00	153,400.29
EFT's	0	0	0.00	0.00
	<b>134</b>	<b>87</b>	<b>0.00</b>	<b>462,845.42</b>



### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	122	72	0.00	309,445.13
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	12	12	0.00	153,400.29
EFT's	0	0	0.00	0.00
	<b>134</b>	<b>87</b>	<b>0.00</b>	<b>462,845.42</b>

### Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH FUND	12/2023	462,845.42
			<b>462,845.42</b>



# City Council Agenda Report

---

<b>Meeting Date:</b>	January 17 <sup>th</sup> , 2024	<b>Staff Contact:</b>	Robert Slayton
<b>Department:</b>	Public Works	<b>E-Mail:</b>	rslayton@cityoftalent.org
<b>Staff Recommendation:</b>	Approve	<b>Estimated Time:</b>	5 mins.

---

The City was awarded a fire mitigation grant which the City used to purchase a Kubota excavator with a mulching attachment and trailer to help mitigate fire risk and other various tasks as needed. Currently the Public Works Department only has one vehicle (F-550 dump truck) capable of transporting the excavator and hydro vacuum. The dump truck is heavily used and needed at times in multiple locations. The purchase of the 2023 F-450 will allow the Public Works crews to utilize the excavator and free up the sole dump truck to complete other tasks as needed. There are also projects that both the excavator and hydro vac are needed. This will speed up those projects with limiting the need to make multiple trips to haul all the necessary equipment to the job site. Currently only having the dump truck capable of pulling the hydro vac extends project start and completion times. This vehicle purchase will help limit project delays.

The City budgeted \$60,000 to purchase their vehicles. The price for a 2023 F-450 service truck and flat bed with a factory three-year warranty is \$89,749.53 which is option 1 on the quote. The City will reallocate \$29,749.53 within the Capital Improvement budget to complete this purchase. The truck will be purchased from Kendall Ford, a company on the State of Oregon’s price agreements. This truck is the only one currently on an approved purchase lot in the available price range. To order a vehicle is 10 months and the cost would be higher.

**KENDALL FORD**  
 344 GOODPASTURE ISLAND RD  
 EUGENE, OR  
 (541) 342-2151

<b>BUYER</b>	<b>CO-BUYER</b>
CITY OF TALENT 110 E MAIN ST TALENT, OR 97540 <b>Cell #:</b> (541) 944-0492 <b>Email:</b> rslayton@cityoftalent.org	<b>Deal #:</b> 33732 <b>Deal Type:</b> Retail <b>Deal Date:</b> 01/10/2024 <b>Print Time:</b> 03:52pm  <b>Salesperson:</b> JAKE OLSEN

**PURCHASE OPTIONS**

<b>Deal Type / (Scenario ID)</b>	<b>Retail (1)</b>	<b>Retail (2)</b>	<b>Retail (3)</b>
<b>Stock Number</b>	F41614	F41614	F41614
<b>Year</b>	2023	2023	2023
<b>Model</b>	S-DTY F-450	S-DTY F-450	S-DTY F-450
<b>Style</b>	4WD CREW CAB	4WD CREW CAB	4WD CREW CAB
Suggested Retail	72,670.00	72,670.00	72,670.00
Discount	0.00	0.00	0.00
<b>Kendall Price</b>	<b>72,670.00</b>	<b>72,670.00</b>	<b>72,670.00</b>
Rebates	0.00	0.00	0.00
<b>Price after Rebate</b>	<b>72,670.00</b>	<b>72,670.00</b>	<b>72,670.00</b>
Safe Key	0.00	0.00	0.00
Aftermarkets	15,895.00	15,895.00	15,895.00
Trade Allowance	0.00	0.00	0.00
Trade Payoff	0.00	0.00	0.00
Cash Down/Deposit	0.00	0.00	0.00
Doc Fee	250.00	250.00	250.00
DMV Fees	132.00	132.00	132.00
Taxes	802.53	826.81	822.80
Acq Fee / Lease Miles			
<b>Balance</b>	<b>89,749.53</b>	<b>95,768.81</b>	<b>101,524.80</b>
<b>Payment</b>	<b>89,749.53</b>	<b>95,768.81</b>	<b>101,524.80</b>
Term	1 Mth / 0%	1 Mth / 0%	1 Mth / 0%
Days to First Payment:	1	1	1
GAP Insurance	0.00	0.00	0.00
Maintenance	0.00	0.00	5,760.00
ESC Premium	0.00	5,995.00	5,995.00

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing below, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.

**X** \_\_\_\_\_  
 Customer Approval

**X** \_\_\_\_\_  
 Management Approval

<b>BUYER</b>		<b>CO-BUYER</b>		<b>Deal #:</b> 33732
CITY OF TALENT 110 E MAIN ST TALENT, OR 97540				<b>Deal Type:</b> Retail
<b>Cell #:</b> (541) 944-0492				<b>Deal Date:</b> 01/15/2024
<b>Email:</b> rslayton@cityoftalent.org				<b>Print Time:</b> 09:00am
		<b>Salesperson:</b> JAKE OLSEN		

VEHICLE				
<b>New</b> <input checked="" type="checkbox"/>	<b>Stock #:</b>	<b>Description:</b>	<b>VIN:</b>	<b>Mileage:</b>
<b>Used</b> <input type="checkbox"/>	F41614	2023 FORD TRUCK S-DTY F-450	1FD0W4HT5PED93877	4
<b>Demo</b> <input type="checkbox"/>				

TRADE	

AFTERMARKETS		
		<b>Sale Price:</b> \$ <b>72,670.00</b>
		Total Financed Aftermarkets: \$ 0.00
		Total Trade Allowance: \$ 0.00
		<b>Trade Difference:</b> \$ <b>72,670.00</b>
		Doc Fee: \$ 250.00
		State & Local Taxes: \$ 658.68
		Total License and Fees: \$ 132.00
		<b>Total Cash Price:</b> \$ <b>73,710.68</b>
		Total Trade Payoff: \$ 0.00
<b>Total Aftermarkets:</b>	\$ <b>0.00</b>	<b>Delivered Price:</b> \$ <b>73,710.68</b>
		Cash Down Payment + Deposit: \$ 0.00
		<b>Sub Total:</b> \$ <b>73,710.68</b>
		Service Agreement: \$ 0.00
		Maintenance Agreement: \$ 0.00
Rate:		GAP Insurance: \$ 0.00
Amount Financed:	\$ 73,710.68	Credit Life, Accident & Health: \$ 0.00
		Other: \$ 0.00
		<b>Amount Financed:</b> \$ <b>73,710.68</b>

X \_\_\_\_\_  
Buyer

X \_\_\_\_\_  
Dealer



**TRUCK BODY & EQUIPMENT CO.**

4825 TABLE ROCK RD. CENTRAL POINT, OR. 97502  
TOLL FREE 1 (888) 289-1482 FAX (541) 664-1158

**Estimate**

Date	Estimate #
1/8/2024	8262

Name / Address				Reference	
City of Talent PO Box 445 Talent OR 97540-0445				Flatbed	
Terms	DELIVERY ARO	Rep	FOB	Vehicle Type	
Net 30		MBR		2023 Ford F-450 84" C.A. DR	
Item	Description			Qty	Total
AFB14496D-P	Advanced Flatbed 12' long x 96" wide - 1/8" diamond plate deck with 3/4" plywood underlay - 4" formed steel crossmembers on 16" centers - 1/2" rope hooks on all crossmembers - Triple tapered pockets punched in side rails and rear rail - Recessed fuel bezel			1	2,700.00
AHBSD2B-D	Tapered or square bar window headboard, 1/8" diamond plate steel base.			1	445.00
ALK-1RHB	Advanced Headboard Single Round LED Light Kit - Includes one(1) 4" clear backup			1	150.00
3 Channel	3 Channel 4.1			1	100.00
ALP-LED	Advanced light plate with LED S/T/T, LED backups and LED Marker lights.			1	575.00
FABRICATE	Fabrication Labor			18	2,160.00
DBRH	Dock Bumper Receiver Hitch with 1/2" D-Rings			1	465.00
FABRICATE	Fabrication Labor			2	240.00
22-2128B-BK	Pro-Tech 18" x 18" x 36" under body steel toolbox - single drop-down door - powder coated black - stainless steel T-handle lock			2	1,270.00
PREP WORK	Prep/Paint Labor			10	1,000.00
Single Stag...	Paint body single stage with Sherwin Williams Genesis paint			1	630.00
Misc Supplies	Miscellaneous Supplies (Including but not limited too) - Hardware, electrical connectors, wiring, fuel hoses, etc			1	245.00
INSTALLATI...	Installation labor			8	960.00
Thank You For The Opportunity To Quote! - 30% deposit required with balance due upon delivery				<b>Total</b>	<b>\$10,940.00</b>

Prices firm for thirty (30) days from estimate date

Signature \_\_\_\_\_

Mark Robinson





# City Council Agenda Report

---

Meeting Date:	January 17, 2024	Primary Staff Contact:	Kristen Maze
Department:	Community Development	E-Mail:	kmaze@cityoftalent.org
Staff Recommendation:	Adoption	Estimated Time:	15 minutes

---

## ISSUE BEFORE THE COUNCIL

Acknowledge the Transportation Growth Management Bear Creek Corridor Revisioning Project Phase 1, visioning, and planning process. This phase included the Placemaking Recommendation Report and the Plan and Code Evaluation Memorandum and agree to move forward with Phase 2 that will include recommendations for Comprehensive Plan and Code amendments to implement the vision of Phase 1.

## BACKGROUND

The TGM Bear Creek Corridor Revisioning is a two-phase project funded by the Oregon Transportation and Growth Management program, in partnership with Jackson County and the cities of Phoenix and Talent to develop a comprehensive vision and implementation strategies for future grown and development along the Highway 99 corridor that was impacted by the Almeda fire in 2020. The project supports multi-modal transportation options such as walking, biking, and transit throughout the corridor, increased housing opportunities and mixed-use hubs that improve destination accessibility and reduce the need for motor vehicles.

Phase 1 work began approximately 18 months ago, the team completed this Phase. It included community outreach, an existing conditions and opportunities report, development feasibility memorandum, a place making workshop, meetings with the citizen advisory committee and the project advisory committee, which concluded with the attached two reports: Placemaking Recommendation Report and the Plan and Code Evaluation Memorandum.

Phase 2 will include consciences from each jurisdiction to move forward with recommendations for comprehensive plan and code amendments. The City of Talent’s Comprehensive Plan overall supports the mixed use development and multi-modal facilities. The Development Code could be refined or clarified to address specific criteria that currently allows mixed commercial and residential development, or possible limitations for self-storage facilities and changes to design criteria that is currently in place for the Highway 99 corridor.

For more details on this Project please visit the website listed below. The site provides you the opportunity to make comments and ask questions to the DLCD staff and consultants at the bottom of the site.

**RECOMMENDATION**

Staff recommends that the City Council acknowledge the Phase 1 work completed by the project management team and move to allow the team to develop recommendation for Comprehensive Plan and development code amendment to implement the strategic vision and direction identified in Phase 1.

**RELATED COUNCIL POLICIES**

None

**POTENTIAL MOTIONS**

*“I move to acknowledge the Phase 1 TGM Bear Creek Corridor Revisioning Project and move forward with the Phase 2 comprehensive plan and code amendment recommendations.”*

**ATTACHMENT**

1. September 2023 Comprehensive Plan & Development Code Evaluation Memorandum
2. October 2023 Placemaking Workshop and Recommendation Report
3. <https://hwy99-bear-creek-vision.squarespace.com/>



# HIGHWAY 99/BEAR CREEK GREENWAY CORRIDOR Re-Visioning Project



## Comprehensive Plan & Development Code Evaluation Memorandum

*December 2023*

*This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Fixing America's Surface Transportation Act (FAST-Act), local government, and State of Oregon funds. The contents of this document do not necessarily reflect views or policies of the State of Oregon.*



# TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b> .....	<b>1</b>
<b>I. INTRODUCTION</b> .....	<b>2</b>
<b>II. EVALUATION OF JACKSON COUNTY POLICIES &amp; REGULATIONS</b> .....	<b>3</b>
<b>III. EVALUATION OF PHOENIX POLICIES &amp; REGULATIONS</b> .....	<b>8</b>
Comprehensive Plan Policies.....	8
Table 1 - Phoenix Plan Designations & Implementing Zones...8	
Zoning & Comprehensive Plan Map Designations .....	12
Development Code.....	13
Table 2 -Phoenix Key Development Standards.....	14
<b>IV. EVALUATION OF TALENT POLICIES &amp; REGULATIONS</b> .....	<b>25</b>
Comprehensive Plan Policies.....	25
Zoning & Comprehensive Plan Map Designations .....	28
Table 3 -Talent Plan Designations & Implementing Zones.....	28
Development Code.....	30
Table 4 - Talent Key Development Standards.....	31



Prepared by JET Planning, Portland, Oregon, in cooperation with Otak.

## I. INTRODUCTION

The Highway 99/Bear Creek Greenway Corridor Re-visioning Project (Hwy99/BCGC) will develop a cohesive vision for future growth and development in the area that was impacted by the Almeda Fire in 2020. The fire destroyed a significant number of structures in its path, including homes and businesses, many of which have yet to be replaced. As the impacted communities continue their rebuilding efforts, this project will provide a guide for where and how to focus their energies in support of community needs and aspirations.

This project is a collaboration among the three jurisdictions most impacted by the fire - the Cities of Talent and Phoenix, and Jackson County - and the State of Oregon's Transportation and Growth Management Program (TGM). This project is also intended to recognize and complement much of the recovery work already being done in this area.

At the beginning of this effort, a set of objectives, guided by the TGM smart development principles, was developed to inform the project. Those objectives are:

- Create a vision for redevelopment of land within the project area.
- Enhance multi-modal transportation connections with an emphasis on walking, biking, and transit options.
- Identify key areas for development that can serve as community activity hubs.
- Provide opportunity for a greater variety of housing types for existing, displaced, and future residents.
- Explore ways to integrate fire resiliency and emergency access into redevelopment plans.
- Develop design and placemaking strategies to strengthen cohesiveness along the corridor and support economic growth.<sup>1</sup>

This Comprehensive Plan & Development Code Evaluation Memorandum is intended to help this effort by analyzing existing development regulations in each of the three jurisdictions relative to the project objectives to support multi-modal transportation and mixed-use hubs along the Hwy99/BCGC corridor. The Code Evaluation Memorandum discusses recommendations to better align the development regulations in the three affected communities to support vibrant mixed-use redevelopment.

<sup>1</sup> The preceding introductory text, and some text in Section II: Key Development Subareas are reproduced from the Existing Conditions and Opportunities Report. Credit: Otak.

## II. EVALUATION OF JACKSON COUNTY POLICIES & REGULATIONS

There are three segments of the project area within Jackson County jurisdiction: **the northern segment** of the project area (north of Phoenix) that is primarily urban-level residential and commercial uses, **the central segment** between Phoenix and Talent that is more rural including rural-scale residential and agriculture, and **the southern segment** (south of Talent) that is predominately zoned for resource protection. See **Figures 2.1-2.3** showing the applicable zoning for these portions of the project area. A high-level summary of County regulations is provided here because of the limited development expected under County jurisdiction.

**Northern segment:** The most urban in character, this area has been added to the City of Phoenix's Urban Growth Boundary (UGB) and is known as PH-3. The area is expected to be annexed by the City within the coming year, thus, any future redevelopment will be subject to Phoenix development standards which are analyzed in Section III.B. The existing commercial and residential zones are expected to be given the City of Phoenix zoning that most closely matches existing County zoning upon annexation.

**Central segment:** The area between Phoenix and Talent within the project boundary is mostly zoned for Exclusive Farm Use (EFU) and various levels of Rural Residential (RR-5, RR-2.5, and RR-00). The RR zones generally allow low-density types of housing (single detached, duplex) and a limited number of agricultural-related uses such as a produce stand or a winery. Commercial and industrial uses are not permitted in the RR zones. The EFU zone is intended to protect land for agricultural uses; other non-agricultural uses are generally not permitted in this zone. A portion of this segment abutting Talent's current City limits and UGB has been identified and planned as Urban Reserve Areas (URAs) for future Talent UGB expansion: TA-4 on the west side of Highway 99 is conceptually planned for future employment and commercial use and TA-5 on the east side of Highway 99 and abutting the Bear Creek Greenway is conceptually planned for a mix of commercial, low-medium density residential, high-density residential, and public uses. The County and City of Talent have signed an Urban Reserve Management Agreement to guide an orderly transition from rural to urban levels of development.<sup>2</sup> There are also several "island" parcels with County General Commercial (GC) zoning along Highway 99 that are otherwise surrounded by the City of Talent. According to the Urban Growth Boundary Management Agreement, the County and City shall coordinate to review any proposed development and apply City standards.

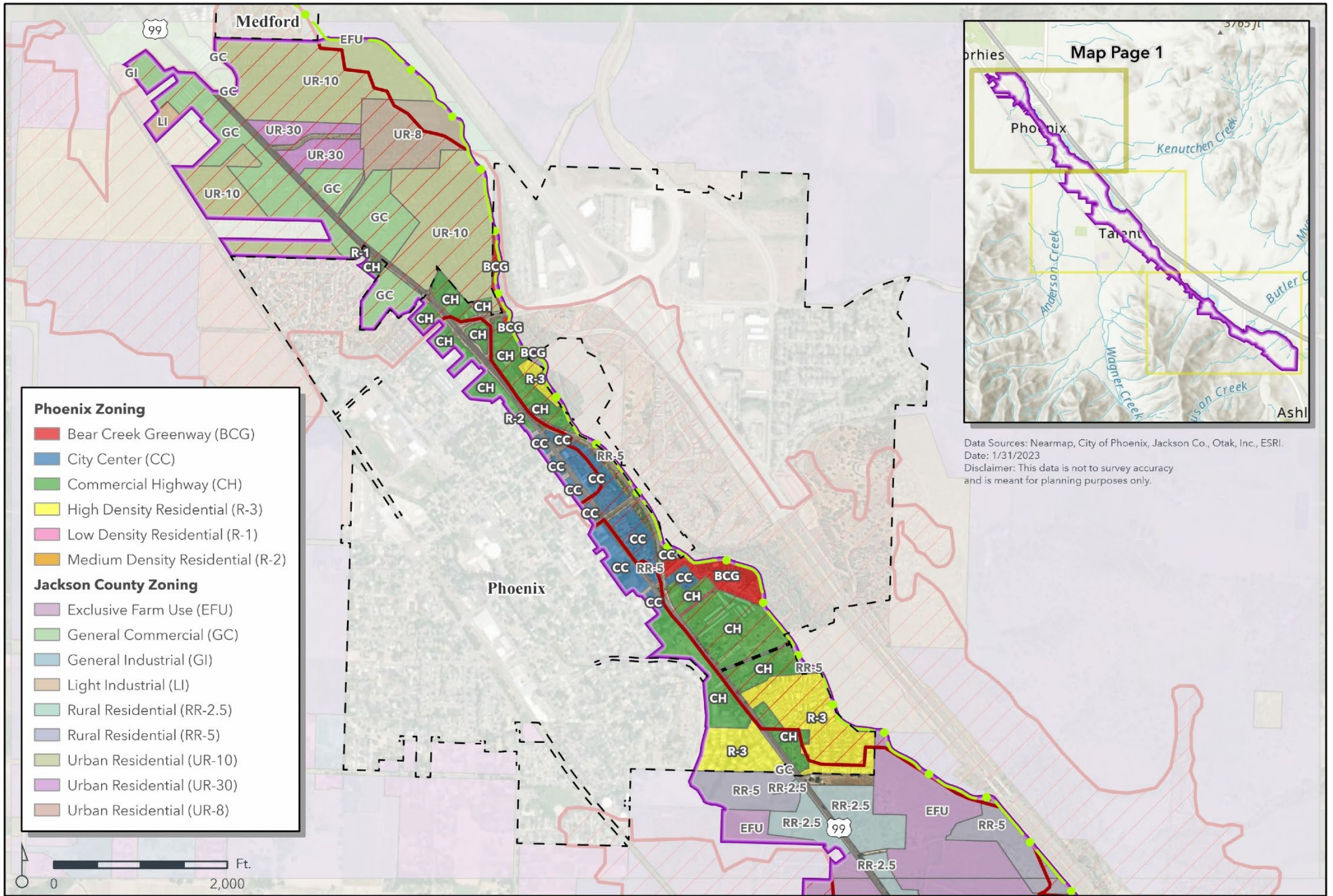
**Southern segment:** South of Talent, Jackson County land is zoned a mix of RR-5, EFU, and Open Space Reserve (OSR). The OSR zone is another resource zone similar to EFU and is intended to protect forest lands; non-forest uses are not allowed in this zone.

<sup>2</sup> [https://jacksoncountyor.org/ds/DesktopModules/Bring2mind/DMX/API/Entries/Download?Command=Core\\_Download&EntryId=39609&language=en-US&PortalId=16&TabId=1460](https://jacksoncountyor.org/ds/DesktopModules/Bring2mind/DMX/API/Entries/Download?Command=Core_Download&EntryId=39609&language=en-US&PortalId=16&TabId=1460)

Significant redevelopment is not anticipated for the rural central and southern segments because of the priority to preserve resource areas, and thus, the plan policies and development code regulations for these segments are not analyzed in further detail.

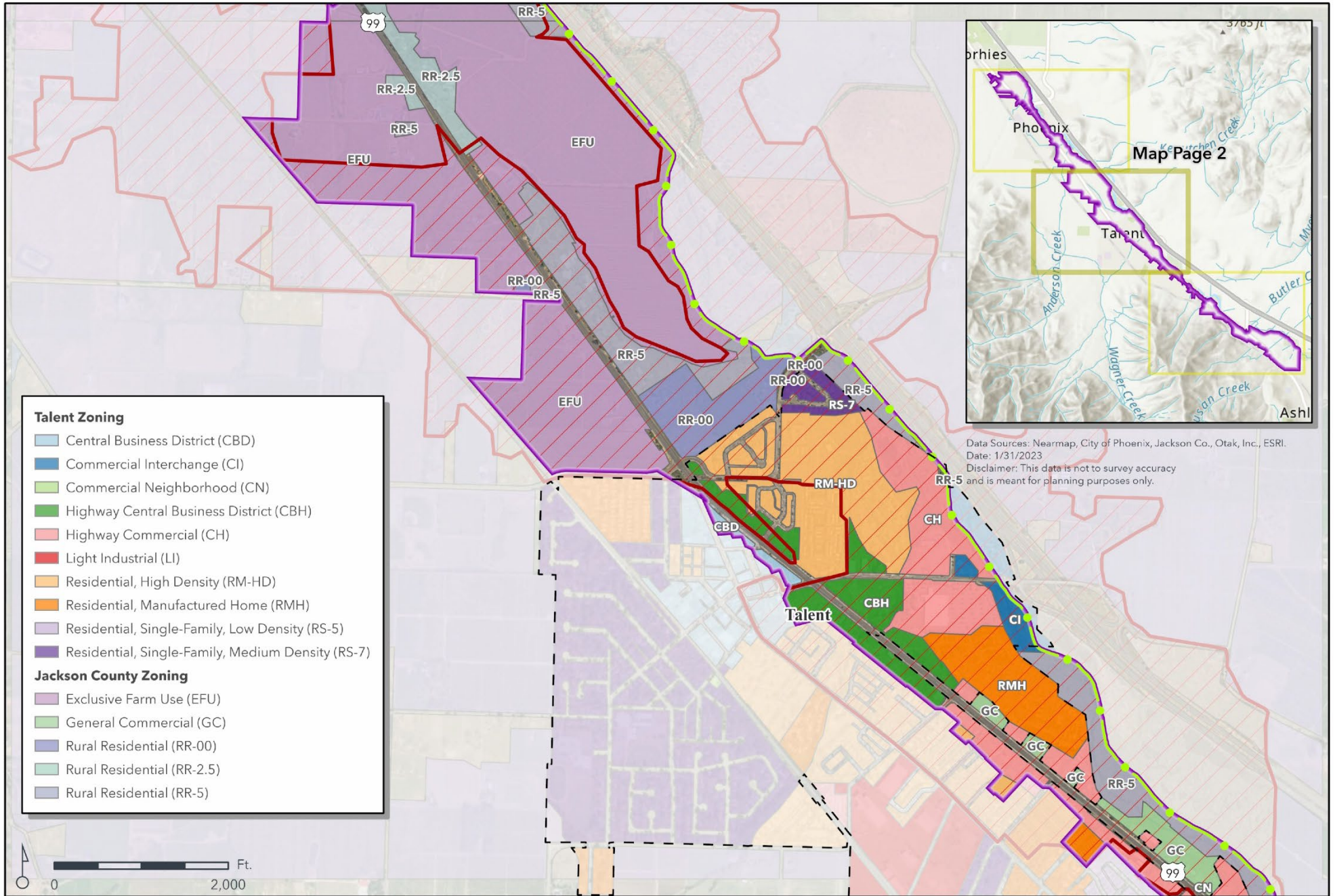
**Recommendations:** *The County's rural land use regulations appear generally supportive for lands outside of the Cities' urban areas, and agreements provide for orderly future transition from rural to urban development.*

- *Coordinate with City of Phoenix on the annexation of PH-3 to smooth transition from County to City zoning. Coordinate on any development applications received in the interim to review jointly with the City as established in the Urban Growth Boundary Management Agreement to ensure compliance with Phoenix zoning, particularly along the Highway 99 corridor.*
- *Continue to implement the Urban Reserve Management Agreement and coordinate with the City of Talent about future inclusion of URAs within the City's UGB and future development patterns within TA-4 and TA-5.*
- *Explore annexation of the handful of County GC properties that are within Talent's UGB but not city limits along Highway 99. Apply City of Talent commercial zoning standards prior to any annexation, with recommended changes to strengthen the mixed-use, multi-modal development patterns along Highway 99, as part of implementing the Urban Growth Boundary Management Agreement.*
- *Further analysis should explore setbacks, use limitations and/or other buffering techniques for areas along Bear Creek to enhance riparian, aesthetic, and recreational functions consistent with approach within Phoenix and Talent.*



**FIGURE 2.1**  
**CURRENT ZONING**  
**HWY 99 / BEAR CREEK GREENWAY**  
**CORRIDOR RE-VISIONING PROJECT**

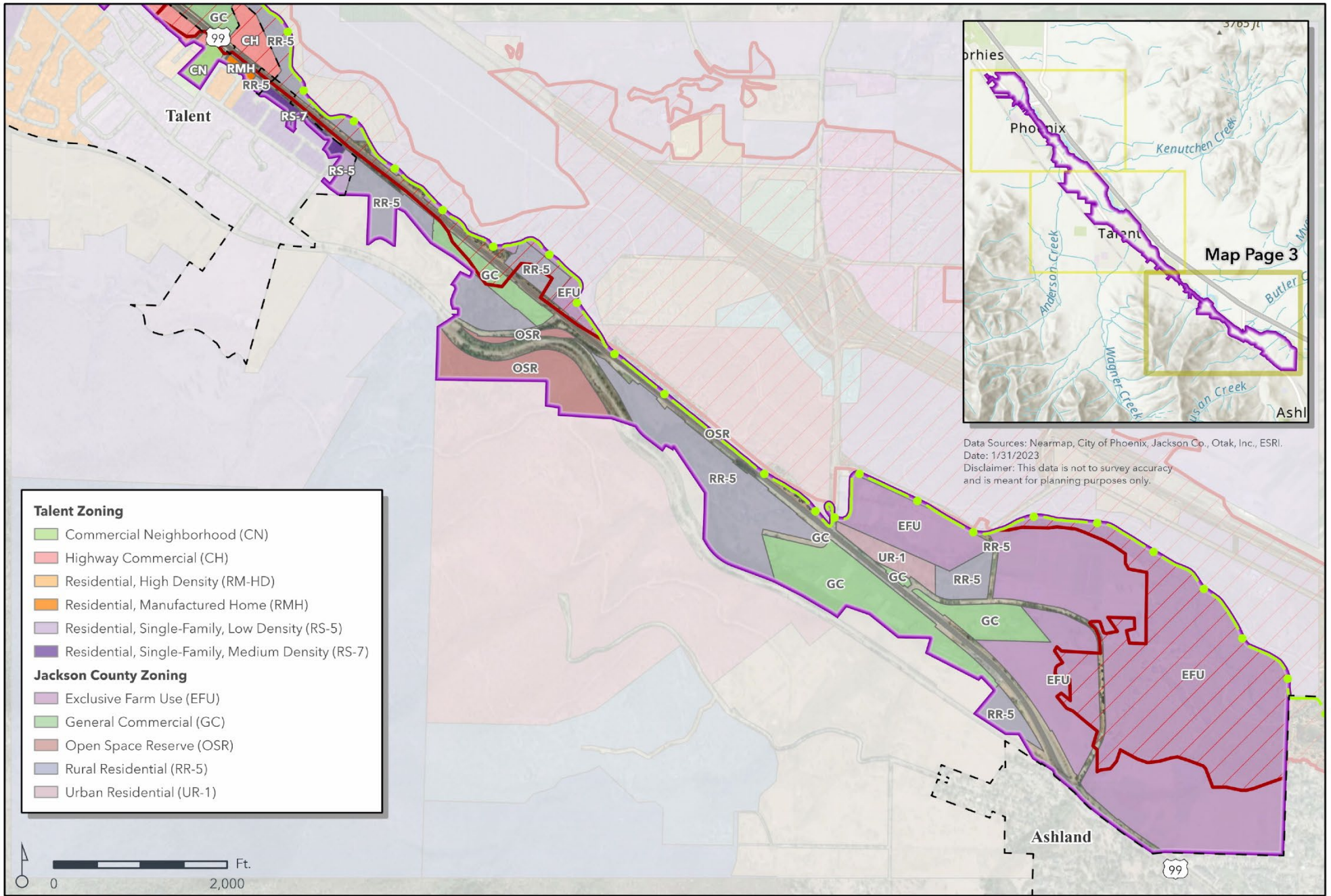




**FIGURE 2.2**  
**CURRENT ZONING**  
 HWY 99 / BEAR CREEK GREENWAY  
 CORRIDOR RE-VISIONING PROJECT







**FIGURE 2.3**  
**CURRENT ZONING**  
**HWY 99 / BEAR CREEK GREENWAY**  
**CORRIDOR RE-VISIONING PROJECT**



### III. EVALUATION OF PHOENIX POLICIES & REGULATIONS

The project area within the City of Phoenix limits—including the PH-3 portion of the City’s UGB poised for annexation—primarily consists of commercial, city center, and residential land uses including higher-density opportunities.

#### A. COMPREHENSIVE PLAN POLICIES

The **Land Use Element** (2020) of the Comprehensive Plan establishes land use designations and implementing zones for commercial/mixed-use, industrial, residential, and other land uses. The relevant designations, zones, and characteristics within the project area are summarized in Table 1. While together the designations accommodate a mix of uses and the implemented commercial zoning districts do allow some residential uses, the Commercial and City Center designation descriptions do not discuss mixed-use development opportunities. The Commercial designation leans heavily towards accommodating automobile-oriented uses and auto access, while the City Center designation supports multi-modal patterns of access and development. The Land Use goals and policies affirm interest in more mixed-used opportunities: Goal 6 prioritizes using land to support economic and employment development, including opportunities for horizontal and vertical mixed use in Policy 6.3.

**TABLE 1 - CITY OF PHOENIX PLAN DESIGNATIONS AND IMPLEMENTING ZONES**

Plan Designation	Implementing Zone	Plan Description
Commercial	Commercial Highway (C-H) <i>County General Commercial (GC)</i>	Intended for more intensive commercial operations including retail and service uses. Auto-oriented businesses and businesses dependent on automobile and freight delivery access are accommodated with measures to mitigate negative and off-site impacts. <i>Implementing zone also permits mixed-use development and residential-only development.</i>
City Center	City Center (C-C)	Intended to facilitate the revitalization and redevelopment of the City’s historic downtown in line with the City Center Plan Element. Characterized by commercial uses ranging from national chain restaurants to local specialty goods along with civic uses, within a traditional

Plan Designation	Implementing Zone	Plan Description
		gridded street network that supports easy multi-modal access from adjacent residential areas. <i>Implementing zone also permits mixed-use development with residential.</i>
Low Density Residential	Low Density Residential (R-1) <i>County UR-8</i>	Intended for a range of single- and multi-dwelling residential uses, at densities ranging from 5.5-8 units per net acre.
Medium Density Residential	Medium Density Residential (R-2) <i>County UR-10</i>	Intended for a range of single-and multi-dwelling residential uses, at densities ranging from 8-30 units per net acre.
High Density Residential	High Density Residential (R-3) <i>County UR-30</i>	Intended for a range of multi-dwelling residential uses, at densities of at least 12 units per net acre with no maximum density or height.
Bear Creek Greenway	Bear Creek Greenway (BCG)	Intended to promote trail development, protect wildlife habitat, provide open space, and enhance water quality while providing access to the area along the trail.
Parks & Open Space	None/all: Sites are to be zoned consistent with the most appropriate adjacent land use, often Residential. No 'park zone' exists or is anticipated.	Reflects specific park land needs identified within the Parks and Recreation Element, explicitly identifying and designating park sites.

The **City Center Element** (2002) of the Comprehensive Plan implements a City Center planning process completed in 2001. The element highlights the importance of multi-modal transportation to serve a mix of commercial, civic, and residential uses, noting potential for townhouse and multi-family housing development with easy access to district amenities. The desired building character is identified as 2-3 story structures with large windows, bays, and covered porches, providing retail, office, cottage industrial, and civic uses such as the library. The element also mentions design elements like street trees and small parking areas

behind buildings and highlights the Bear Creek Greenway as a major component of the design and the economic strategy to draw visitors.

The **Economic Element** (2019) explores employment trends and commits to maintaining an adequate supply of employment land for the next 20 years. Goal 2 highlights the importance of the City Center as a contributor to the City's economic growth, with policies to attract "third place" businesses to downtown, provide incentives to support mixed-use development, update the City Center Element and related code language to allow more horizontal and vertical mixed-use development and enhance multi-modal access within the district.

The **Housing Element** (2018), along with the Land Use Element, establishes five different residential plan designations to be implemented by three zones. The designations and zones allow similar types of housing, from single-family detached to multi-family, differentiated by a gradation of density across the zones. The housing goals prioritize a mix of housing types including middle housing and mix-use housing with access to parks, biking, and walking infrastructure within neighborhoods that support socio-economic diversity and integrate a variety of affordable housing opportunities. The 2017 Housing Needs Analysis (HNA) found a shortage of residential land to accommodate housing for the projected population, which was addressed by the 2022 UGB expansion, and a shortage of affordable housing, which has likely only intensified since the Alameda Fire.

The **Transportation System Plan** (2019) serves as the Transportation Element, and intends to guide development of a multi-modal transportation system to address existing and future transportation needs, coordinating transportation system management, access management, transit system, street modal plan, bicycle modal plan emphasizing local access to the Bear Creek Greenway trail, pedestrian modal plan emphasizing safer crossings along Highway 99, parking plan, freight system and economic development, and recognizing connections between transportation and land use patterns.

The TSP describes Highway 99 as a multi-modal facility serving vehicle, bike, pedestrian, and transit modes, with analysis of existing conditions for all modes and prioritizing needed improvements. The preferred corridor configuration north and south of downtown is identified as a five-lane cross section with four travel lanes and a center turn lane, bike lanes in both directions, sidewalks, pedestrian crossings with flashing beacons and medians, and transit service with signing and shelter. Within the downtown couplet, the TSP describes recent changes to add pedestrian crossings and a bike lane to the south-bound Main Street segment with two travel lanes, on-street parking, and sidewalks. The north-bound Bear Creek Drive segment has a more rural highway character with one travel lane, guardrails, limited intersections, and no curbs or sidewalks; a protected bike lane has been added.

The TSP also recognizes the Bear Creek Greenway as a multi-use path, with a special emphasis on adding signage and improving connections/parallel facilities along Highway 99/Bear Creek Drive through downtown.

The **Parks and Recreation Element** (1997) of the Comprehensive Plan identifies the Greenway as a linear park, but the descriptive text has not been updated since 1997 and references plans for trail construction through the City which has already been completed. There are no goals or policies specific to the BCG, beyond general policies to develop master plans, provide for the recreational needs of the community and to pursue funding to support acquisition, construction, and development of parks facilities. The 2016 Parks Master Plan includes more specific details on the BCG, including a recommendation to continue implementing the multijurisdictional Bear Creek Greenway Management Plan to address habitat restoration, safety, and corridor protection.

**Recommendation:** *The Comprehensive Plan elements, including the TSP, generally support mixed-use development within the project area as well as multi-modal transportation along Highway 99 and the Bear Creek Greenway.*

- *In the **Land Use Element**, minor revisions to the land use designation descriptions and text for the Commercial and City Center designations should highlight opportunities for residential uses and mixed-use within those areas, while de-emphasizing or contextualizing the role of auto-oriented businesses and auto access within the Commercial designation. There should also be a new policy about the desired character and built form of the Highway 99 corridor.*

**Recommendations:** *The Housing Element generally supports a mix of housing types including options for mixed-use development and neighborhood availability of multi-modal transportation options. Future updates outside the scope of this project could specifically explore:*

- *Changes in housing inventory and housing needs post-fire;*
- *How to permit more middle housing types in existing residential designations/zones at compatible scale, potentially moving towards permitting a broader range of housing types, including those with multiple units on the same size lots as single detached dwellings to align with any proposed changes to the zoning regulations; and*
- *How to integrate manufactured home parks (MHP) into the future housing supply, including protections for existing MHPs and support to transition to cooperative ownership models, if desired.*

**Recommendation:** *The Parks and Recreation Element should be updated with a current description of the status of the Bear Creek Greenway or by replacing the existing, outdated description with reference to the more recent Parks Master Plan instead.*

## **B. ZONING & COMPREHENSIVE PLAN MAP DESIGNATIONS**

Land within the project area that falls under the jurisdiction of Phoenix is mostly designated and zoned for Commercial Highway (C-H) and City Center (C-C). There is also an area of High-Density Residential (R-3) land located along both sides of Highway 99 at the southern end of city limits, with an area of Bear Creek Greenway (BCG) zoning that applies to Blue Heron Park and two access points from Highway 99 to the park and greenway. Areas within the PH-3 annexation area north of current City limits, currently under Jackson County jurisdiction, are expected to be zoned by the City as Commercial Highway (C-H), Low-Density Residential (R-1) and Medium-Density Residential (R-2) upon annexation to allow similar types and intensities of uses relative to existing development patterns and County zoning. See **Figure 2.1** showing the applicable zoning for this portion of the project area.

**Recommendation:** *The existing Phoenix comprehensive plan and zoning maps provide ample opportunities for mixed-use, commercial, and residential development at a variety of scales within the project area as well as open space zoning for the Bear Creek Greenway corridor. No map changes are recommended with this project.*

*The relevant mapping issues for Phoenix will concern the designation and zoning of parcels in the PH-3 area as they are annexed into the City. The commercial and residential zones can be zoned “like for like” to apply the most similar Phoenix zoning in place of existing County urban zoning, though additional consideration may be given to need for higher-density residential opportunities. Bear Creek Greenway designation and zoning should be applied to parcels along the corridor, which is currently zoned County residential.*

## **C. DEVELOPMENT CODE**

The **Phoenix Land Development Code** (May 2023) is the adopted City zoning code.<sup>3</sup>

**Types & Scale of Development Permitted:** The C-C zone allows for a variety of commercial, public, and institutional uses that are focused on retail trade, personal services, and entertainment along with multi-family, single-attached home (townhome), and triplex residential uses as part of a mixed-use development. Industrial uses are not permitted in the C-C zone. Both horizontal and vertical mixed-use development is permitted. The C-H zone allows for a mix of commercial retail and service uses, with conditional use review required for large-format uses, light industrial uses, and many auto-oriented uses like drive-throughs and car sales/repair. Mixed-use development is permitted in the C-H zone in both horizontal and vertical configurations, subject to the same standards as the C-C district; stand-alone residential development is also permitted, subject to R-3 standards, if located more than 100 ft from the street. There are no maximum densities for residential development within the C-C or C-H zones, rather a height limit of 35-45 ft and 50 ft, respectively, address the scale of development.

<sup>3</sup> The City of Phoenix is working on a comprehensive code clarification project at the same time as this project is underway that will result in significant reorganization and thus code citations are not included here given they will change. The code updates are intended to be policy neutral, and so the standards of the existing code are still expected to apply even as they are reorganized and clarified.

The R-3 high-density zone allows a variety of housing types, including single detached dwellings, townhome, duplex/triplex/fourplex, and multi-family, with a minimum density of 12 dwellings per acre and no maximum. A limited selection of neighborhood commercial uses are allowed but require approval through a conditional use process. The R-1 low-density zone allows the same variety of housing types as the R-3 zone, but within the density range of 5.5-8 units per acre. Civic and institutional uses like schools and parks are permitted conditionally in both R zones.

Uses allowed in the BCG zone are limited to public parks, trails, and similar recreational uses.

The summary of key standards for commercial, residential, and mixed-use developments in Table 2 also notes which land use types analyzed in the Development Feasibility Analysis are supported in each district. There are opportunities for most of the land use types determined to have strong market support within these zones with the exception of industrial uses which are limited by conditional use requirements or prohibited in the C-C and C-H zones. However, those industrial uses are permitted in the City's Industrial zones which are located outside of the project area.

**TABLE 2 - CITY OF PHOENIX KEY DEVELOPMENT STANDARDS**

	<b>Commercial Highway (C-H)</b>	<b>City Center (C-C)</b>	<b>High-Density Residential (R-3)</b>	<b>Low-Density Residential (R-1)</b>
<b>Commercial/ Employment Uses</b>	Retail, service, repair, office, entertainment, and lodging uses broadly permitted except large format uses permitted conditionally. Auto-oriented uses include drive-throughs, service stations, and vehicle sales/service permitted conditionally. Only small-scale manufacturing uses permitted; other light	Retail, service, repair, office, entertainment, and lodging uses broadly permitted. Civic and institutional uses permitted. Auto-oriented and industrial uses prohibited including drive-throughs. Self-storage prohibited.	Neighborhood commercial uses includes cafés, grocery stores, medical offices permitted conditionally, up to 5,000-SF per use and located no closer than ¼ mile to another such use. Civic and institutional uses permitted conditionally.	Only household-scale uses like home occupations and family childcare homes permitted. Civic and institutional uses permitted conditionally.



	<b>Commercial Highway (C-H)</b>	<b>City Center (C-C)</b>	<b>High-Density Residential (R-3)</b>	<b>Low-Density Residential (R-1)</b>
	industrial production, distribution permitted conditionally. Self-storage permitted. Civic and institutional uses permitted.		Auto-oriented uses prohibited including drive-throughs.	
<b>Residential Uses</b>	Stand-alone residential uses permitted set back 100 ft from the street, subject to R-3 standards. No density standards.	Townhome, triplex, multi-family in mixed-use developments only. No density standards.	Single-family detached, townhome, duplex, triplex, multi-family, and manufactured home parks permitted. Minimum density of 12 units per net acre, no maximum.	Single-family detached, ADUs, townhome, duplex, triplex, multi-family, and manufactured home parks permitted. Density range of 5.5-8 units per net acre.
<b>Mixed-Use Development</b>	Vertical and horizontal mixed-use permitted, subject to C-C standards.	Vertical and horizontal mixed-use permitted; residential uses <b>only</b> permitted as mixed-use.	Neighborhood commercial and residential uses may be combined vertically or horizontally.	None.
<b>Significant Development Standards</b>	Maximum height of 50 ft, up to 80% lot coverage. 20% site landscaping. 15-ft setback from Highway 99 required north of downtown, otherwise no setbacks Architectural guidelines address style continuity,	Maximum height of 35 ft (except 45 ft for vertical mixed use), up to 90% lot coverage. 10% site landscaping. 15-ft setback from Highway 99 required, otherwise 0-ft minimum and 10-ft maximum front setback.	No maximum height, up to 75% lot coverage. 20% site landscaping. For multi-family, 3+ townhomes and neighborhood commercial, requirements include architectural design to provide façade detailing	35 ft maximum height, up to 50% lot coverage. 20% site landscaping. Same standards as R-3 apply, but less feasible to develop multi-family and 3+ townhomes because of maximum density.

	<b>Commercial Highway (C-H)</b>	<b>City Center (C-C)</b>	<b>High-Density Residential (R-3)</b>	<b>Low-Density Residential (R-1)</b>
	<p>building design quality, materials, lighting, screening, bike parking, and pedestrian circulation.</p> <p>Specific development standards for uses like drive-throughs, fast-food restaurants, self-storage, outdoor display/storage, and vehicle-related uses.</p>	<p>Sites required to include usable pedestrian space with pedestrian and transit amenities in front of entrances facing the street.</p> <p>Architectural guidelines address detailed storefront design, fence design, and additional detailing for large-scale buildings.</p> <p>Parking areas must be located to the side or rear of the site and limited to 35 spaces in an individual surface lot.</p>	<p>and articulation, primary entrances facing the street, and parking located to side or rear.</p>	
<b>Key Land Use Types Supported<sup>1</sup></b>	<p>Auto-oriented retail.</p> <p>Office business park.</p> <p>Low-rise, standalone office.</p> <p>Vertical mixed use (residential or office over retail).</p>	<p>Small, storefront, pedestrian oriented retail.</p> <p>Low-rise, standalone office.</p> <p>Vertical mixed use (residential or office over retail).</p>	<p>Townhomes, plexes, Apartments.</p> <p>Manufactured home parks.</p> <p>Cottage clusters.</p> <p>Vertical mixed use permitted, with significant limitations.</p>	<p>Detached dwellings, ADUs.</p> <p>Manufactured home parks.</p> <p>Cottage clusters.</p> <p>Townhomes, plexes, and apartments permitted, but less feasible due to max density.</p>

Notes: 1. As identified in the Development Feasibility Analysis.

**Detailed Development Standards:** Additional Development Code provisions address aspects of site design and feasibility that are crucially related to how effectively development goals for mixed-use, multi-modal accessibility, affordable housing, and other project-specific goals can be achieved. These specific aspects of development standards respond to priorities identified through the Placemaking and Economic Feasibility components of this project.

**Mixed use standards:** Residential uses can be integrated into commercial zones as either a mixed-use development or a stand-alone residential development that contribute to the overall mix of uses within the district. The C-C zone only allows residential uses in mixed-use configurations: vertical and horizontal arrangements are permitted with a limitation of 50% of ground-level residential along the street frontage.<sup>4</sup> Common open space is required at a ratio of 75-100 SF per residential unit with lighting and pedestrian amenities, and the same architectural and site design standards apply as for commercial development. The C-H zone permits mixed-use with residential subject to the same C-C standards, or stand-alone residential subject to the R-3 district standards when located at least 100 ft from the adjacent street. On the flip side, the R-3 standards create mixed-use opportunities by permitting limited neighborhood commercial uses up to 5,000 SF in horizontal or vertical mixed-use developments with residential uses.

**Multi-family development standards:** In the residential zones and the C-H zone, standards apply to multi-family and townhouse projects with 3+ units that address building form and site layout, limiting total building façade length; require offsets, visibility (a high presence of doors, windows, porches and similar features), main entrances facing the street with parking to the side or rear, detailed design (select elements from a menu of features); and provision of common and private open space.

**Middle housing standards:** Plexes and townhouses are permitted in the low-density R-1 zone. However, they are subject to the same 8 units per acre standard as single detached dwellings which limits the feasibility of development. There are no explicit provisions for cottage cluster development. Recent state legislative changes require that Phoenix permit duplexes on all lots where single detached dwellings are permitted.<sup>5</sup>

<sup>4</sup> There are additional state requirements to permit residential uses outright that apply to the C-C zone. SB 8 (2021) and HB 3395 (2023) require that regulated affordable residential developments be permitted outright in commercial zones. HB 2984 (2023) also allows conversion of any existing commercial building into residential use without discretionary local review.

<sup>5</sup> HB 3395 (2023) expands the definition of “Medium Cities” that are required to allow duplexes under HB 2001 (2019) to include cities with a population of 2,500 or greater, effective no later than June 30, 2025.

**Manufactured home parks:** Manufactured home parks (MHPs) are permitted in all residential zones, subject to siting standards, including a maximum density of 12 units per acre, despite higher densities permitted for other residential uses in the R-2 and R-3 zones. There are three MHPs within the southern end of the project area, all with R-3 zoning, and several additional parks within the PH-3 area currently zoned UR-10; many were damaged by the Almeda Fire and are working to redevelop.

**Auto-oriented uses and drive-throughs:** Both the C-C and C-H zone have standards limiting auto-oriented uses. Auto-oriented uses such as auto sales, repair and service uses, and any uses with a drive-through, are prohibited in the C-C zone and only permitted conditionally in the C-H district, with standards requiring siting of drive-through facilities to minimize pedestrian conflicts and requiring many vehicle repairs and similar services to be located inside buildings.

**Large-format store standards:** The C-H zone requires conditional use of many large-format, or 'big box' uses, such as retail uses over 30,000 SF and wholesale uses over 20,000 SF. The limited architectural standards discussed below include a requirement for articulation of walls at 50-ft intervals but otherwise do not specifically address larger buildings. Additional pedestrian circulation improvements are required for lots with more than 50 vehicle parking spaces including bike parking and transit facilities if applicable. The C-C district does not limit uses based on square footage, but uses over 20,000 SF and developments over 40,000 SF trigger large-scale building and development standards requiring a variety of building detailing and entrances at least every 100 ft. The generally small scale of existing parcels as well as a maximum surface parking lot size of 35 spaces also indirectly limit large format uses.

**Site & architectural design standards:** The code includes a smorgasbord of standards for the C-C and C-H zones, many of which overlap and use different terms for similar concepts, illustrated with graphics that do not always align with the written text of the anticipated scale of development within the districts.<sup>6</sup> The C-C zone requires a 200 ft by 200 ft block layout (which conflicts with 400-ft block spacing requirements elsewhere in code), buildings oriented to the street without parking between buildings and the street, detailed storefront design with large display windows, and fencing material and design standards. Requirements for both 'usable pedestrian space' and 'pedestrian and transit amenities' overlap to require elements like plazas

<sup>6</sup> Much of the text and many of the graphics appear to be derived from the Oregon Model Development Code for Small Cities, 2<sup>nd</sup> edition. (The current 3<sup>rd</sup> edition is available at <https://www.oregon.gov/lcd/TGM/Pages/Model-Code.aspx>.) While the adapted code standards contain many good ideas, they are not fully integrated into the Phoenix context and the selective use of graphics does not always match the selected/modified standards.

or extra wide sidewalks in front of building entrances, sitting space, canopies, public art, or bus shelters. The C-H district standards use different language to address some similar and some distinct elements including articulation of walls at 50-ft intervals, main entrances, 'high-quality' building materials, consistent architectural detailing, lighting, and screening of mechanical and trash elements. There are no specific standards about pedestrian amenities along the building's street frontage.

**Highway 99 corridor setbacks:** Setbacks from the Highway 99 ROW vary along the corridor. The downtown segment zoned C-C requires a minimum zero ft with maximum 10-ft setback which is appropriate for creating the more walkable, street-oriented, small-scale development pattern desired. The segment south of downtown is zoned a mix of R-3 with a 20-ft minimum setback and C-H with no required setbacks aside from vision clearance requirements. The segment north of downtown is zoned C-H with an additional Oregon 99 Setback Overlay Zone that requires a 15-ft setback from Main Street/Bear Creek Drive to N Phoenix Road and a 20-ft setback north of N Phoenix Road to reserve space for future planned improvements to widen Highway 99, which supersedes the C-H district standards along this segment. The Oregon 99 Setback Overlay Zone has been recently amended to extend north through the PH-3 annexation area.

**Greenway regulations:** The Bear Creek Greenway (BCG) District limits uses and scale of development where applied, including standards limiting height of buildings, commercial signs, and development other than public parks, trails, or other resource uses. However, there are no standards that apply to properties abutting the Greenway that are not zoned BCG.

**Landscaping & buffers:** All districts require an overall percentage of development sites to be landscaped: 10% in the C-C zone and 20% in the C-H and residential zones. A variety of landscaping materials such as shrubs and trees are permitted, but there are not specific standards about the mix and number of plant materials required for specific locations such as setbacks and buffers. There are requirements for parking lot landscaping with additional specifics and for screening and buffering between parking areas and adjacent buildings and around mechanical equipment, outdoor storage, and loading areas. All street sections, except for alleys, require inclusion of a planter strip for new streets, and street trees are required with new development spaced an average of 30 ft apart.

**Parking regulations:** The City is moving towards removing the minimum vehicle parking standards currently in code in order to comply with changes to state rules as part of the Climate Friendly and Equitable Communities (CFEC) implementation.<sup>7</sup> There are also minimum bicycle parking standards established based on the type of use. Parking areas must be located to the side or rear of buildings in the residential and C-C district, but there are no similar standards for the C-H district.

**Multi-modal improvements:** The C-C zone includes detailed, if slightly overlapping, standards for pedestrian amenities along the building's street frontage including plazas or extra wide sidewalks in front of building entrances, sitting space, canopies, public art, and/or bus shelters. The C-C zone includes requirements for pedestrian circulation within parking lots with more than 50 parking spaces. There are no analogous standards in the C-H zone. In all zones, pedestrian access and circulation is required within the site and to connect primary building entrances and adjacent streets with 'safe, direct, and convenient pathways.' There are bike parking design requirements including the location, lighting, security, and spacing of parking areas for all developments to accommodate the minimum required bike parking.

**Street connectivity:** Maximum block length and perimeter standards support connectivity and circulation with a maximum block length of 800 ft for residential zones and the C-H zone and 400 ft for the C-C zone. Midblock multi-use pathways are also required where block lengths exceed established minimums. New streets are generally built at the time of development or land division.

**Access management:** The code directly references access spacing standards in OAR 734-051-0115 for driveway/intersection spacing along Highway 99 and additional restrictions on creation of new driveways in the C-C district.

**Fire-resistant new construction standards:** There has been interest expressed in updating construction standards to reflect best practices for fire resistance. However, changes are expected to be made to the building code rather than zoning code.

**Development review requirements:** As mentioned throughout, various uses are permitted outright or conditionally in these zones with a Type III quasi-judicial review required for all conditional uses. New development and significant redevelopment of existing permitted uses in all zones triggers the development review and site design review. Development review is a Type I administrative review generally applied to residential projects with up to three units and smaller commercial uses with up to

<sup>7</sup> As established in OAR Chapter 660 Division 12, Transportation Planning. Based on population and the rules' applicability, Phoenix must only comply with new rules around parking and electric vehicle charging. See further discussion of CFEC components in Section IV below.

14 off-street parking spaces. Type II site design review is more complex in terms of both submittal requirements and review standards and applies to larger developments such as multi-family and commercial with 15 or more off-street parking spaces. The City is currently reconsidering these review requirements to establish categories of exempt development/modifications to existing development, minor projects subject to Type I review, and major projects subject to a Type II review.

**Recommendations:** *The existing development standards generally permit a range of residential, commercial, and mixed uses at a scale appropriate for each district's context. Some consideration is needed to expand or modify specific types of uses within the general categories permitted. Many of the existing design and development standards address aspects critical to creating a mixed-use, multi-modal corridor but could use refinement, clarification, and/or expansion to address the desired character and function within the project area as articulated in the Market Feasibility Analysis and Placemaking Findings.*

- *Expand middle housing types (duplexes, triplexes, quadplexes, townhomes, and cottage clusters) permitted in the R-1 zone by increasing the allowed density of those housing types or exempting them from density calculations, rather than limiting all housing types to a maximum of 8 units per net acre. At a minimum, permit duplexes on lots the same size as single detached dwellings to comply with new state regulations. Greater variety of homes will increase the diversity within neighborhoods and increase the population of close-in areas able to access businesses within downtown and other commercial development nodes.*
- *Evaluate whether the neighborhood commercial and mixed-use components of the R-3 district are being utilized, and if there are any revisions that could better support integration of these uses at the desired neighborhood scale. Develop standards to enable permitting these uses outright rather than requiring a conditional use review.*
- *Limit self-storage facilities in the C-H zone along the Highway 99 corridor, with standards such as limiting facilities within 100 ft of the highway to direct more active and employment-generating uses along the corridor itself.*

- *Multi-family residential design standards should be reorganized to reduce duplication and minor conflicts, e.g., one section limits building facades to 80 ft while another sets the maximum at 150 ft., and to use consistent design elements for multiple types of buildings, such as main entrances, transparency, articulation, etc. The standards generally appear to be 'clear and objective' but could be more coherently written.*
- *Common open space requirements for mixed-use residential uses in the C-C zone should be evaluated to determine if they are an obstacle to development, given the relatively small size of parcels in downtown and the easy access to nearby parks and trails. The focus instead should be on smaller-scale plazas and other features that could engage with the streetscape at ground-level.*
- *Site and architectural standards for the C-C and C-H zones should be comprehensively revised and organized around consistent design elements, such as main entrances, transparency, materials, articulation, canopies, plazas, etc. The standards themselves should differ based on the scale and desired character of the two districts, but a common framework would improve clarity and applicability. No specific architectural character or theme standards are recommended based on public input, but rather a focus on the relationship between buildings and the street that create visual and physical connections. Clear and objective standards that can be reviewed through a Type I or II staff-level review are recommended rather than discretionary standards that would require design review by Planning Commission or others. Graphics should be updated, or at a minimum the existing graphics that do not clearly relate to the written standards or the development scale in the two districts should be removed.*
  - *Coherent standards for the interaction of buildings and the street frontage should address desired setbacks and amenities within those setbacks to support the desired street character especially along different segments of Highway 99. In the C-C zone new standards should unify the existing 'usable pedestrian space' and 'pedestrian and transit amenities' sections.*



- *Apply some of the large-scale building and development standards in the C-C zone to similar uses in the C-H zone to bolster existing standards for larger uses rather than relying on the conditional use review process to address site design. Consider whether the C-C standards that indirectly make large-scale uses infeasible on many of the smaller parcels are the most effective way to address such uses, or whether to more directly limit or prohibit uses over a certain size. Development standards should be developed that are applicable to large-scale buildings in all zones rather than being specific to each zone.*
- *Introduce minimum and maximum setbacks for development in the C-H zone along Highway 99 to create a more engaging experience for all corridor users, reduce presence of parking areas along the frontage, and decrease distances to the main entrances. Setbacks should differ from the C-C zone due to the district scale: for example, a 10-ft minimum and 20-ft maximum. Add standards to address location of parking areas along street frontages with some limitations on how much parking can be located between the building(s) and the highway.*
- *Further analysis should explore setbacks, use limitations, and/or other buffering techniques for areas along Bear Creek that are not zoned Bear Creek Greenway to enhance riparian, aesthetic, and recreational functions.*
- *Landscaping and buffer standards should be clearer about the widths of required landscaped buffers and mix of materials between types of uses in place of more generic standards addressing buffering, visual interest, privacy and shading. Develop a table of various uses and detail the requirements based on the adjacent uses, including public streets with a particular focus on developing clear and objective standards for residential uses. Standards should also address any desired landscaping in the front yard setbacks along Highway 99 to create a more coherent and modulated corridor feel, potentially differentiated in and outside of downtown. Landscaping requirements should prioritize trees that enhance the pedestrian environment by creating shade, lowering temperatures, and buffering.*

- *Parking lot landscaping standards should be reviewed and updated to meet CFEC standards including large parking lot standards in OAR 660-012-0405.*
- *Continue reviewing and updating vehicle and bike parking standards for compliance with new CFEC standards including improving parking regulations, requiring EV charging, lifting or reforming parking mandates per OAR 660-012-0400 through -0445 and bicycle parking standards in OAR 660-012-0630.*
- *Develop more consistent and consolidated standards for pedestrian circulation within parking areas, likely with the parking standards, rather than separate standards within the C-H zone. The standards should be integrated into and consistent with the existing Pedestrian Access and Circulation standards, which do not currently address connectivity through parking areas specifically.*
- *Decrease the maximum block spacing from 800 ft for residential zones, and/or identify additional measures to create connectivity within neighborhoods such as midblock pathways. Future TSP updates should also consider mechanisms to enhance connectivity particularly in planning future development of the PH-3 area.*
- *Align development code standards as needed with any building code updates for fire-resistant construction.*
- *Continue revising the development review and site design review standards to provide clear procedures proportionate to different scales of new development and modification to existing development. A clear and objective review option must be available for all residential development.*

## IV. EVALUATION OF TALENT POLICIES & REGULATIONS

The project area within the City of Talent primarily consists of commercial and residential areas including higher-density opportunities.

### A. COMPREHENSIVE PLAN POLICIES

There is no overarching Land Use element or set of policies in the Comprehensive Plan. The Comprehensive Plan map and land use designations discussed in Section IV.B below set the direction for land use.

The **Economic Element** (2016) addresses policy and land use priorities related to commercial and industrial development including particular attention towards redeveloping the city's core downtown area as a walkable commercial and service center which is located adjacent to but outside of the study area, west of Highway 99. Objective 2.2 encourages mixed-use development in downtown and other commercial areas by promoting residential development in ground-floor spaces and by considering the rezoning of undeveloped commercial and industrial land to meet residential needs. Objectives also encourage development of commercial and industrial land to create employment opportunities including large industrial sites planned for Urban Reserve Area TA-4 along Highway 99, revising industrial zoning to allow a retail sales component, and creating zoning incentives for businesses that create above average wage jobs. The Economic Opportunities Analysis identified small-scale manufacturing, small-scale construction, small-scale warehouse and distributing, and professional/business services along with retail, tourism, and services for seniors as potential growth industries.

The **Housing Element** (2017), including the Housing Needs Analysis (HNA), identified the need for additional residential land and greater variety of residential options to accommodate forecasted population growth, a need that has likely only intensified since the Almeda Fire. Adopted policies generally support designating additional land for medium and high density residential and allowing a greater variety of residential types and densities within all zones with an emphasis on housing affordable to low-income households including manufactured home parks. Many strategies to expand the range of permitted housing have been implemented with 2021 code updates. Additional policies support mixed-use development in downtown and other commercial areas.

The **Transportation System Plan** (2015) serves as the Transportation Element and establishes a vision of a safe and efficient transportation system that reduces energy requirements, reduces pollution, and provides alternatives to driving automobiles. Highway 99 and the Bear Creek Greenway are identified as facilities supporting TSP goals for access management, transportation

demand management, parking, streets, bicycles, pedestrians, and transit which encourage land uses that reduce dependency on single-occupancy vehicle trips.

The TSP describes Highway 99 as a primary arterial through town that poses a barrier to pedestrian and bicycle activity because of long spacing between pedestrian signals to cross the highway and high speeds. The corridor is configured as five lanes (four travel lanes and a center turn lane) north of Rapp Road to the City limits and three lanes (two travel lanes and a center turn lane) south of Rapp Road to City limits with bike lanes and sidewalks along most of the highway excluding the portion south of Creel Rd. Identified upgrades to the southern section were completed by ODOT. No further highway projects are planned.

The TSP describes the Bear Creek Greenway as a facility for pedestrians and bicycles, noting however that access to the Greenway is limited to a few access points because the trail is located on the east (far) side of the creek for much of its length. Enhanced access points, crossings, and strategic widening projects are identified in the TSP, along with a major project to develop the Wagner Creek Greenway which would provide a perpendicular multi-use facility and greatly expand the City's greenway network.

The **Parks Element** (1999) of the Comprehensive Plan identifies the Bear Creek Greenway as an open space resource containing a multi-use path, wetlands, ponds, and wildlife habitat along with Lynn Newbry Park that includes a portion of the greenway. The adopted policy to preserve existing parks includes an objective to review the relationship with Jackson County about ownership and management of the Greenway. The recreation policy finds that the Greenway is the largest and most utilized of park resources but notes that access remains an obstacle from Lynn Newbry Park. The subsequently adopted Greenways Master Plan (2001) and Parks Master Plan (2020) continue to affirm the importance of the Greenway and opportunities for additional access to the corridor and connections and co-located parks along the corridor.

The **Natural Resources Element** (1999) of the Comprehensive Plan raises the threat of wildfires and establishes policies to support xeriscaping and other native vegetation as well as site landscaping standards to promote fuel breaks and weed removal, supported by active code enforcement.

**Recommendations:** *The Comprehensive Plan elements, including the TSP, generally support mixed-use development within the project area and multi-modal facilities along Highway 99 and the Bear Creek Greenway. Both the Economic Element and the Housing Element support integrating more residential uses into commercial areas both as mixed-use developments and through rezoning. These plan elements consider whether the focus on downtown should remain the priority or if there are nuances about how residential could be mixed with commercial uses in other zones and parts of town.*

- *Future updates to the HNA and the Housing Element policies outside of this project could address changed circumstances post-fire and assess the emerging effects of the 2022 residential code updates and whether any further revisions to middle housing standards could better align with desired community outcomes.*
- *The City could also look at a future update of the Natural Hazards Element, which was written in the wake of the 1997 Emigrant Dam Failure and subsequent flooding, in light of the Almeda Fire to more expansively promote wildfire hazard reduction and preparedness.*

**B. ZONING & COMPREHENSIVE PLAN MAP DESIGNATIONS**

Land in the City of Talent within the project area is mostly designated commercial and zoned for Highway Central Business District (CBH) and Highway Commercial (CH) along the Highway 99 corridor. The project area includes a large area of High-Density Residential (RHD) land in the northeastern portion of the City and smaller pockets zoned for Residential Medium-Density and Manufactured Home further south. See **Figures 2.2 and 2.3** showing the applicable zoning for this portion of the project area.

**TABLE 3 - CITY OF TALENT PLAN DESIGNATIONS AND IMPLEMENTING ZONES**

Plan Designation	Implementing Zone	Zone Description
Commercial	Commercial Neighborhood (CN) Central Business District (CBD) Highway Central Business District (CBH) Commercial Highway (CH) Commercial Interchange (CI)	Provide for a range of retail and service uses: CN: Small sites up to 1 acre within neighborhoods, allowing upper-story residential. CBD: Civic center that is pedestrian-oriented and incorporates residential uses. CBH: Similar to CBD as civic hub allowing mixed uses accommodating all travel modes but tending to be more automobile oriented. CH: Accommodates auto-oriented uses and can include industrial uses. CI: Accommodates freeway user and tourist-oriented commercial development near the freeway interchange.
Residential High Density	Residential High Density (RHD)	Intended for multi-family and middle housing residential development at densities exceeding 18 units/acre along with options for small neighborhood commercial uses.
Residential Medium Density	Residential Medium Density (RMD)	Intended for a range of residential options in a neighborhood setting at densities of 7.2-10.9 units/acre for single-family detached homes (higher for middle housing).

Plan Designation	Implementing Zone	Zone Description
Residential Manufactured Home	Residential, Manufactured Home (RMH)	Allows manufactured home parks with limited residential alternatives.
Parks	Natural Areas, Parks, and Floodplains Overlay (OFPG) Sites are to be zoned consistent with the most appropriate adjacent land use often Residential. The City may develop a future park zone.	Supports continued improvement and maintenance of greenways to include pedestrian access and protection of natural areas and wildlife habitat.

**Recommendations:** *The existing Talent comprehensive plan and zoning maps provide ample opportunities for mixed-use, commercial, and residential development at a variety of scales within the project area. No map changes are recommended with this project.*

- *Consider applying the OFPG overlay and/or developing a Parks zone as identified in the Comprehensive Plan to more clearly delineate and guide continued greenway development and protection.*

## C. DEVELOPMENT CODE

**Title 18 Zoning** of the Talent Municipal Code (April 2021) is the adopted City zoning code.

**Types & Scale of Development Permitted:** Table 4 summarizes key standards in the most broadly applied zones within the project area, the CBH and CH zones which predominate along the Highway 99 corridor. The five commercial zones all support a range of retail trade, personal and business services, office, and civic uses, along with upper-story residential development and limited allowances for ground-floor residential in the CBD, CBH, and CH zones. The scale of development varies somewhat across zones: CBD uses are limited to 6,000-SF except through a discretionary review and CN uses are also intended to be smaller scale compared to the CH, CBH, and CI zones with no business size limits. However, all zones limit buildings to 30 ft unless approved as a conditional use. The CBD zone is centered on downtown and extends along the west side of the northern portion of Highway 99 within the project area. Development within this area is subject to additional Old Town Design Standards and a design review process.

The high-density RHD zone permits development of multi-family and middle housing types, with no maximum density as constrained by a maximum height of 40 ft or three stories. The medium-density RMD zone that applies to smaller pockets of the project area permits a wide range of single-family and middle housing within a density range of 7.2-10.9 units/acre for single dwelling development with densities up to 20-29 units/acre for some middle housing types but does not permit multi-family development. The RMH zone exclusively permits manufactured home parks as primary residential uses. All residential zones allow civic and institutional uses such as parks and schools through a Type III discretionary review.

Table 4 also identifies which land use types analyzed in the Development Feasibility Analysis are supported in each district. There are opportunities for most of the land use types determined to have strong market support within these zones with the exception of industrial uses which are limited to conditional uses in the CH zone only. However, these uses are permitted in the Industrial zone elsewhere in the City.



**TABLE 4 - CITY OF TALENT KEY DEVELOPMENT STANDARDS**

	<b>Commercial Highway (CH)</b>	<b>Highway Central Business District (CBH)</b>	<b>Residential High-Density (RHD)</b>
<b>Commercial/ Employment Uses</b>	Retail, service, repair, office, entertainment, and lodging uses broadly permitted. Auto-oriented uses including service stations and vehicle sales/service permitted. Drive-throughs permitted conditionally. Self-storage permitted. Light industrial uses permitted conditionally. Civic and institutional uses prohibited.	Retail, service, repair, office, civic, and institutional uses broadly permitted. Auto sales and repair permitted. Gas stations require conditional use review. Industrial uses limited to small-scale craft manufacturing. Drive-throughs permitted conditionally. Self-storage prohibited.	Neighborhood grocery store less than 12,000 SF and professional offices permitted conditionally. Civic and institutional uses permitted conditionally.
<b>Residential Uses</b>	Multi-family housing permitted. Ground-floor residential limited to 50% of the site area and set back from the street frontage. No density standards.	Multi-family housing permitted. Ground-floor residential limited to 50% of the site area and set back from the street frontage. Maximum density of 36.3 units per net acre.	Townhome, duplex, triplex, quadplex, cottage clusters, and multi-family permitted. Minimum density of 18 units per net acre, no maximum.
<b>Mixed-Use Development</b>	Vertical and horizontal mixed-use permitted. Residential uses <b>only</b> permitted as mixed-use.	Vertical and horizontal mixed-use permitted. Residential uses <b>only</b> permitted as mixed-use.	No provisions.
<b>Significant Development Standards</b>	Maximum height of 30 ft (unless greater height approved as a conditional use). Up to 80% lot coverage. 20% site landscaping.	Maximum height of 30 ft (except 40 ft for vertical mixed use with conditional permit). Up to 80% lot coverage. 20% site landscaping.	40-ft maximum height or three stories. Up to 75% lot coverage. 20% site landscaping including recreation area and open space for multi-family dwellings.

	<b>Commercial Highway (CH)</b>	<b>Highway Central Business District (CBH)</b>	<b>Residential High-Density (RHD)</b>
	<p>Minimum 10-ft front setback, no maximum.</p> <p>Parking may be located anywhere on the site including along the street.</p> <p>On-site pedestrian connectivity and connections to the street required.</p> <p>Design standards only apply to large buildings with façades over 100 ft or over 30,000 SF.</p>	<p>Front setbacks at 0-ft minimum and 10-ft maximum for at least 50% of the front façade.</p> <p>Parking prohibited between the building and the street.</p> <p>On-site pedestrian connectivity and connections to the street required.</p> <p>Design standards only apply to large buildings with façades over 100 ft or over 30,000 SF.</p>	<p>Multi-family design standards require architectural details, façade articulation, primary entrances facing the street, and parking located to side or rear.</p>
<b>Key Land Use Types Supported<sup>1</sup></b>	<p>Auto-oriented retail.</p> <p>Office business park.</p> <p>Low-rise, standalone office.</p> <p>Vertical mixed use (residential or office over retail).</p>	<p>Small, storefront, pedestrian oriented retail.</p> <p>Auto-oriented retail.</p> <p>Low-rise, standalone office.</p> <p>Vertical mixed use (residential or office over retail).</p>	<p>Townhomes.</p> <p>Plexes.</p> <p>Apartments.</p> <p>Cottage clusters.</p>

Notes: 1. As identified in the Development Feasibility Analysis.

**Detailed Development Standards:** Additional zoning provisions address aspects of site design and feasibility that are crucially related to how effectively development goals for mixed-use, multi-modal accessibility, affordable housing, and other project-specific goals can be achieved. These specific aspects of zoning code respond to priorities identified through the Placemaking and Economic Feasibility components of this project.

**Mixed use standards:** Residential uses can be integrated into commercial zones as either a mixed-use development or a stand-alone residential development that contribute to the overall mix of uses within the district. Such stand-alone residential development is generally limited to existing development across Talent’s commercial zones.<sup>8</sup> Vertical mixed-use is permitted

<sup>8</sup> There are additional state requirements to permit residential uses outright that apply to Talent’s commercial zones. SB 8 (2021) and HB 3395 (2023) require that regulated affordable residential developments be permitted outright in commercial zones. HB 2984 (2023) also allows

in all five commercial zones, but horizontal mixed-use with ground-floor residential is limited. The CBH and CH zones allow up to 50% of the ground-floor to be used for residential uses provided “commercial storefronts” are located along the street frontages, and the CBD zone allows up to one ground-floor residential unit behind a nonresidential use. While only the CBH zone has a maximum density, the 30-ft base height for all zones unless increased through a conditional use permit could be the more limiting restriction on residential development capacity.

**Multi-family development standards:** In the RHD zone design standards apply to multi-family residential projects with 5+ units that address building form and site layout through application of either objective standards or discretionary guidelines. The standards and guidelines address the same design components such as building orientation and entrances, building mass and façade, building design, articulation, roofline modulation, open space, and screening. Developments must minimize impacts of vehicle parking and provide for pedestrian-friendly design, including safe and direct pedestrian circulation to and throughout the site.

**Middle housing standards:** The City of Talent significantly expanded middle housing uses permitted in all residential zones with code updates adopted in April 2021. Single detached dwellings and duplexes are permitted on the same size lots in all zones which meets the recent state legislative changes.<sup>9</sup> However, duplexes are subject to additional design standards in TMC 18.95.045 that do not apply to single detached dwellings. Triplexes, quadplexes, townhomes, and cottage clusters are also permitted in the RLD, RMD, and RHD zones with some variation in intensity scaled to the zone.

**Manufactured home parks:** Manufactured home parks (MHPs) are permitted in the RMH zone and are subject to siting standards including a maximum density of 18 units per acre (TMC 18.180). There is one large MHP within the project area which was damaged by the Almeda Fire and is being redeveloped. City staff report the MHP standards have not caused conflicts with the redevelopment process.

**Auto-oriented uses and drive-throughs:** Auto-oriented uses like auto sales and repair and gas stations are generally limited in the CN, CBD, and CBH zones with a handful of small exceptions. These uses are permitted in the CH zone. The CI zone

conversion of any existing commercial building into residential use without discretionary local review. The City Council has explored expanding residential uses in commercial zones further but did not opt to exceed the recent state requirements.

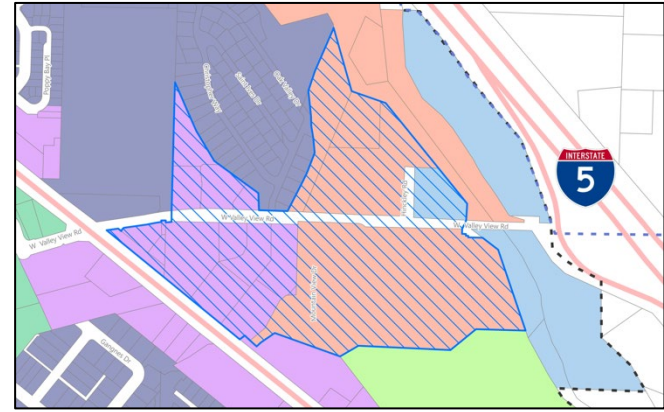
<sup>9</sup> HB 3395 (2023) expands the definition of “Medium Cities” that are required to allow duplexes under HB 2001 (2019) to include cities with a population of 2,500 or greater, effective no later than June 30, 2025.

permits gas stations specifically to serve interstate travelers. Drive-throughs are only permitted conditionally in a portion of the CBH, CH, and CI zones identified as the drive-up overlay and must comply with additional development standards to minimize circulation conflicts and provide screening (TMC 18.155.070.H).

**Large-format store standards:** Additional design standards apply in all zones to 'large retail establishments' over 30,000 SF or with a façade longer than 100 ft in all commercial zones (TMC 18.145). The architectural standards address façade articulation, entrances, roof details, and pedestrian connectivity, and establish build-to lines to create a connection between buildings and the street. Along Highway 99 and all arterials a minimum 10-ft and maximum 25-ft setback is required for at least 30% of the building façade length. The standards include both objective and discretionary elements and trigger a Type III review for all large retail uses.

**Site & architectural design standards:** There are only specific design standards for the CBD zone and for large-format retail uses in any commercial zone. Commercial and mixed-use developments within the CN, CBH, CH, and CI zones less than 30,000 SF are subject instead to more general development standards such as screening and buffering and pedestrian circulation requirements. Of those zones, only the CBH zone includes development standards for a maximum front setback and a prohibition on parking between buildings and the street. The CN, CH, and CI zones have no base standards to address these basic form aspects.

**Highway 99 corridor setbacks:** Setbacks from the Highway 99 ROW vary along the corridor because of different zoning district standards and overlap with landscaping standards. A minimum 0-ft and maximum 10-ft setback applies in the CBD and CBH zones along the northern stretch of Highway 99. The CH zone applied along the southern Highway 99 segment within City limits requires a minimum 10-ft setback with no maximum. Buffering standards for all zones, require 10 ft of buffering that includes a line of trees and shrubs between a commercial, office, or mixed-use site and an adjacent arterial street, unless it "conflicts with other provisions of the code" (TMC Table 18.105.050-1). Greater clarification could better address whether those "conflicts" allow or preclude application of the 0-ft minimum front setback.



Drive-ups are permitted along West Valley View Road east of Highway 99 in the CH, CBH and CI zones, shown here as the Drive-Up Overlay with blue cross-hatching.

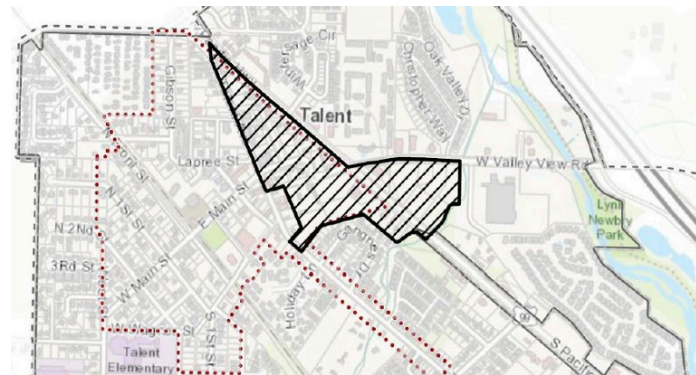
**Greenway regulations:** The standards for the Floodplain - Parks - Greenway overlay zone (OFPG) include both a 50-ft wetland/riparian setbacks from streams and a 35-ft setback from the floodplain to create the greenway protected area. The more restrictive standard applies to limit development impacts along the Greenway.

**Landscaping & buffers:** All districts require an overall percentage of development sites to be landscaped: 15% in the CN and CBD zones and 20% in all other commercial and residential zones. Landscaped buffers are also required between specific types of uses, roads, and parking lots. The variety of landscaping materials, such as shrubs and trees, are specified for both the overall site and the buffers with options for xeriscaping. There are requirements for parking lot landscaping that specify tree canopy shade coverage (TMC 18.110.130.F). Street trees are required within planter strips on all arterial and collector streets including Highway 99 (TMC 18.115.040).

**Climate Friendly Area:** The City has adopted a CFA that overlaps part of the project area in which development standards will need to support mixed-use and walkable development, generally aligning with the same objectives as this project (See pull-out box this page). Talent's adopted CFA encompasses areas zoned CBD and CBH along a portion of Highway 99. There are currently no minimum or maximum densities within those zones. A minimum of 15 units per acre must be applied within the CFA. Additionally, both zones

The new **Climate Friendly and Equitable Communities (CFEC)** state rules will require changes to city codes to:

- Significantly limit or remove minimum vehicle parking requirements.
- Detail landscaping and tree canopy coverage required for large parking lots.
- Require EV charging for new commercial and multi-family development.
- Update minimum bike parking requirements.
- Establish Climate Friendly Areas (CFAs) totaling at least 25 acres and within those promote mixed-use and walkable development by permitting a range of residential, commercial, and civic uses, setting a minimum residential density of 15 units per acre with no maximum, raising maximum building height to 50 ft, and setting maximum block lengths. (Applies only to Talent based on population with a statutory deadline of December 2024.)



City of Talent Climate Friendly Area Boundary

require a conditional use review for structures over 30 feet tall. up to a maximum of 40 feet. This is less than the 50-foot height required for CFAs.

**Parking regulations:** Minimum and maximum vehicle parking standards are established in TMC 18.110.060, but the City will need to comply with changes to state rules as part of the Climate Friendly and Equitable Communities (CFEC) implementation that significantly limit or remove parking minimums.<sup>10</sup> There are also minimum bicycle parking standards.

**Multi-modal improvements:** All zones require pedestrian access and circulation within the site to connect primary building entrances and adjacent streets with “safe, direction and convenient pathways” (TMC 18.115.030). Bike parking requirements in TMC 18.110100 including the location, lighting, security, and spacing of parking areas for all developments to accommodate the minimum required bike parking.

**Street connectivity:** A maximum block length of 400 ft and a 1,200-ft maximum perimeter is required for the CBD and residential zones (TMC 18.115.050.J.5). No maximums are specified for the other commercial zones. Midblock multi-use pathways can be provided in lieu of meeting the minimums. The existing street network includes few streets that intersect with Highway 99. Gaps between intersections exceed ¼ mile in many cases, and the TSP does not identify any additional future connections.

**Access management:** The code requires ODOT review and approval of all permits for access to Highway 99 and establishes detailed standards for access management for City roads depending on classification including the spacing of commercial driveways.

**Fire-resistant new construction standards:** There has been interest expressed in updating construction standards to reflect best practices for fire resistance. However, such requirements would primarily be included in the building code.

**Development review requirements:** As mentioned throughout, there are four categories of uses in each zone: uses permitted with a Type I permit review, uses permitted subject to Type II Site Development Plan Review, uses permitted subject to Type III Site Development Plan Review, and uses subject to Conditional Use Review which is also Type III. Further, any development subject to the Old Town Design Standards or the Large Retail Establishment Standards requires Type III Design Review (TMC 18.175). The distinction between uses subject to Type II or Type III Site Development Review varies between zones and is

<sup>10</sup> As established in OAR Chapter 660 Division 12, Transportation Planning.

determined by either different categories of uses or different scale of uses. For example, retail and service uses less than 6,000 SF in the CBD zone generally require Type II review whereas larger retail and service uses trigger a Type III review. In the CH zone, gas stations and self-storage require Type II review, and motels over 10 rooms require Type III review. There is not necessarily consistency across zones about how uses are classified. The Type II and III Site Development Plan Reviews trigger different approval criteria and thus review authority. Type II criteria is more objective and is reviewed by staff. The Type III criteria is more discretionary, such as avoiding “adverse effect” on nearby properties and conforming to the intent of the zone where located, and requires a public hearing before Planning Commission. The majority of residential uses in residential and commercial zones have a Type I or II review option. However, dwelling units in the CBH require a Type III Site Development Plan Review that likely does not meet the requirement for a ‘clear and objective’ review (TMC 18.55.040.I).

**Recommendations:** *The existing development standards generally permit a range of residential, commercial, and mixed uses at a scale appropriate for each district’s context with some consideration needed to expand or modify specific types of uses within the general categories permitted. Many of the existing design and development standards address aspects critical to creating a mixed-use, multi-modal corridor but could use refinement, clarification, and/or expansion to address the desired character and function within the project area as articulated in the Market Feasibility Analysis and Placemaking Findings.*

- *Refine middle housing standards to address any implementation issues that have arisen with the new code and to align with state requirements specifically removing duplex standards in TMC 18.95.045 to ensure that duplexes are not subject to any additional standards that do not apply to single-family detached dwellings.*
- *Clarify the ground-floor residential standards in the CBH and CH zones that require “commercial storefronts...along the street frontage” to specify the dimensions and requirements for commercial use within a horizontal mixed-use site configuration (TMC 18.55.040.I).*
- *Implement additional use or development limitations for self-storage facilities in the CH zone along the Highway 99 corridor, such as a limitation on such facilities within 100 ft of the highway, to direct more active and employment-generating uses along the corridor itself.*

- *Review the distinction between uses requiring Type II and III Site Development Plan Review in the commercial zones. Look for opportunities to move more uses into the Type II category and reduce review requirements for City and applicants. Allow all residential uses through the Type II review, specifically multifamily uses in the CBH zone that currently require a Type III review. Additionally, review the approval criteria for Type III review in TMC 18.150.050 and consider whether some of the discretionary aims, such as avoiding adverse impacts, are adequately addressed through more specific standards in the code already, such as buffering and height limitation standards.*
- *Allow additional height for vertical mixed-use developments in the CBH and CH zones by right as a height bonus to incentivize mixed-use development. Replace the current requirement for conditional use review and approval of any height over 30 ft. At a minimum, up to 50 ft will be required within the CFA; see CFEC recommendations.*
- *Develop more consistent setback, form, and/or design standards for commercial development along the Highway 99 corridor, much like the configuration of the Old Town Design District encompasses the length of Talent Avenue. There are currently four different commercial zones that apply along the corridor. Standards for more consistent minimum and maximum building setbacks as well as limiting parking areas between buildings and the street, like the existing CBH standards, would be an important start. Additional site and architectural design standards should be developed but may be less feasible to apply across zones given the variety of development types already present.*
  - *Consider whether 10-ft of landscaping between each building and Highway 99 is the desired character for the corridor, and then align, or at least clarify the overlap between, the front setback standards for each zone and the landscape buffer requirements.*
  - *Landscaping requirements should prioritize trees that enhance the pedestrian environment by creating shade, lowering temperatures, and buffering.*



- *Consider how such standards would interact with the existing Old Town Design District and Large Retail Establishment design standards that apply to portions of the corridor. Revise to minimize overlap and conflicts.*
- *Develop objective standards that can be reviewed through a Type II staff-level review rather than triggering a discretionary Type III review with a public hearing.*
- *Add cross-references in the CBH, CH, and CI zone chapters that the drive-up facilities permitted conditionally are limited to sites within the Drive-Up Overlay as detailed in TMC 18.155.070.H.*
- *Further analysis should explore potential further modifications to the OFPG standards to supplement the existing setbacks for areas along Bear Creek to enhance riparian, aesthetic, and recreational functions.*
- *Reduce the overlapping landscaping and open space standards for multi-family development which include overall site landscaping requirements (TMC 18.105.020.A.1), recreation space per unit (TMC 18.40.080), and common open space per unit (TMC 18.96.030.F).*
- *Continue working towards CFEC implementation including a more detailed code audit specific to CFEC standards.*
  - *Review and update vehicle and bike parking standards for compliance including improving parking regulations, requiring EV charging, and lifting or reforming parking mandates per OAR 660-012-0400 through -0445 and bicycle parking standards in OAR 660-012-0630.*
  - *Review and update code standards for areas within the CFA to ensure that land use requirements are met. Generally, the CFA land use standards align with the TGM goals for this project to promote mixed-use, walkable areas, and further code changes will support both sets of objectives. Initial analysis identifies the need to implement minimum densities of 15 units per acre and to increase the maximum height to 50 ft within the CFA as a starting point. DLCD will also be developing a model code to implement the CFA land use requirements in OAR 660-012-0330. Consider whether CFA land use requirements could best be met through changes to base zone standards for the CBH and CBD zones, a new base zone or a new zoning overlay.*

- *Add mechanisms in the code and the TSP to support greater connectivity within the project area potentially including new roads perpendicular to Highway 99 and/or multi-modal pathways, such as the planned Wagner Creek Greenway. One tool would be implementing a maximum block length and perimeter standard for the CBH, CH, CI, and CN commercial zones.*
- *Align development code standards as needed with any building code updates for fire-resistant construction.*

# **HIGHWAY 99/BEAR CREEK GREENWAY CORRIDOR Re-Visioning Project**



## **Placemaking Workshop and Recommendation Report**

*December 2023*

*This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Fixing America's Surface Transportation Act (FAST-Act), local government, and State of Oregon funds. The contents of this document do not necessarily reflect views or policies of the State of Oregon.*



# TABLE OF CONTENTS

I.	<b>Introduction.....</b>	<b>1</b>
II.	<b>The Placemaking Workshops.....</b>	<b>3</b>
III.	<b>Placemaking Workshop No. 1.....</b>	<b>5</b>
IV.	<b>Placemaking Workshop No. 2.....</b>	<b>8</b>
V.	<b>Visual Preference Survey.....</b>	<b>12</b>
VI.	<b>Arts District Concept.....</b>	<b>24</b>
VII.	<b>Transportation Opportunities.....</b>	<b>25</b>
VIII.	<b>Implementation.....</b>	<b>31</b>



## I. Introduction

The Highway 99/Bear Creek Greenway Corridor Re-visioning Project will develop a cohesive vision for future growth and development in the area that was impacted by the Almeda fire in 2020 (**Figure 1**). As the rebuilding efforts continue, the study area communities can reimagine and reshape how their neighborhoods, homes, roadways, and businesses look, feel, and function.

This project is a collaboration between the three jurisdictions most impacted by the fire – the Cities of Talent and Phoenix and Jackson County. Most importantly, this project is about the communities within the study area and what they envision their cities to be in the future. As part of this project process, the communities have been engaged and encouraged to share their ideas and provide input on project goals, concerns, and vision.

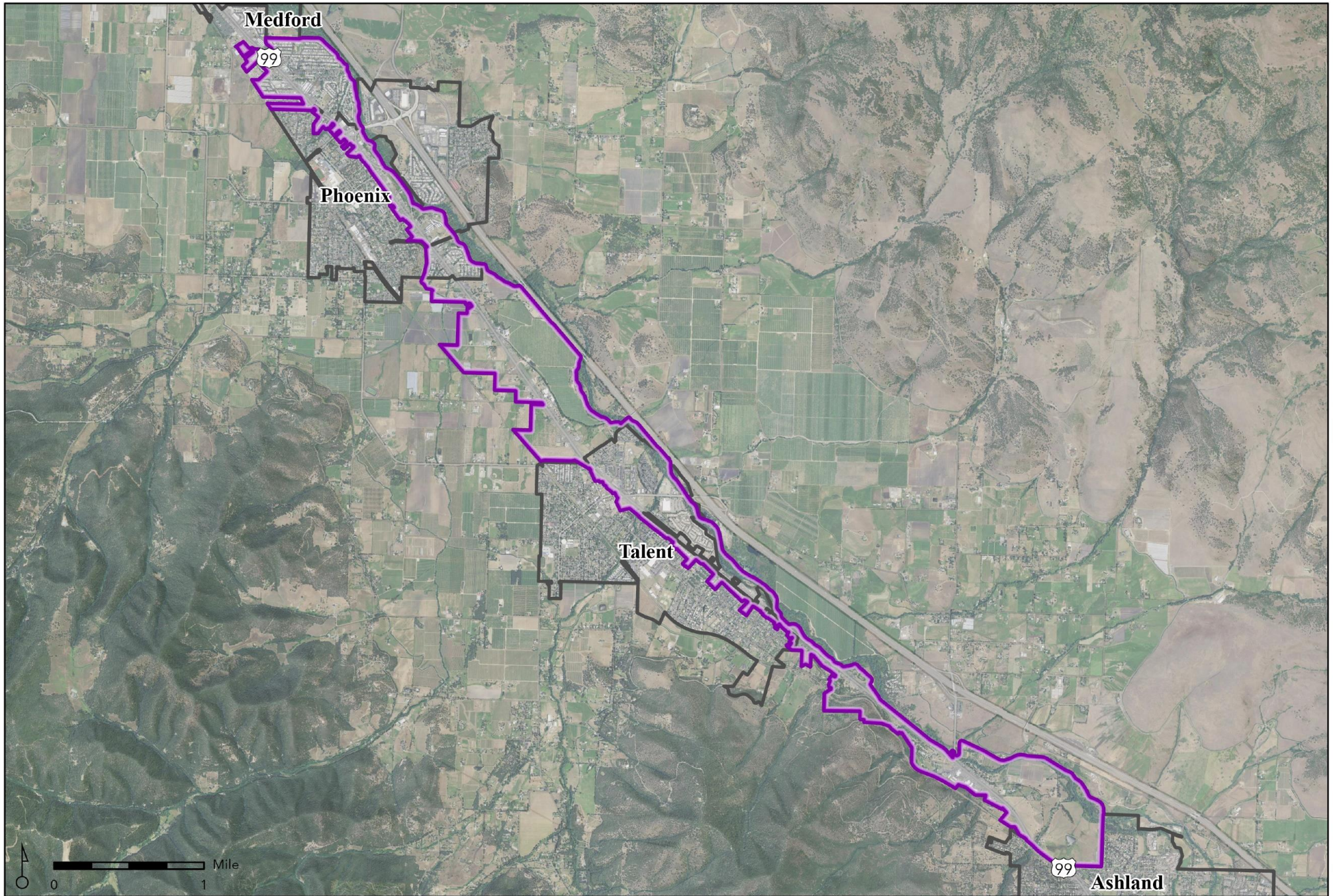
A project Advisory Committee (PAC) and a Citizen Advisory Committee (CAC) were established to provide input, review interim findings, and make recommendations. In addition, community stakeholders were interviewed to seek feedback about the expectations for the project and the values of the community. A project website was created to provide real-time project updates.

The centerpiece of the project visioning and strategic planning is the **Placemaking Workshop**. These workshops were designed to gather information and feedback for areas within the City of Talent and the City of Phoenix, including specific recommendations for building types, infrastructure improvements, and open space. Two in-person workshops were scheduled. The first workshop, Placemaking Workshop 1, was held with the CAC and the local jurisdiction representatives. The second workshop, Placemaking Workshop 2, was designed for the general public.

*“Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.”*

**A Placemaking Primer, Project for Public Spaces**





**FIGURE 1**  
**VICINITY & PROJECT AREA**  
**HWY 99 / BEAR CREEK GREENWAY**  
**CORRIDOR RE-VISIONING PROJECT**

**Legend**

-  Re-Visioning Study Area
-  City Limits



## II. The Placemaking Workshops

The workshops were designed to serve as interactive public forums where participants could explore and respond to open-ended questions, review and comment on maps, and provide feedback in response to visual preferences, project goals, and site-specific ideas. The workshops were facilitated by city and consultant staff.

### Planning Context

While the project primarily focuses on urban areas adjacent to Highway 99, the planning context for the workshops included the city limits of Phoenix and Talent. The expanded planning context allowed input and recommendations for areas beyond Highway 99.

### Community Outreach and Notification

The project provided notice of the workshops and worked with project partners to advertise the events to maximize outreach and attendance. The workshops were advertised on the project website and Talent’s and Phoenix’s city websites. Additional notice was provided through media releases, including social media, newsletters, and the school district’s e-blast text notification system. The project also prepared a meeting flyer posted at public offices and distributed to interested parties. The CAC was invited to the workshop through the group e-mail distribution list.

### Workshop Process

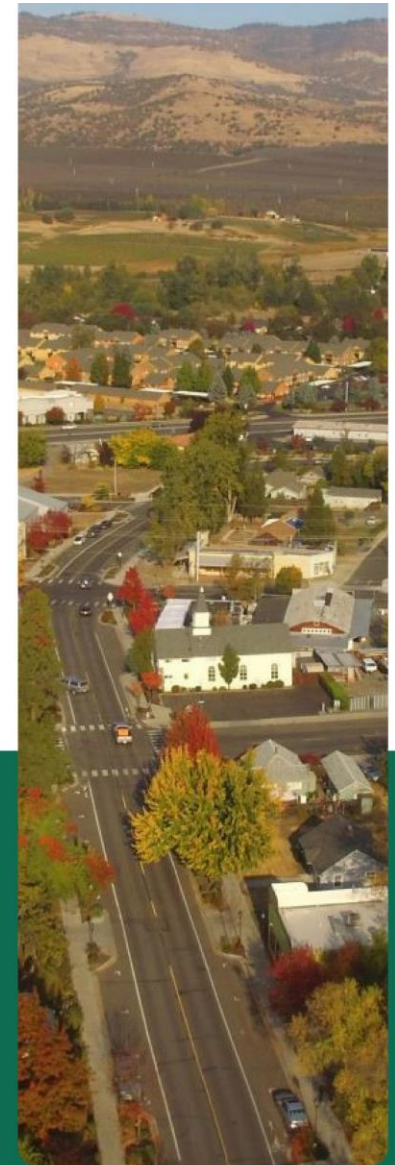
Both workshops were facilitated by project staff, including representatives from the cities of Talent and Phoenix, Jackson County, and the State of Oregon. The workshops focused on five placemaking topics. These topics served as discussion content for both workshops, and the meeting materials were organized to facilitate community input from attendees.



**HWY 99/ BEAR CREEK  
GREENWAY CORRIDOR  
RE-VISIONING**

**Share your vision at a  
Placemaking Workshop on  
Wednesday, May 3 from  
6:00 pm to 7:30 pm  
at the Phoenix High School  
Commons - 745 N. Rose Street**

The Hwy 99 / Bear Creek Greenway Corridor Re-Visioning Project will create a comprehensive vision and strategies to redevelop land along Hwy 99 in Talent, Phoenix, and Jackson County that was affected by the devastating 2020 Almeda Fire.





The five placemaking topics include:

- Walking and Biking Facilities
- Building Types
- Parks and Public Plazas
- Gateway Elements
- Green Infrastructure

These elements were explored through visual preference exercises and a general discussion regarding community vision and goals. During this workshop phase, participants viewed photographs of different placemaking elements and ranked images they felt most strongly about, whether positive or negative, indicating the redevelopment they would like to see in their community. The results of this exercise provided quantitative and qualitative preferences from a range of built form types and locations to focus improvement efforts.

Using maps of the Phoenix and Talent, meeting participants affixed stickers denoting the location and type of the preferred placemaking elements. Each sticker was color-coded to represent different elements and keyed with a number corresponding to comment cards with descriptions of each recommendation. Meeting facilitators recorded participant input during the mapping exercise.



*Placemaking Workshop, Phoenix High School*

The final mapping exercise included reviewing transportation and connectivity opportunities through each jurisdiction. These opportunities included improved roadway crossings, pedestrian routes, and trail connections and needs for roadway infrastructure such as pedestrian bridges, traffic calming, and safety provisions.

A workshop questionnaire was also available at both workshops. A summary of the workshop results is included in the following section.



### III. Placemaking Workshop No. 1

The first workshop for the CAC was hosted at Clyde’s Corner on May 2, 2023, from 5 PM to 6:30 PM. The workshop began with a visual preference exercise to evaluate and rank the placemaking features based on the five placemaking topics. The next part of the workshop included mapping exercises where specific ideas and features were mapped for both Phoenix and Talent.

The CAC provided the following summary recommendations for Phoenix and Talent.

#### City of Phoenix

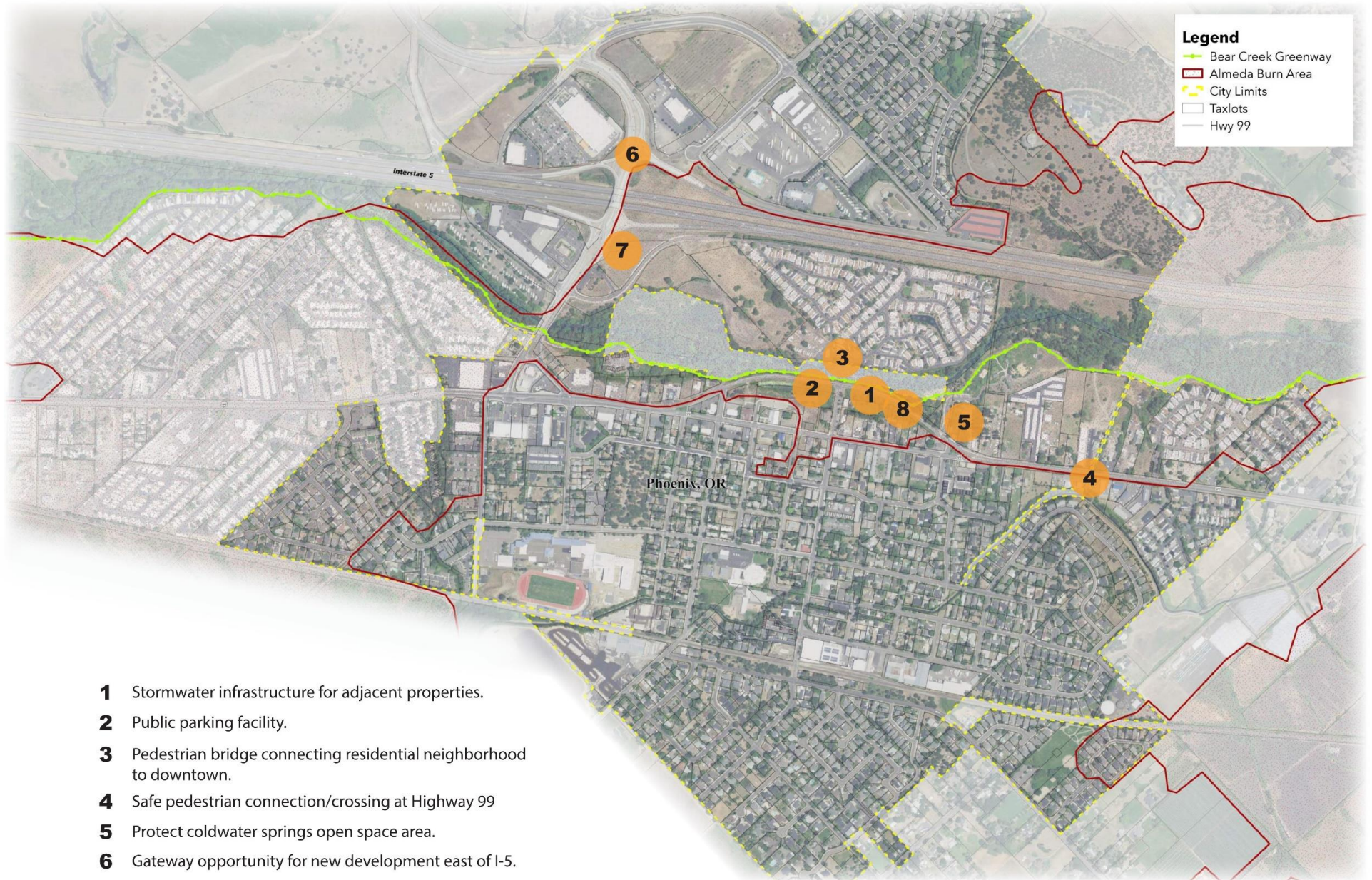
- *Promote mixed-use projects, including vertical mixed uses.*
- *Integrate green infrastructure and stormwater facilities in the downtown core.*
- *Provide public parking in downtown to support community events.*
- *Build a pedestrian bridge over Bear Creek to link the Bear Lake community to downtown.*
- *Improve pedestrian crossings over Highway 99.*
- *Protect open space areas.*
- *Expand lodging options, including boutique-style hotels.*

#### City of Talent

- *Create a gateway feature at Valley View Road and Highway 99. Consider a roundabout at this location.*
- *Evaluate long-term options for Talent Irrigation District property, including public plaza and mixed-use development.*
- *Consider mixed-use development with public spaces at the intersection of Valley View Road and Highway 99.*
- *Redevelop underutilized commercial areas for housing.*
- *Consider additional recreation amenities along Bear Creek.*
- *Promote locally owned small businesses.*

The following pages summarize the mapping exercise results with the CAC. The visual preference results are outlined later in this report.

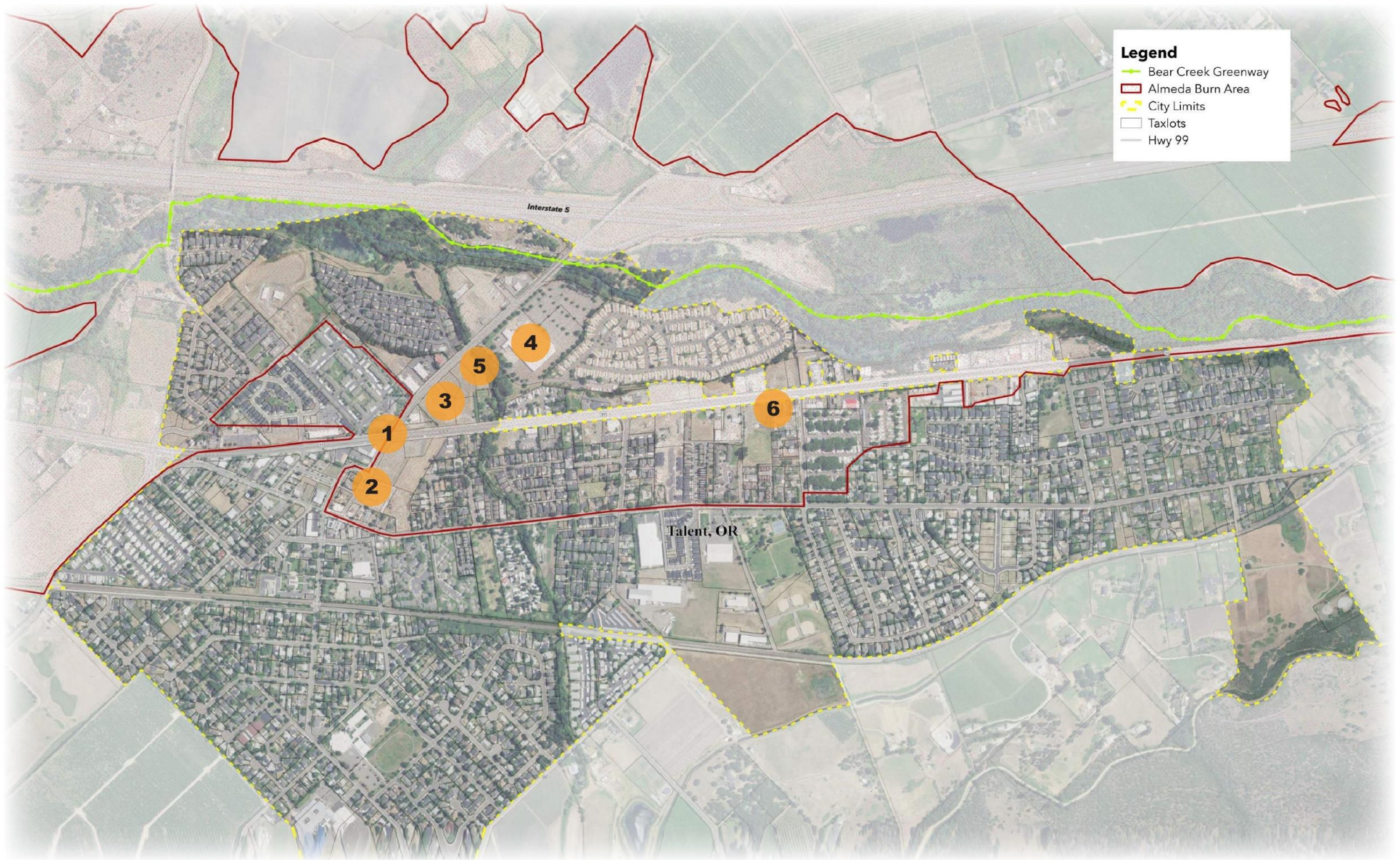




- 1** Stormwater infrastructure for adjacent properties.
- 2** Public parking facility.
- 3** Pedestrian bridge connecting residential neighborhood to downtown.
- 4** Safe pedestrian connection/crossing at Highway 99
- 5** Protect coldwater springs open space area.
- 6** Gateway opportunity for new development east of I-5.
- 7** Hotel project.
- 8** Boutique lodging, similar style to Lithia Springs Resort.

PHOENIX, OR  
CAC PLACEMAKING WORKSHOP





- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><b>1</b> Roundabout, gateway feature</li> <li><b>2</b> TID parcel should become park/plaza feature and adjacent to mixed-use buildings</li> <li><b>3</b> Mixed-use building with interior plaza; views from this location are amazing.</li> </ul> | <ul style="list-style-type: none"> <li><b>4</b> Housing; mixed-use buildings</li> <li><b>5</b> Recreation amenities (ie. tennis courts, play structure, etc.)</li> <li><b>6</b> Coffee shop (locally-owned business preferred)</li> </ul> |
|--|---|

**TALENT, OR**  
**CAC PLACEMAKING WORKSHOP**



## IV. Placemaking Workshop No. 2

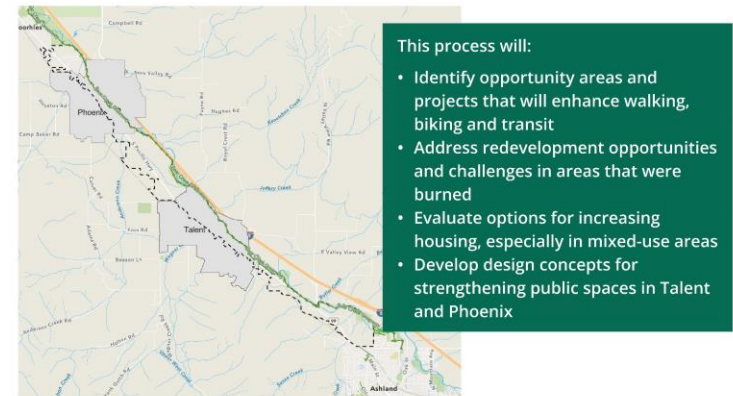
The second workshop for the general public was hosted at Phoenix High School Commons on May 3, 2023, from 6 PM to 7:30 PM. This workshop was organized as an open house meeting with a series of stations staffed by project team members. Meeting attendees provided input on the visual preferences and worked with team members on interactive mapping exercises, resulting in placemaking recommendations for each city.

Based on community input, the following are the key themes and recommendations discussed during Placemaking Workshop No. 2.



### Project Overview

The Hwy 99 / Bear Creek Greenway Corridor Re-Visioning will create a comprehensive vision and strategies to redevelop land in Talent, Phoenix, and Jackson County that was affected by the devastating 2020 Almeda Fire. This is the area that runs along Hwy 99 and the Bear Creek Greenway. The vision will be implemented by updating local plans and zoning ordinances, which are the regulations that determine where and how development happens. The project will support transportation options like walking, biking and transit throughout the corridor; evaluate ways to build more housing; and identify areas for mixed-use developments so that people can be closer to their destinations, which makes it easier to walk and bike. This project is focused on land uses, development, and better-connected transportation routes along both sides of Hwy 99; however, this project will not identify any changes to the highway itself.



- This process will:
- Identify opportunity areas and projects that will enhance walking, biking and transit
  - Address redevelopment opportunities and challenges in areas that were burned
  - Evaluate options for increasing housing, especially in mixed-use areas
  - Develop design concepts for strengthening public spaces in Talent and Phoenix



## City of Phoenix

- *Create new open space and natural areas at the natural springs.*
- *Integrate green infrastructure and environmental education opportunities, including a pollinator education center.*
- *Build a pedestrian bridge over Bear Creek to link the Bear Lake community to downtown.*
- *Create gateway features on Highway 99 at the entry points to the downtown district.*
- *Add street trees to expand the tree canopy.*
- *Provide public parking in downtown.*
- *Create a public plaza or gathering place downtown.*
- *Create a culinary destination such as a food hall with covered seating.*
- *Expand affordable housing.*

## City of Talent

- *Talent Irrigation District facilities to create a public civic space for downtown Talent.*
- *Develop mixed-use housing and gateways downtown.*
- *Expand local parks, including a new park along Bear Creek near the Talent Public Works facility.*
- *Improve connections between existing neighborhoods and open spaces.*
- *Extend the Wagner Creek Greenway Trail, including enhanced crossing at Highway 99.*
- *Improve pedestrian connectivity over Highway 99 throughout the city.*
- *Create a gateway feature at Valley View Road and Highway 99. Consider a roundabout at this location.*
- *Consider mixed-use development with public spaces at the intersection of Valley View Road and Highway 99.*

The following pages summarize the mapping exercise results with the public. The visual preference results are outlined later in this report.

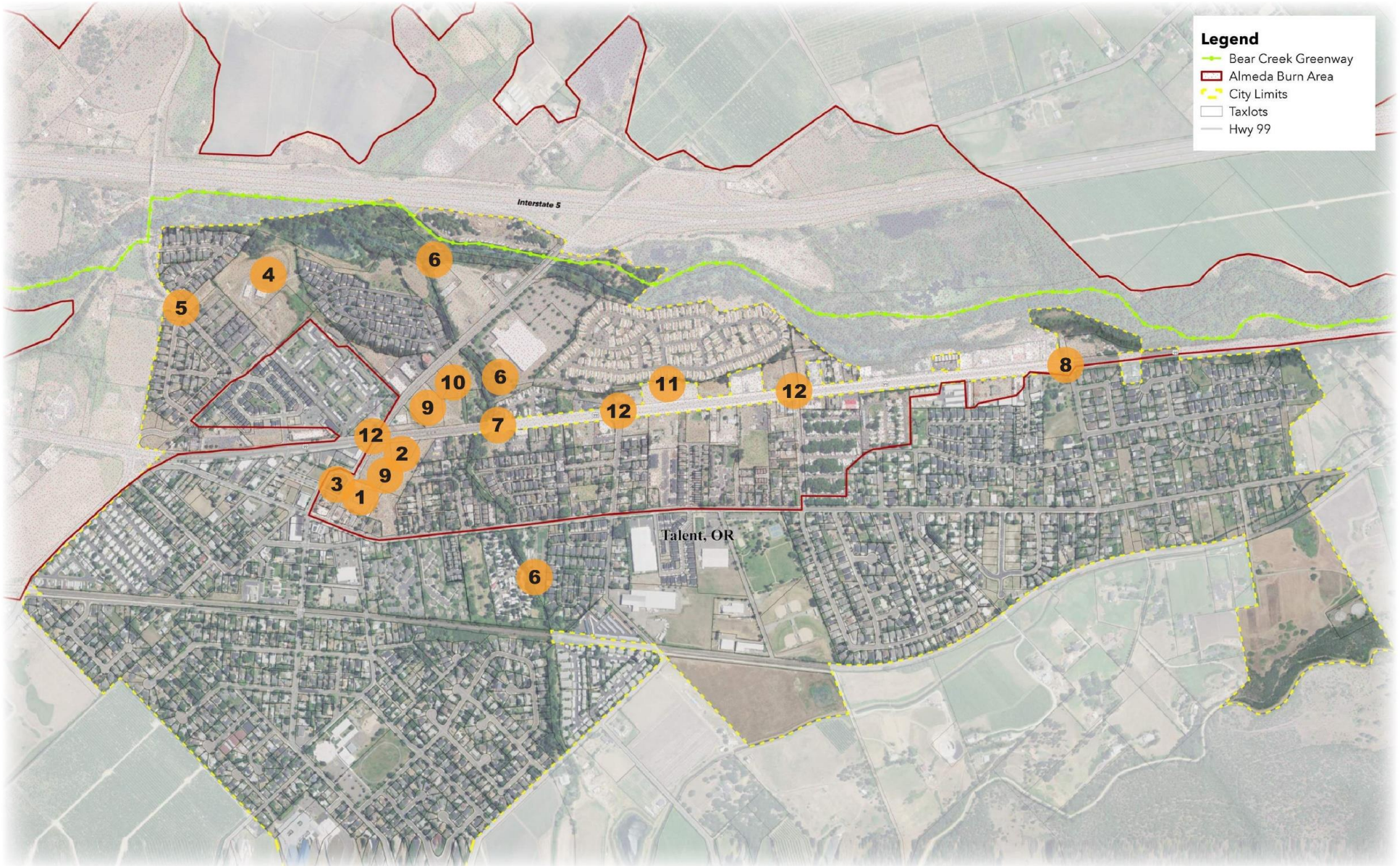




- 1** Wetland/nature park at natural springs.
- 2** Pollinator education center and open space; green infrastructure.
- 3** Pedestrian bridge over Bear Creek to connect neighborhood to greenway and downtown district.
- 4** Entry landscape feature as gateway; street trees to create tree canopy.
- 5** Public parking area with sustainable stormwater features.
- 6** Plaza/gathering space.
- 7** Future “foodery” food hall with gathering space and covered seating area.
- 8** Affordable housing.

PHOENIX, OR  
COMMUNITY PLACEMAKING WORKSHOP





**Legend**

- Bear Creek Greenway
- Alameda Burn Area
- City Limits
- Taxlots
- Hwy 99

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><b>1</b> Relocate TID to create a civic/gathering spaces; create a “there” place for downtown Talent.</li> <li><b>2</b> Mixed-use including housing; create a gateway or node within Talent.</li> <li><b>3</b> Mixed-use redevelopment opportunity.</li> <li><b>4</b> Future park site.</li> <li><b>5</b> Connection between neighborhood and park space.</li> <li><b>6</b> Extend Wagner Creek Greenway Trail.</li> </ul> | <ul style="list-style-type: none"> <li><b>7</b> Pedestrian crossing over Highway 99 for Wagner Creek Greenway.</li> <li><b>8</b> Pedestrian crossing at Highway 99.</li> <li><b>9</b> Mixed-use development site.</li> <li><b>10</b> Plaza or public gathering space.</li> <li><b>11</b> Highway commercial opportunity.</li> <li><b>12</b> Potential roundabout.</li> </ul> |
|---|--|

**TALENT, OR  
COMMUNITY PLACEMAKING WORKSHOP**





## V. Visual Preference Survey

During the visual preference survey phase of the workshops, meeting attendees viewed photographs of example development prototypes covering the five placemaking topic areas noted early. The number of photos for each topic area ranged from eight to ten and included representative images from different-sized cities in both urban and rural contexts. The photos were not intended to show exactly the type of development that would be built in Talent or Phoenix. Instead, the images were used to survey and rank the different amenities, public spaces, and buildings that meeting participants felt would be appropriate. Meeting attendees indicated their preferences by affixing “dot” stickers to their preferred images.

Based on the top-ranked images, the following key design themes and recommendations were identified.

### Walking and Biking Facilities

- *Multi-modal transportation facilities that can accommodate pedestrians, bikes, and vehicles.*
- *Broad sidewalks and safe bike facilities.*
- *Use landscape plantings to define the street environment, buffer pedestrians from vehicles, and shade paved surfaces.*
- *Developed streetscapes that include benches, site furnishings, lighting, and other amenities.*
- *Integrated signs and wayfinding elements.*
- *Flexible streets and corridors that can be closed to traffic for civic and community events.*
- *Plazas and public spaces along primary corridors.*

### Building Types

- *Three to four-story mixed-use buildings that include commercial and residential uses.*
- *Buildings with strong street presences, or buildings that create gateways in the downtown core.*
- *Welcoming building facades with windows, street-facing entries, and rich amenity zones along the sidewalk.*
- *Use of brick, stone, wood, steel, and other regional materials.*
- *Medium-density residential within the downtown areas.*



## Parks and Public Plazas

- *Urban spaces large enough to host community events, gatherings, and support adjacent retail uses.*
- *Vibrant plazas with benches, tables and chairs, umbrellas, and landscaping.*
- *Integrated public art and water features to attract visitors.*
- *Three to four-story mixed-use buildings that include commercial and residential uses.*
- *Lighting to promote evening activities.*
- *Weather protection to extend seasonal uses.*

## Gateway Elements

- *Unique gateways or signs to define downtown districts.*
- *Use of monument signs, sculpture, and public art to highlight nodes and civil spaces.*
- *Building form and orientation that create gateways.*
- *Integrated branding and placemaking elements.*
- *Use of specialty lighting, color, and materials to create a sense of place.*

## Green Infrastructure

- *Consistent tree canopy over the street network to shade paved spaces and mitigate stormwater impacts.*
- *Low-impact development-sustainable stormwater systems to improve water quality and integrate greenery within the street environment.*
- *Dedicated bike and pedestrian facilities that are safe, efficient, and appealing.*
- *Landscaping that buffers urban noise, light, and glare.*
- *Use of recycled and locally sourced materials.*

The following pages include the top-ranked images from the visual preference survey for each placemaking topic area.



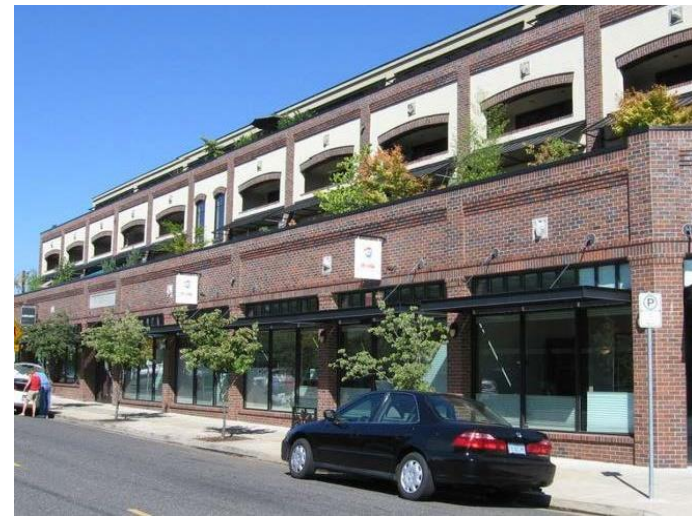
**TOP-RANKED IMAGES: WALKING AND BICYCLE FACILITIES**



### TOP-RANKED IMAGES: WALKING AND BICYCLE FACILITIES



**TOP-RANKED IMAGES: BUILDING TYPES**



**TOP-RANKED IMAGES: BUILDING TYPES**



**TOP-RANKED IMAGES: PARKS AND PUBLIC PLAZAS**



**TOP-RANKED IMAGES: PARKS AND PUBLIC PLAZAS**





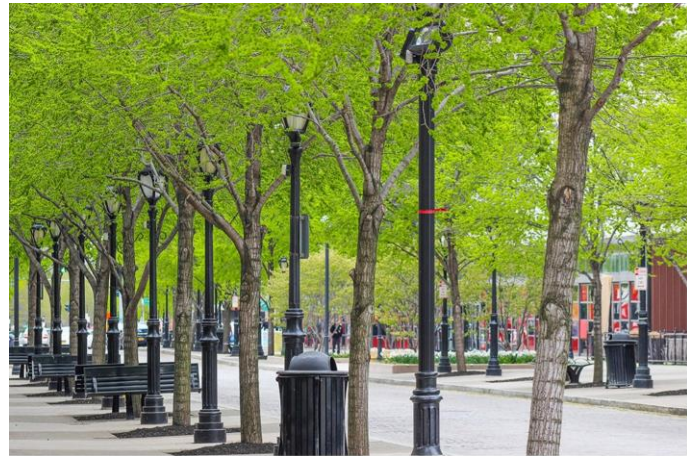
**TOP-RANKED IMAGES: GATEWAY ELEMENTS**



**TOP-RANKED IMAGES: GATEWAY ELEMENTS**



**TOP-RANKED IMAGES: GREEN INFRASTRUCTURE**



**TOP-RANKED IMAGES: GREEN INFRASTRUCTURE**



## VI. Arts District Concept

Another placemaking opportunity suggested during the planning process was the creation of a Phoenix-Talent Arts District. The Arts District is envisioned as a mixed-use area with a high concentration of arts and cultural facilities and services that catalyze tourism and economic activities. The Phoenix-Talent Arts District aims to create a cultural and economic destination for the region to serve as an economic driver for small businesses, artists, and makers.

Key elements of the Arts District concept include:

- Draft policies that promote affordable housing and maker spaces within the district.
- Amend land use and development code to allow live/work and work/sell spaces to encourage the development and growth of the artisan community.
- Create a centralized visitor parking area and use shuttles to increase multi-modal transportation opportunities (bus, walking, bikes, etc.) to reduce the number of road vehicles.
- Coordinate a marketing and branding program that encourages tourism and economic activity for district residents.

### Implementation

The cities will explore the implementation of this concept during Phase Two of the Highway 99/Bear Creek Greenway Corridor Re-visioning Project. During this phase of work, considerations for arts-focused mixed-use and options for removing barriers to live/work urban development will be evaluated and discussed with the community and advisory commissions. Viable ideas can be incorporated into the plan and code amendments proposed for Phase Two of this project.



*Example Artisan Workshop and Storefront Space, Bend, Oregon*



## VII. Transportation Opportunities

In addition to exploring placemaking opportunities, the workshops gathered community input on Highway 99 and the greenway transportation opportunities. Highway 99 is the primary transportation link for the community through the study area but also serves as a barrier to the community to the north and south of the road. During the workshops, participants examined existing conditions maps and recommended improving non-motorized facilities and connectivity through the corridor.

The following corridor-wide transportation opportunities and recommendations were identified based on community input.

### Transportation Opportunities

- *Add sidewalks to address gaps in the pedestrian network south of downtown Phoenix and near existing light industrial, commercial, and residential developments.*
- *Improve connections to the Bear Creek Greenway from adjacent neighborhoods, including a pedestrian connection to the Bear Creek Greenway near Cabbage Lane.*
- *Add shared bike lanes connecting existing neighborhoods and the Bear Creek Greenway.*
- *Improve safety and user experience for bicyclists using Valley View Road.*

The following pages illustrate potential transportation opportunities.



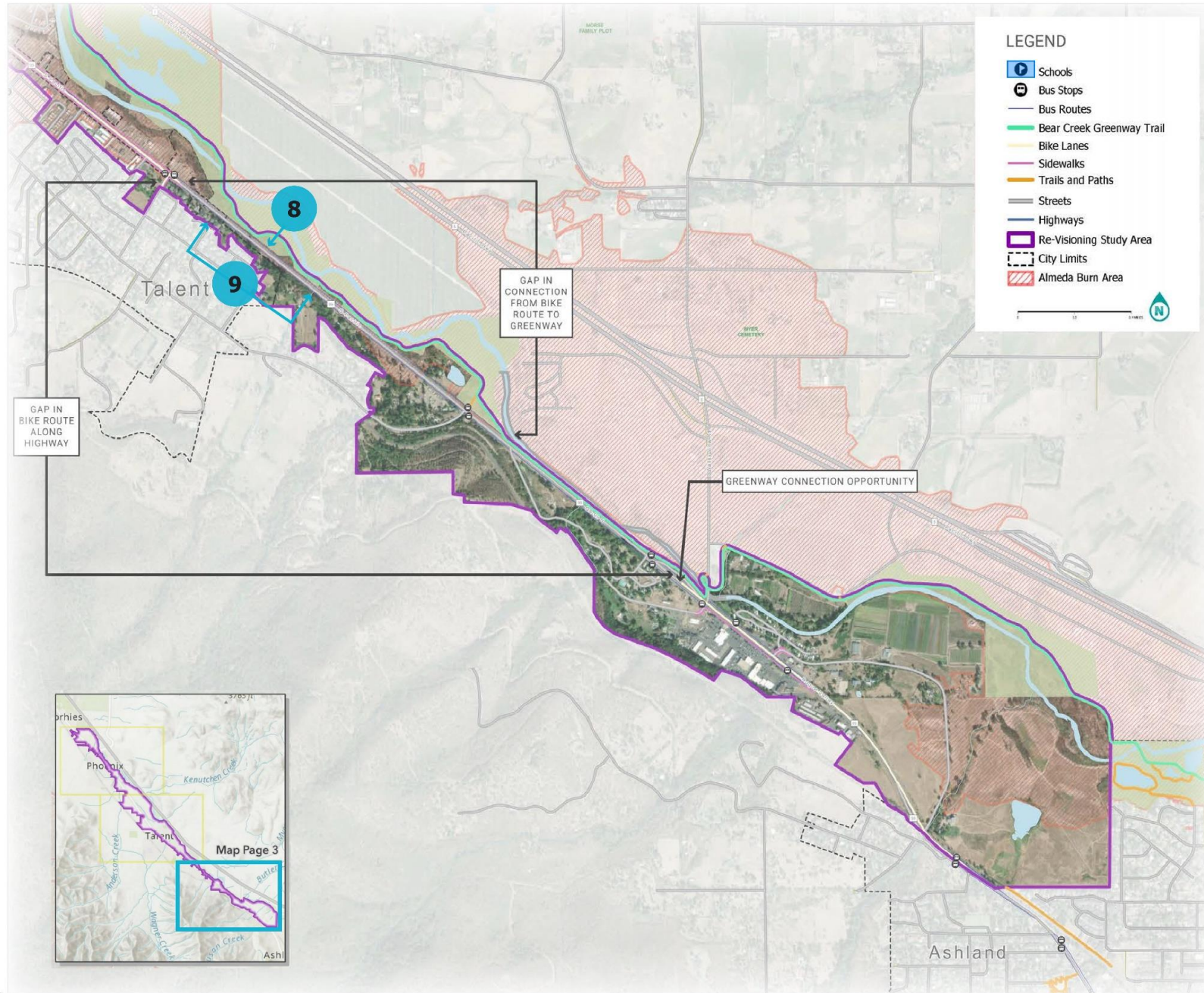
# COMMUNITY WORKSHOP

## HWY 99 / BEAR CREEK GREENWAY CORRIDOR RE-VISIONING PROJECT

### MAP 3 COMMENTS

**8** Add new Greenway connection

**9** Add more Greenway connections along this stretch

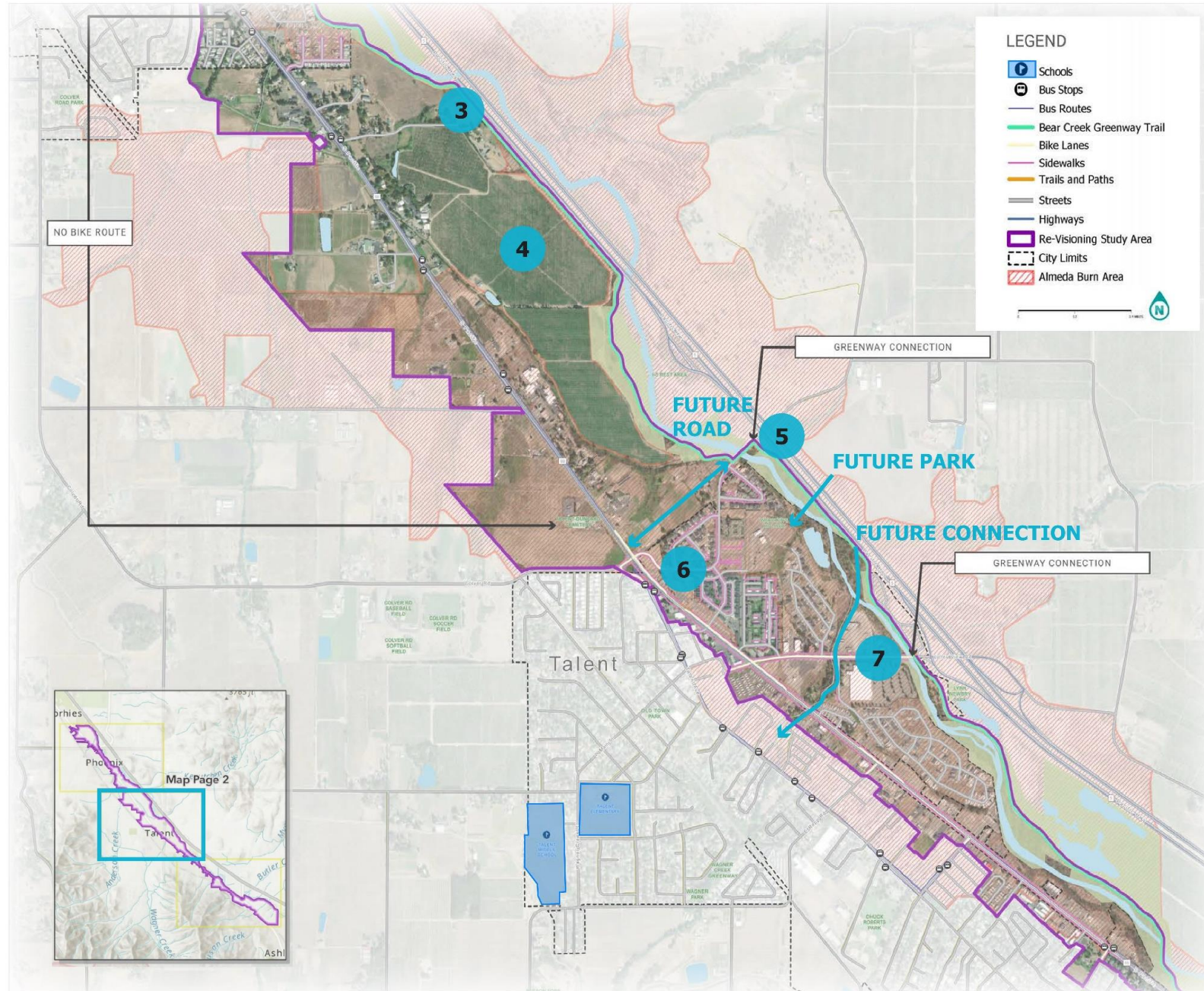


## COMMUNITY WORKSHOP

HWY 99 / BEAR CREEK GREENWAY  
CORRIDOR RE-VISIONING PROJECT

### MAP 2 COMMENTS

- 3** Add Greenway connection near Cabbage Ln
- 4** Find new Greenway connection in this area to further strengthen connection to Hwy 99
- 5** Improve crossing conditions at this existing Greenway connection
- 6** Add shared use bike lanes within neighborhood
- 7** Section along Valley View Road is still unfriendly to bicyclists



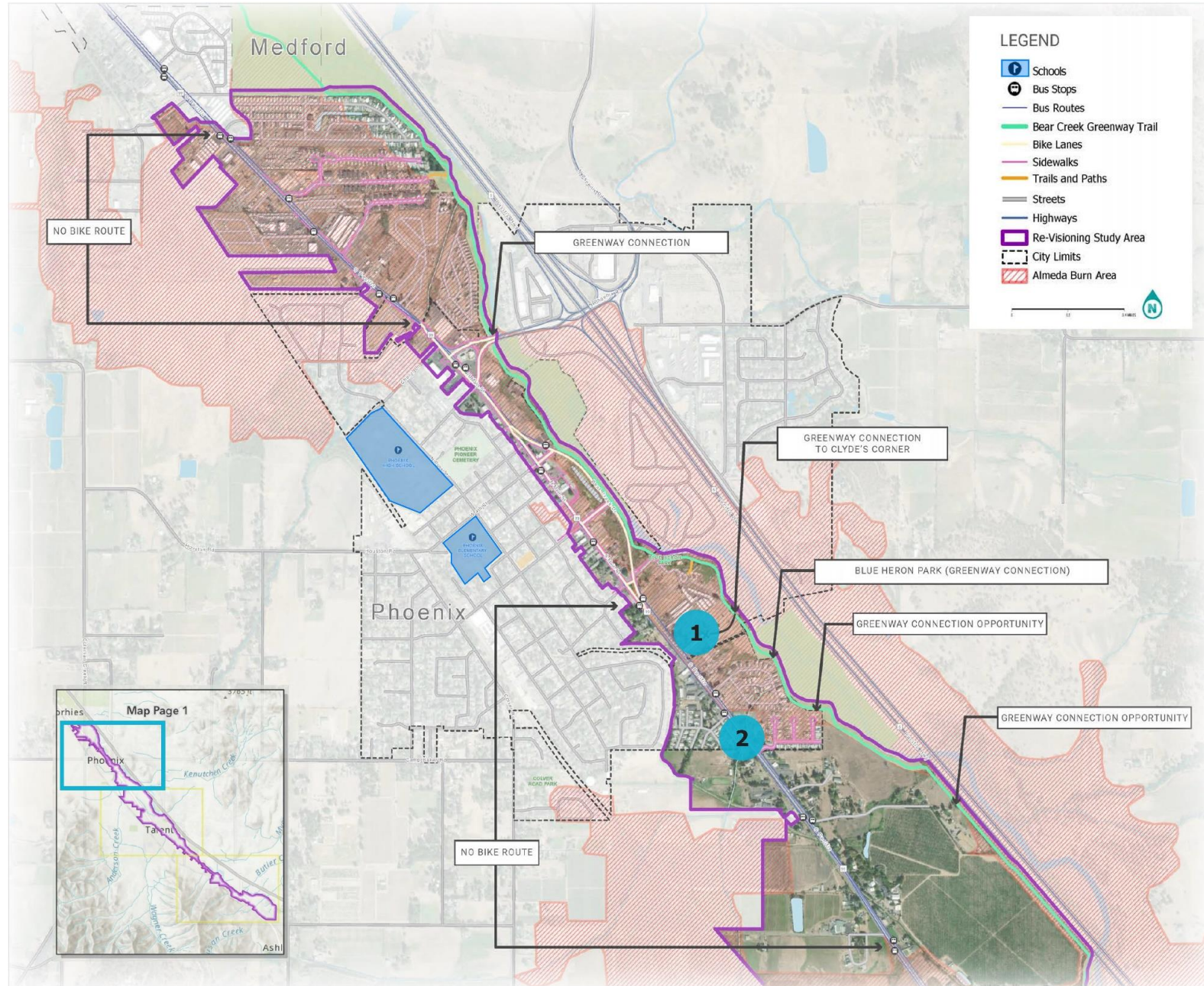


# COMMUNITY WORKSHOP

## HWY 99 / BEAR CREEK GREENWAY CORRIDOR RE-VISIONING PROJECT

### MAP 1 COMMENTS

- 1** Add sidewalk and bike lanes to connect to Clyde's Corner
- 2** Add sidewalks to both sides of Hwy 99



## Safe Routes to School

The Oregon Safe Routes to School (SRTS) program is a statewide program that provides grant funding and technical assistance to communities across Oregon to encourage physical activity, social connection, safety, and educational opportunities around walking and rolling. The SRTS program funds construction and education activities for community members, agencies, and non-profit organizations.

## Talent Schools

The Phoenix-Talent School District prepared an SRTS Plan in July 2023 focusing on pedestrian facility improvements and educational programs addressing the Talent Elementary and Middle School sites. The plan identifies 11 safety issues and recommends construction improvements around the school campuses and adjacent roadways to address these issues. Of particular relevance to the Highway 99/Bear Creek Greenway Corridor Re-visioning Project, the plan recommends sidewalk construction projects along West Main Street, Wagner Creek Road, and Foss Road. These sidewalk improvements will improve students' walking and biking opportunities, user safety, and connectivity to Highway 99 and the Bear Creek Greenway.

A map illustrating the recommended Talent Schools Improvements is included on the following page.

## Phoenix Schools

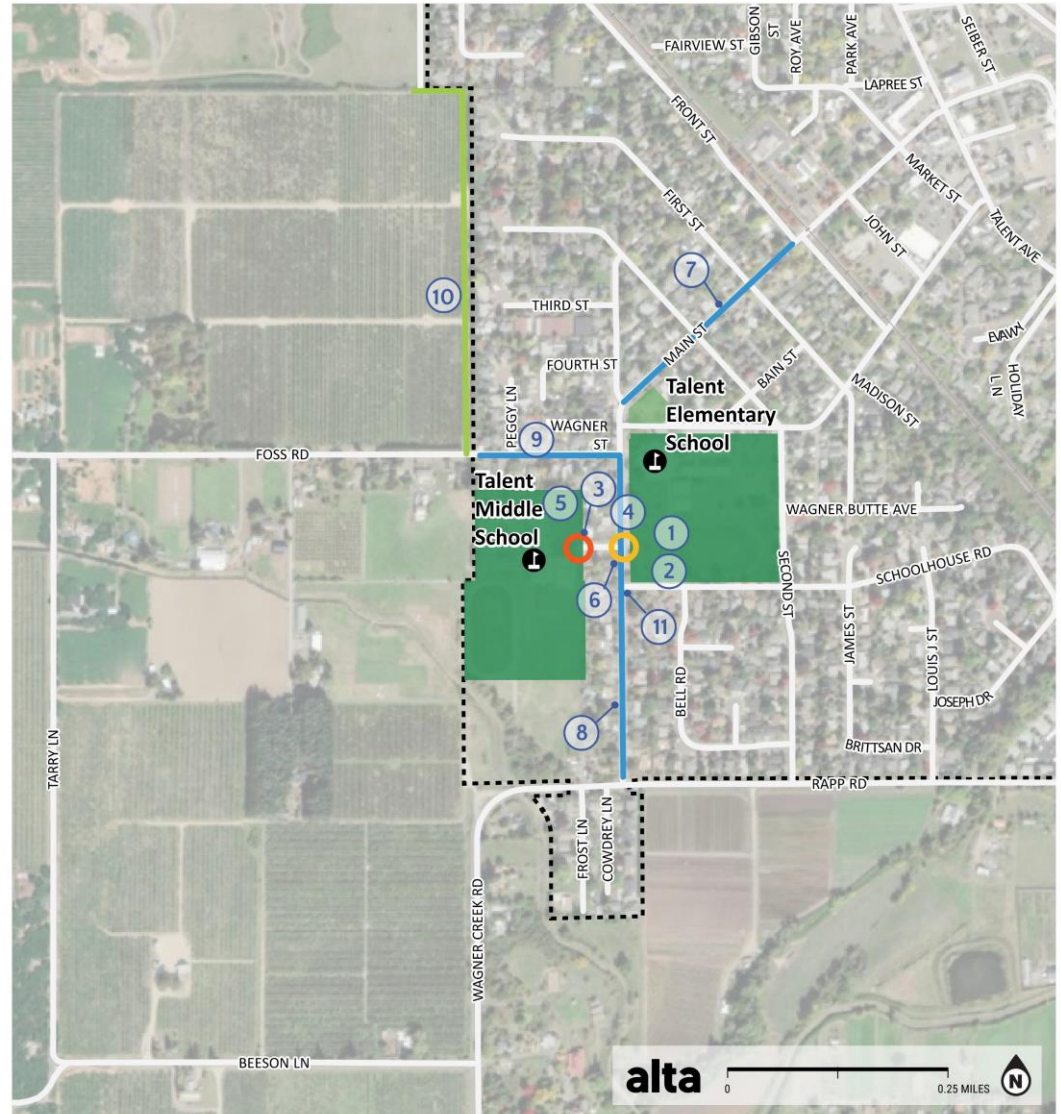
The Phoenix-Talent School District still needs to complete an SRTS plan for the Phoenix schools. Though both elementary and high schools are outside of the study area, many of the placemaking recommendations in this report can help improve student mobility and safety. North Rose Street, 2nd Street, and 4th Street have well-developed pedestrian and bicycle facilities. Other potential improvements could include:

- Traffic control, including signs and other speed and flow control that reduce vehicle speeds along primary roadways.
- Educational programs that highlight safe biking and walking.
- Organizing Walk + Roll to School Days to encourage participation.
- 2nd Street and 4th Street connect strongly to Highway 99 and the Greenway. Potential crossing improvements along Highway 99 will increase access to the greenway and adjacent neighborhoods.

The Phoenix-Talent School District should seek funding to complete an SRTS plan to identify other safety and connectivity improvements.



### Talent Schools Improvement Map



### TALENT MIDDLE SCHOOL IMPROVEMENT MAP

LEGEND

- Railroad
- School Property
- Other School Property
- Water
- Parks
- City Boundary
- On-Street Facilities
- Off-Street Trail
- Crossing
- Signage



### VIII. Implementation

The Placemaking Workshop and Recommendation Report highlights the community’s input, priorities, and noted placemaking opportunities across the re-visioning project study area. To support the implementation of these recommendations, this report includes a framework action plan to help guide next steps. This framework plan presents a matrix outlining strategies, suggested implementation tasks, timeline priorities, cost investment, and potential funding sources needed to advance elements of this report. This matrix will also assist the agencies with budgeting for future planning projects as the recommendations are implemented.

Strategy	Implementation Task	Priority	Cost/Funding Source
Update Land Use and/or Comprehensive Plans	<p>Adopt city and county land use and comprehensive plan amendments to support placemaking recommendations. Possible plan changes could include:</p> <ul style="list-style-type: none"> <li>• Designating additional park and urban open space lands as recommended during public workshops.</li> <li>• Changing highway commercial land use designations to accommodate mixed-use development.</li> <li>• Creating a centers and corridors land use pattern to support innovative development.</li> </ul>	Near-term	<p>Cost: moderate</p> <p>Source: general fund, state grant</p> <p><i>Note: Phase Two of this project will include developing comprehensive plan amendments language.</i></p>
Revise Zoning and Development Codes	<p>Adopt amendments to existing codes to encourage or require placemaking recommendations, including:</p> <ul style="list-style-type: none"> <li>• Revise zoning codes to allow for additional flexibility and remove barriers in development type and mix to facilitate development types presented in placemaking workshops.</li> <li>• Incorporate additional form-based code language to encourage desired building style, material, and urban design elements.</li> <li>• Create development pathways that leverage public-private investments in targeted area such as streamlined process and development incentives.</li> </ul>	Near-term	<p>Cost: moderate (amendment) to significant (rewrite)</p> <p>Source: general fund, state grant</p> <p><i>Note: Phase Two of this project includes developing development code amendment language.</i></p>



Strategy	Implementation Task	Priority	Cost/Funding Source
Create Area-Specific or Subarea Plans	Consider using a subarea (downtown plan, neighborhood plan, etc.) planning process to capture additional public input, develop and refine urban design elements, and define goal and policy changes needed to support desired outcomes.	Near-term	Cost: moderate Source: general fund, state grant
Revise Transportation System Plans	Work with ODOT and municipal transportation departments to change roadway standards and update capital facility plans to include placemaking recommendations.	Mid-term	Cost: moderate Source: general fund, state grant
Improve Pedestrian Facilities and Streetscapes	Construct recommended placemaking upgrades including traffic calming, new on-grade crossings, signs, street lighting, pedestrian amenities, trails, and landscaping.	Long-term	Cost: significant Source: general fund, grants, private development
Promote Operational and Maintenance Changes	Consider changes to municipal operations that may support placemaking recommendations such as additional maintenance activities, landscape improvements, parking management, use of city-owned lands for community events, etc.	Mid-term	Cost: low to moderate Source: general fund
Seek Partnerships	Establish partnerships with civic groups (Friends groups, Rotary, Downtown Associations, etc.), school district, and other organizations to activate placemaking recommendations. Potential partnership opportunities include holiday tree lighting, seasonal flower baskets in the downtown area, street tree plantings, community events and street fairs, and gateway and wayfinding signs.	Near-term	Cost: low Source: general fund, donations, volunteers

The PAC and community played an essential role in defining the vision for the Highway 99/Bear Creek Greenway Corridor. Findings and recommendations from the placemaking workshops will be crucial during subsequent phases of this project. As part of phase two of the Highway 99/Bear Creek Greenway Corridor Re-visioning Project, the project will develop a detailed methodology for implementing recommended development and comprehensive plan amendments. Phase two work also includes additional community engagement and input from the community and project advisory committees. Phase two will start in 2024 and be completed in 2025.





# City Council Agenda Report

---

<b>Meeting Date:</b>	January 17 <sup>th</sup> , 2024	<b>Staff Contact:</b>	Jeff Ballard
<b>Department:</b>	Public Works	<b>E-Mail:</b>	JBallard@RH2.com
<b>Staff Recommendation:</b>	Approval	<b>Estimated Time:</b>	15 mins.

---

## ISSUE BEFORE THE COUNCIL

Review the proposed Competitive Sealed Proposal RFP criteria to move forward with solicitation and selection of a preferred meter manufacturer and AMI technology.

## BACKGROUND

The City of Talent water meter infrastructure is reaching the end of its useful life and needs to be replaced. The Water meter infrastructure is a very important part of the utility to make sure every customer is accurately charged for their water use. The existing water meters are beginning to fail and cause excessive effort every billing cycle for both public works and water billing. The City has elected to issue an RFP to get proposals from vendors that supply meters and AMI metering technology.

## RELATED COUNCIL POLICIES

None

## POTENTIAL MOTIONS

I move to recommend staff to develop and solicit a Competitive Sealed Proposal RFP for Meter replacement and AMI infrastructure selection.

## ATTACHMENTS

City of Talent AMI meter Replacement Technical Memorandum identifying recommended RFP scoring criteria.



# TECHNICAL MEMORANDUM

Client: City of Talent  
Project: Water Meter Infrastructure Replacement  
Project Manager: Jeff Ballard, P.E.  
Subject: Competitive Sealed Proposal (RFP)  
Date: January 10, 2024

---

## Introduction

The City of Talent has aging and failing water meter infrastructure that is need of replacement. This memorandum identifies the criteria that will be used to set the scoring standard for creating and soliciting a Competitive Sealed Proposal (RFP) for water meter replacement and AMI technology. The intent is to select the preferred supplier based on the criteria established in this memorandum, get them under contract for the supplying the infrastructure and then solicit a bid for installation of the selected infrastructure.

## Scoring Metrics for the RFP

The eleven-scoring metrics below are recommended to compare AMI technology for this project

- Water meter technology (moving parts, no moving parts)
- Network Type (RF, Cellular, Satellite, etc.)
- Equipment Cost (Including identification of anticipated Talent costs)
- Life Cycle Costs
- Equipment Life/Battery Life
- Remote upgrade firmware and programming
- Ability to Read on Demand
- Details on customer Service/system support model
- Data analytics and storage software program details
- Installation details (integration with proposed meter manufacturer, integration with existing Sensus meters)
- Experience/references
  - Five References of AMI water metering system installations using equipment/systems/methods proposed for City of Talent
  - Three examples of Tyler Technologies ERP Pro 10 Software system integration and reporting
  - If a company does not have 5 AMI water meter system installation examples, comparable AMR water meter systems or AMI system for gas or other systems can be substituted.



## City Council Agenda Report

---

<b>Meeting Date:</b>	January 17 <sup>th</sup> , 2024	<b>Staff Contact:</b>	Gary Milliman
<b>Department:</b>	Finance	<b>E-Mail:</b>	gmilliman@cityoftalent.org
<b>Staff Recommendation:</b>	Informational	<b>Estimated Time:</b>	5 min

---

### ISSUE BEFORE THE COUNCIL

Appointment of Budget Officer

### BACKGROUND

State statutes establish how local governments prepare, present, administer, and evaluate their budgets (ORS 294.305-565). The purpose of these statutes is to improve government transparency, inclusion, and accountability in the use of public funds.

Currently, City staff are preparing a proposed budget for fiscal year 2024-2025. The required elements of preparing a budget are:

- **Budget officer** – The budget officer prepares or directs the preparation of the budget document and budget message.
- **Budget document** – The budget document shows the actual revenues and expenditures for the previous two fiscal years, as well as the proposed revenues and expenditures for the coming fiscal year.
- **Budget message** – The budget message explains the budget document, describes the important features of the budget document, and shares why any salient changes occurred from the previous fiscal year.
- **Budget committee** – The budget committee is composed of all Council members and six community members. The committee receives the budget message and the budget document, provides the public with an opportunity to ask questions about and comment on the budget, and approves the budget message and budget document,
- **City Council** – After the budget committee approves the budget message and document, the City Council provides the public with another opportunity to ask questions about and comment on the budget document, and then adopts the budget, makes the needed appropriations, and approves the property tax rate.
- **Budget filing** – The final, approved budget is sent to the county assessor and Department of Revenue for filing.

The attached calendar proposes a timeline for the preparation, adoption, and filing of the FY24-25 budget.

To formally begin the budgeting process, City Council is required to appoint a budget officer to oversee the budget's preparation. Per the City Charter Section 23.6(h), the City Manager is responsible for preparing and transmitting an annual budget to the City Council. As such, staff request that the City Manager be appointed the budget officer for this coming fiscal year.

### POTENTIAL MOTION

I Move to appoint City Manager Gary Milliman as City of Talent's 2024-2025 Budget Officer.



## 2023-2024 BUDGET CALENDAR

Jan 17	Council appoints Budget Officer
Feb 1-28	Budget Officer and Finance Director project revenues
March 1-31	Department budgets are drafted and reviewed
March 20	Council appoints electors to Budget Committee
April 1-30	Budget Officer and Finance Director prepare Proposed Budget
April 15	Budget Committee Hearings notice posted to Newspaper and Website
May 1	Budget Committee Training/Meeting to receive budget & budget message
May 8	Budget Committee Work Session/Public Hearing
May 15	Budget Committee Work Session/Public Hearing, possible approval of FY24-25 Budget
May 22	[if needed] Budget Committee Work Session/Public Hearing, possible approval of FY22-25 Budget
May 27	Publication and Notice of Budget Summary and Council Budget Hearing
June 5	Council & Public Hearing for final adoption of Budget, appropriations, and tax levy
June 30	Last date for State Revenue Sharing Resolution to State
July 15	Certification of property tax levy to county assessor. Budget Resolutions to Department of Revenue
Sept 30	Copy of completed budget to county clerk's office



## City Council Agenda Report

---

**Meeting Date:** January 17<sup>th</sup>, 2024      **Staff Contact:** Tessa DeLine  
**Department:** Finance      **E-Mail:** TDeLine@cityoftalent.org  
**Staff Recommendation:** Informational Only      **Estimated Time:** Unknown

---

### ISSUE BEFORE THE COUNCIL

Clean Audit Findings for the Fiscal Year 2022-23

### BACKGROUND

This staff report provides an overview of the recent audit conducted for the City of Talent. The audit, covering the fiscal year 2022-23, has resulted in clean findings, indicating the organization's strong financial management and adherence to accounting standards. Chris O'Dell CPA, the Manager of Pauly Rogers, LLC (available via zoom) will be able to discuss this further and answer any questions that may arise.

### POTENTIAL MOTIONS

None. Informational only.

### ATTACHMENTS

2022-2023 Annual Audit  
Governing Body Letter dated December 7, 2023



**PAULY, ROGERS AND Co., P.C.**  
12700 SW 72<sup>nd</sup> Ave. ♦ Tigard, OR 97223  
(503) 620-2632 ♦ (503) 684-7523 FAX  
www.paulyrogersandcocpas.com

December 7, 2023

To the City Council  
City of Talent

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of City of Talent for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

### **Purpose of the Audit**

Our audit was conducted using sampling, inquiries and analytical work to opine on the fair presentation of the financial statements and compliance with:

- generally accepted auditing standards and the cash basis of accounting
- the Oregon Municipal Audit Law and the related administrative rules

### **Our Responsibility under U.S. Generally Accepted Auditing Standards**

As stated in our engagement letter, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with the cash basis of accounting. Our audit of the financial statements does not relieve you or management of your responsibilities.

In planning and performing our audit, we considered internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting.

Our responsibility for the supplementary information accompanying the financial statements, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

### **Planned Scope and Timing of the Audit**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit included obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. We also communicated any internal control related matters that are required to be communicated under professional standards.

## **Results of Audit**

1. Audit opinion letter - an unmodified opinion on the financial statements has been issued. This means we have given a “clean” opinion with no reservations.
2. State minimum standards – We found no exceptions or issues requiring comment.
3. Management Letter – No separate management letter was issued.

## **Significant Audit Findings**

### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2023. We noted no transactions entered into during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the note disclosures prepared by management and are based on management’s knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the note disclosures and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the note disclosures were the actuarial estimates of the City’s Pension obligations. The basis for the actuarial estimates is described in the note disclosures. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable for disclosure in the notes to the financial statements.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures in the financial statements are neutral, consistent, and clear.

### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in performing and completing our audit.

### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements or determined that their effects are immaterial. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit’s financial statements taken as a whole. There were no uncorrected misstatements noted during the audit which were discussed with management.

### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors’ report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

Pauly, Rogers and Co., P.C.

We have requested certain representations from management that are included in the management representation letter.

#### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the governmental unit’s financial statements or a determination of the type of auditors’ opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

#### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to our retention as the auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

#### *Supplementary Information*

We were engaged to report on the supplementary information, which accompany the basic financial statements but are not required supplementary information. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the basic financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the basic financial statements or to the basic financial statements themselves.

#### *Other Information*

We were not engaged to report on the other information, which accompanies the basic financial statements but is not required supplementary information. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

#### **Other Matters – Future Accounting and Auditing Issues**

In order to keep you aware of new auditing standards issued by the American Institute of Certified Public Accountants and accounting statements issued by the Governmental Accounting Standards Board (GASB), we have prepared the following summary of the more significant upcoming issues:

##### **GASB 99 – OMNIBUS 2022**

The requirements of this Statement that are effective as follows:

- The requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance.
- The requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter.

- The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees.

### **GASB 100 – ACCOUNTING CHANGES AND ERROR CORRECTIONS – an amendment of GASB 62**

The requirements of this Statement are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

This Statement defines *accounting changes* as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. As part of those descriptions, for (1) certain changes in accounting principles and (2) certain changes in accounting estimates that result from a change in measurement methodology, a new principle or methodology should be justified on the basis that it is preferable to the principle or methodology used before the change. That preferability should be based on the qualitative characteristics of financial reporting—understandability, reliability, relevance, timeliness, consistency, and comparability. This Statement also addresses corrections of errors in previously issued financial statements.

This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this Statement for changes in accounting principles apply to the implementation of a new pronouncement in absence of specific transition provisions in the new pronouncement. This Statement also requires that the aggregate amount of adjustments to and restatements of beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements.

This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated.

Furthermore, this Statement addresses how information that is affected by a change in accounting principle or error correction should be presented in required supplementary information (RSI) and supplementary information (SI). For periods that are earlier than those included in the basic financial statements, information presented in RSI or SI should be restated for error corrections, if practicable, but not for changes in accounting principles.

### **GASB 101 – COMPENSATED ABSENCES**

The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences.

That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits should not be included in a liability for compensated absences.

This Statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This Statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used.

This Statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee’s pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

With respect to financial statements prepared using the current financial resources measurement focus, this Statement requires that expenditures be recognized for the amount that normally would be liquidated with expendable available financial resources.

This Statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences.

This information is intended solely for the use of City Council and management and is not intended to be and should not be used by anyone other than these specified parties.



Kenneth Allen, CPA  
Municipal Auditor  
**PAULY, ROGERS AND CO., P.C.**

**CITY OF TALENT**

**CASH BASIS FINANCIAL REPORT**

**FOR THE YEAR ENDED JUNE 30, 2023**



**12700 SW 72<sup>nd</sup> Ave.  
Tigard, OR 97223**



**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**CASH BASIS FINANCIAL STATEMENTS**

**WITH**  
**INDEPENDENT AUDITORS' REPORT**

**FOR THE YEAR ENDED JUNE 30 2023**

\*\*\*\*\*

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**Mayor and City Council**

**TERM EXPIRES**

Darby Ayers-Flood, Mayor	December 2026
Colette Pare-Miller	December 2026
Ana Byers	December 2024
David Pastizzo	December 2026
Nicole Greider	December 2024
Eleanor Ponomareff	December 2026
Jason Clark	December 2024

All councilors receive their mail at the address listed below

**REGISTERED AGENT AND ASSISTANT SECRETARY**

**ADMINISTRATIVE**

Jordan Rooklyn, City Manager

**Physical Address**

110 E. Main Street  
Talent, OR 97540

**Mailing Address**

P.O. Box 445  
Talent, OR 97540

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

TABLE OF CONTENTS

**PAGE**  
**NUMBER**

INDEPENDENT AUDITORS' REPORT	1
BASIC FINANCIAL STATEMENTS	
Statement of Net Position – Cash Basis	4
Statement of Activities – Cash Basis	5
Governmental Funds Balance Sheet – Cash Basis	6
Governmental Funds Statement of Receipts, Disbursements and Changes in Fund Balances – Cash Basis	7
Statement of Net Position – Cash Basis Proprietary Fund	8
Statement of Receipts, Disbursements and Changes in Net Position – Cash Basis Proprietary Fund	9
Notes to Financial Statements	10
SUPPLEMENTARY INFORMATION:	
Schedule of Receipts, Disbursements and Changes in Fund Balance - Cash Basis – Budget And Actual:	
General Fund	27
SDC Fund	28
Street Fund	29
Capital Improvements Fund	30
Combining Balance Sheet –Non Major Governmental Funds – Cash Basis	31
Combining Schedule of Receipts, Disbursements and Changes in Fund Balance – Cash Basis –Non Major Governmental Funds	32

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

T A B L E O F C O N T E N T S (continued)

**PAGE**  
**NUMBER**

Schedule of Receipts, Disbursements and Changes in Fund Balance - Cash Basis – Budget

And Actual:

Parks Fund 33

Debt Service Fund 34

Water Utility Fund 35

Schedule of Proportionate Share of Net Pension Liability and Contributions 36

REPORTS REQUIRED BY FEDERAL AND STATE REGULATIONS

Independent Auditors' Report Required by Oregon State Regulations 37



**PAULY, ROGERS AND CO., P.C.**  
12700 SW 72<sup>nd</sup> Ave. ♦ Tigard, OR 97223  
(503) 620-2632 ♦ (503) 684-7523 FAX  
www.paulyrogersandcocpas.com

December 7, 2023

To the City Council  
City of Talent  
Talent, Oregon

## **INDEPENDENT AUDITORS' REPORT**

### **Opinions**

We have audited the accompanying cash basis financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Talent as of and for the year ended June 30, 2023, and the related notes to the financial statements which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to previously present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Talent, as of June 30, 2023, and the respective changes in cash basis financial position, thereof for the year then ended in conformity with the basis of accounting described in Note 1.

### **Basis for Opinions**

We conducted our audit in accordance with the auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Talent and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Emphasis of Matter - Basis of Accounting**

As discussed in Note 1, the City of Talent prepares its financial statements on the cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified in respect to this matter.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting as described in Note 1, and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Talent's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Talent's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Talent's financial statements. The supplementary information, as listed in the table of contents, is presented for the purposes of additional analysis and is not a required part of the financial statements. The supplementary information, as listed in the table of contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents, is fairly stated in all material respects in relation to the financial statements as a whole.

## **Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the the listing of board members containing their term expiration dates, located before the table of contents, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### **Report on Other Legal and Regulatory Requirements**

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have issued our report dated December 7, 2023, on our consideration of compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

A handwritten signature in black ink, appearing to read "Ken Allen".

Kenneth Allen, CPA  
Municipal Auditor  
**PAULY, ROGERS and CO., P.C.**

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**BASIC FINANCIAL STATEMENTS**



**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**STATEMENT OF NET POSITION - CASH BASIS  
June 30, 2023**

ASSETS	PRIMARY GOVERNMENT		
	GOVERNMENTAL	BUSINESS TYPE	TOTALS
Current Assets:			
Cash and Investments	\$ 11,261,909	\$ 384,215	\$ 11,646,124
Total Assets	<u>\$ 11,261,909</u>	<u>\$ 384,215</u>	<u>\$ 11,646,124</u>
NET POSITION:			
Restricted for -			
Debt Payments	\$ 31,905	\$ -	\$ 31,905
Customer Deposits	18,575	72,642	91,217
Construction Excise Tax	155,018	-	155,018
System Development	1,461,188	-	1,461,188
Unrestricted	<u>9,595,223</u>	<u>311,573</u>	<u>9,906,796</u>
Net Position	<u>\$ 11,261,909</u>	<u>\$ 384,215</u>	<u>\$ 11,646,124</u>

See accompanying notes to the basic financial statements

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**STATEMENT OF ACTIVITIES - CASH BASIS  
For the Year Ended June 30, 2023**

Functions/Programs	Cash Disbursements	Program Cash Receipts		
		Charges For Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Governmental Activities</b>				
Administration	\$ 1,437,022	\$ 294,086	\$ 2,048,466	\$ -
Community Development	814,756	765,865	-	-
Police	1,603,380	189,767	75	-
Street	490,033	199,124	-	-
Transportation	-	15,599	-	-
Stormwater	-	64,068	-	-
Parks	232,598	679,729	-	-
Capital Outlay	1,400,657	-	-	470,460
<b>Total Governmental Activities</b>	<b>5,978,446</b>	<b>2,208,238</b>	<b>2,048,541</b>	<b>470,460</b>
<b>Business-Type Activities</b>				
Water	1,617,728	1,405,423	-	-
<b>Total Business Activities</b>	<b>1,617,728</b>	<b>1,405,423</b>	<b>-</b>	<b>-</b>
<b>Total Primary Government</b>	<b>\$ 7,596,174</b>	<b>\$ 3,613,661</b>	<b>\$ 2,048,541</b>	<b>\$ 470,460</b>

General Receipts:  
Property Taxes  
Franchise Taxes  
State Shared Revenue  
Intergovernmental  
Interest  
Miscellaneous  
Transfers

Total General Receipts and Transfers

Change in Cash Basis Net Position

Beginning Cash Basis Net Position

Ending Cash Basis Net Position

See accompanying notes to the basic financial statements

Net Receipts (Disbursements) And Changes In Net Position		
Governmental Activities	Business-Type Activities	Total
\$ 905,530	\$ -	\$ 905,530
(48,891)	-	(48,891)
(1,413,538)	-	(1,413,538)
(290,909)	-	(290,909)
15,599	-	15,599
64,068	-	64,068
447,131	-	447,131
(930,197)	-	(930,197)
<u>(1,251,207)</u>	<u>-</u>	<u>(1,251,207)</u>
-	(212,305)	(212,305)
-	(212,305)	(212,305)
<u>(1,251,207)</u>	<u>(212,305)</u>	<u>(1,463,512)</u>
1,376,523	-	1,376,523
489,224	-	489,224
688,546	-	688,546
6,816	-	6,816
268,328	10,392	278,720
790,542	178,478	969,020
94,750	(94,750)	-
<u>3,714,729</u>	<u>94,120</u>	<u>3,808,849</u>
2,463,522	(118,185)	2,345,337
<u>8,798,387</u>	<u>502,400</u>	<u>9,300,787</u>
<u>\$ 11,261,909</u>	<u>\$ 384,215</u>	<u>\$ 11,646,124</u>

See accompanying notes to the basic financial statements

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**BALANCE SHEET - CASH BASIS  
GOVERNMENTAL FUNDS**

**June 30, 2023**

	GENERAL	SDC	STREET
<b>ASSETS</b>			
Cash and Investments	\$ 6,381,582	\$ 1,461,188	\$ 1,110,230
Total Assets	\$ 6,381,582	\$ 1,461,188	\$ 1,110,230
<b>CASH BASIS FUND BALANCES</b>			
Cash Basis Fund Balances:			
Restricted for -			
Debt Payments	\$ -	\$ -	\$ -
System Development	-	1,461,188	-
Customer Deposits	18,575	-	-
Construction Excise Tax	155,018	-	-
Committed for -			
Future Capital Improvements	-	-	-
Parks Maintenance	-	-	-
Assigned - Street Expenses	-	-	1,110,230
Unassigned	6,207,989	-	-
Total Cash Basis Fund Balances	\$ 6,381,582	\$ 1,461,188	\$ 1,110,230

See accompanying notes to the basic financial statements

---

<u>CAPITAL IMPROVEMENT</u>	<u>OTHER NONMAJOR</u>	<u>TOTAL</u>
\$ 1,914,005	\$ 394,904	\$ 11,261,909
<u>\$ 1,914,005</u>	<u>\$ 394,904</u>	<u>\$ 11,261,909</u>

\$ -	\$ 31,905	\$ 31,905
-	-	1,461,188
-	-	18,575
-	-	155,018
1,914,005	-	1,914,005
-	362,999	362,999
-	-	1,110,230
-	-	6,207,989
<u>\$ 1,914,005</u>	<u>\$ 394,904</u>	<u>\$ 11,261,909</u>

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**STATEMENT OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCES - CASH BASIS  
GOVERNMENTAL FUNDS  
For the Year Ended June 30, 2023**

	<u>GENERAL</u>	<u>SDC</u>	<u>STREET</u>
Receipts			
Taxes	\$ 1,376,523	\$ -	\$ -
Franchise Taxes	489,224	-	-
Licenses and Permits	765,865	-	196,236
Intergovernmental Receipts	2,239,952	-	462,874
Charges for Services	204,514	734,540	2,888
Interest	183,095	-	26,860
Fines and Forfeitures	52,894	-	-
Miscellaneous	335,914	-	116,727
Total Receipts	<u>5,647,981</u>	<u>734,540</u>	<u>805,585</u>
Disbursements			
Administration	1,437,022	-	-
Community Development	814,756	-	-
Police	1,603,380	-	-
Street	-	-	490,033
Parks	-	-	-
Capital Outlay	72,857	-	1,980
Debt Service Payments	-	-	-
Total Disbursements	<u>3,928,015</u>	<u>-</u>	<u>492,013</u>
Excess of Receipts Over, -Under Disbursements	1,719,966	734,540	313,572
Other Financing Sources, -Uses			
Transfers In	-	-	-
Transfers Out	(115,000)	(97,600)	(100,000)
Total Other Financing Sources, -Uses	<u>(115,000)</u>	<u>(97,600)</u>	<u>(100,000)</u>
Net Change in Cash Basis Fund Balance	1,604,966	636,940	213,572
Beginning Cash Basis Fund Balance	<u>4,776,616</u>	<u>824,248</u>	<u>896,658</u>
Ending Cash Basis Fund Balance	<u>\$ 6,381,582</u>	<u>\$ 1,461,188</u>	<u>\$ 1,110,230</u>

See accompanying notes to the basic financial statements

---

<u>CAPITAL IMPROVEMENT</u>	<u>OTHER NON MAJOR</u>	<u>TOTAL</u>
\$ -	\$ -	\$ 1,376,523
-	-	489,224
-	254,182	1,216,283
470,460	36,497	3,209,783
-	-	941,942
48,192	10,181	268,328
-	-	52,894
339,600	-	792,241
<u>858,252</u>	<u>300,860</u>	<u>8,347,218</u>
-	-	1,437,022
-	-	814,756
-	-	1,603,380
-	-	490,033
-	232,598	232,598
1,323,081	2,739	1,400,657
<u>-</u>	<u>-</u>	<u>-</u>
<u>1,323,081</u>	<u>235,337</u>	<u>5,978,446</u>
(464,829)	65,523	2,368,772
458,350	-	458,350
<u>-</u>	<u>(51,000)</u>	<u>(363,600)</u>
<u>458,350</u>	<u>(51,000)</u>	<u>94,750</u>
(6,479)	14,523	2,463,522
<u>1,920,484</u>	<u>380,381</u>	<u>8,798,387</u>
<u>\$ 1,914,005</u>	<u>\$ 394,904</u>	<u>\$ 11,261,909</u>

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**STATEMENT OF NET POSITION - CASH BASIS**  
**PROPRIETARY FUND**  
**June 30, 2023**

---

ASSETS:

Current Assets	
Cash and Investments	\$ 384,215
	<hr/>
Total Assets	\$ 384,215
	<hr/> <hr/>
Cash Basis Net Position	
Restricted for-	
Customer Deposits	72,642
Unrestricted	\$ 311,573
	<hr/>
Net Position	\$ 384,215
	<hr/> <hr/>

See accompanying notes to the basic financial statements



**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**STATEMENT OF RECEIPTS, DISBURSEMENTS AND CHANGES IN NET POSITION - CASH BASIS**  
**PROPRIETARY FUND**  
**For the Year Ended June 30, 2023**

---

OPERATING RECEIPTS	
Service Charges	\$ 1,405,423
Miscellaneous	178,478
	<hr/>
Total Operating Receipts	1,583,901
	<hr/>
OPERATING DISBURSEMENTS	
Personal Service	526,460
Materials and Services	639,946
	<hr/>
Total Operating Disbursements	1,166,406
	<hr/>
Operating Income -Loss	417,495
	<hr/>
NONOPERATING RECEIPTS (DISBURSEMENTS)	
Interest	10,392
Transfers Out	(94,750)
Bond Principal / Interest Disbursement	(451,322)
	<hr/>
Total Nonoperating Receipts (Disbursements)	(535,680)
	<hr/>
Change in Cash Basis Net Position	(118,185)
	<hr/>
Beginning Cash Basis Net Position	502,400
	<hr/>
Ending Cash Basis Net Position	\$ 384,215
	<hr/> <hr/>

See accompanying notes to the basic financial statements

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the City have been prepared in conformity with the cash basis of accounting as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the city's accounting policies are described below.

**A. THE FINANCIAL REPORTING ENTITY**

The City of Talent was incorporated in 1910. The City presently operates under a charter which took effect January 1, 1998, and which was amended with effective dates of January 1, 2003 and January 2005. The Charter provides for a Council-Manager form of government and provides such services as are authorized by the Charter. The City is governed by the City Council, consisting of six elected at-large members and an elected mayor. The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. As required by accounting principles generally accepted in the United States of America, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable, as defined under GASB Statements 14, 39 and 61. There are other governmental agencies, the Phoenix-Talent School District, Fire District #5, Rogue Valley Sanitary Services, and the Talent Irrigation District, which provide services within the City. The City has no component units.

**B. BASIS OF PRESENTATION - FUND ACCOUNTING**

Financial operations of the City are accounted for in the following major funds:

**GENERAL FUND**

This fund accounts for all financial resources and expenditures of the City, except those required to be accounted for in another fund. The principal source of receipts is property taxes.

**STREET FUND**

This fund accounts for monies expended for maintenance and improvement of the City's roads and streets. Receipts are State of Oregon gasoline taxes.

**SDC FUND**

This fund accounts for various system development charges.

**CAPITAL IMPROVEMENT FUND**

This fund consolidates all the City Capital Improvement Projects. Receipts for this fund are primarily provided by transfers from the other funds.

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. BASIS OF PRESENTATION - FUND ACCOUNTING (CONTINUED)**

**WATER FUND (MAJOR PROPRIETARY FUND)**

This proprietary fund is self-supporting with the purpose of providing water and water services to the general public. This fund accounts for the operation of the water system for the City. Receipts are derived from charges for services to water users and disbursements account for the costs of operation.

**C. BASIS OF ACCOUNTING**

The City follows the cash basis of accounting. Under the cash basis of accounting, receipts are recorded when received and disbursements are recorded as paid in cash or by check. This basis of accounting is applied to both the government-wide financial statements and the governmental and business type fund financial statements uniformly.

This basis of accounting is not equivalent to the generally accepted accounting principles (GAAP) basis of accounting. Under GAAP the fund financial statements require that revenues be recorded as they become susceptible to accrual (i.e. when they become measurable and available) and expenditures recorded as goods and services received. For the government-wide statements GAAP requires that the accrual basis of accounting be applied. Under the accrual basis of accounting the cost of capital assets is capitalized and depreciated over their estimated useful lives, debt is recorded as incurred, revenues are recorded when earned irrespective of the collection of cash, and disbursements, including depreciation, are recorded when incurred. Management believes the cash basis of accounting is preferable for the City due to the City's small size and the necessity of assessing available cash resources. The cash basis of accounting is allowed under Oregon Local Budget Law.

The cash basis proprietary fund distinguishes operating receipts and disbursements from nonoperating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating receipts of the City's enterprise funds are charges to customers for sales and services. Operating disbursements for the enterprise fund includes the cost of sales and services, administrative disbursements, and capital outlay. All receipts and disbursements not meeting this definition are reported as nonoperating receipts and disbursements.

**D. FUND BALANCE**

In March 2009, the GASB issued Statement No. 54, *Fund Balance Reporting and Governmental Fund-type Definitions*. The objective of this statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund-type definitions. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed on the use of the resources reported in governmental funds. Under this standard, the fund balance classifications of reserved, designated, and unreserved/undesignated were replaced with five new classifications – nonspendable, restricted, committed, assigned, and unassigned.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. FUND BALANCE (CONTINUED)**

- Nonspendable fund balance represents amounts that are not in a spendable form. No portion of the City's fund balance is considered to be nonspendable.
- Restricted fund balance represents amounts that are legally restricted by outside parties for a specific purpose (such as debt covenants, grant requirements, donor requirements, or other governments) or are restricted by law (constitutionally or by enabling legislation).
- Committed fund balance represents funds formally set aside by the governing body for a particular purpose. The use of committed funds would be approved by resolution.
- Assigned fund balance represents amounts that are constrained by the expressed intent to use resources for specific purposes that do not meet the criteria to be classified as restricted or committed. Intent can be stipulated by the governing body or by an official to whom that authority has been given by the governing body. This authority has been granted to the City Manager and the Director of Finance.
- Unassigned fund balance is the residual classification of the General Fund. Only the General Fund may report a positive unassigned fund balance. Other governmental funds would report any negative residual fund balance as unassigned.

The governing body has approved the following order of spending regarding fund balance categories: restricted resources are spent first when both restricted and unrestricted (committed, assigned or unassigned) resources are available for expenditures. When unrestricted resources are spent, the order of spending is committed (if applicable), assigned (if applicable) and unassigned.

**E. GOVERNMENT-WIDE FUND FINANCIAL STATEMENTS**

The City has adopted, at July 1, 2003, the principles of Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* (GASB 34), as they are applicable to cash basis financial statements. The Statement requires that the City present both government-wide and fund financial statements, and reconcile the two types of statements, if necessary.

The government-wide statements report information on the City irrespective of fund activity, and the fund financial statements report information using the City's funds. In total, the results presented using both of these methods are the same. Accordingly, there is no need for reconciling schedules.

The government-wide financial statement reports information on the primary government. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental receipts, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct disbursement of a given function or segments is offset by program receipts. Direct disbursements are those that are clearly identifiable with a specific function or segment. Program receipts include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program receipts are reported instead as general receipts.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**F. BUDGET**

A budget is prepared and legally adopted for each fund on the cash basis of accounting in the main program categories required by the Oregon Local Budget Law. The budgets for all funds are adopted on a basis consistent with cash basis accounting. The City begins its budget process early in each fiscal year with the establishment of the budget committee. Recommendations are developed through late winter with the budget committee approving the budget in early spring. Public notices of the budget hearing are published generally in early spring with a public hearing being held approximately three weeks later. The board may amend the budget prior to adoption; however, budgeted expenditures for each fund may not be increased by more than ten percent. The budget is adopted and appropriations are made no later than June 30th.

Disbursement budgets are appropriated at the following levels for each fund: Personal Services, Materials and Services, Capital Outlay, Interfund Transactions, Debt Service, and Operating Contingency. Disbursements cannot legally exceed the above appropriations levels. Appropriations lapse at the fiscal year end. Supplemental appropriations may occur if the Board approves them due to a need which exists which was not determined at the time the budget was adopted.

Budget amounts shown in the basic financial statements reflect the original appropriations, and several appropriation transfers. Disbursements of the various funds were within authorized appropriations.

**G. PROPERTY TAXES RECEIVABLE**

Property taxes receivable is recorded in the General Fund to indicate the amount of uncollected taxes that the City can expect to receive in the future. Such taxes are offset by a liability to indicate that these amounts have not been recorded as receipts. Real and personal property are assessed and property taxes become a lien against the property as of July 1 of each year. Property taxes are payable in three installments, following the lien date on November 15, February 15, and May 15. Taxes not received by May 15<sup>th</sup> are considered delinquent. As required by law, Jackson County manages tax collections for the City. Substantially all taxes receivable are considered collectible through liens on the underlying property.

**H. CAPITAL ASSETS**

Non-expendable equipment purchased is usually recorded as a capital outlay disbursement in the governmental and proprietary funds. The original historical cost of such assets has been estimated or tracked and is recorded by the City, but, under the cash basis of accounting the cost of capital assets of the City are not required to be displayed in the financial statements. The costs of significant betterments to capital assets are similarly recorded as disbursements and not capitalized. Depreciation is not recorded. When assets are donated, the estimated value is used to increase the balances of the capital assets. No receipts or disbursements are recorded since no cash was received or used when assets are donated. Normal repairs and maintenance are charged to disbursements as capital outlay or as materials and services. When property is retired or sold, any related proceeds are recorded in a governmental or proprietary fund.

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**I. DEBT**

Although the cash basis of accounting does not require that debt be displayed, the City believes that presentation of this information is important. Accordingly, the details of debt are presented in these notes to the financial statements.

**J. RETIREMENT PLANS**

Substantially all of the City's employees are participants in the State of Oregon Public Employees Retirement System (PERS). For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about fiduciary net position of PERS and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. GASB Statements 68 and 71 have been implemented as of July 1, 2014.

**K. NET POSITION**

Net position is comprised the various net earnings from operations, nonoperating revenues, expenses and contributions of capital, and is classified in the following hierarchy based on the extent to which a government is bound to observe constraints imposed on the use of resources reported in government funds:

Restricted – consists of external constraints placed on asset use by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. Restricted resources are spent first when available for use along with resources that are not restricted.

Unrestricted – consists of all remaining assets that have no externally imposed constraints.

The City may fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which resources are considered to have been applied. It is the City's policy to deplete restricted net position first, then unrestricted.

**2. CASH AND INVESTMENTS**

State statutes govern the City's cash management policies. Statutes authorize the City to invest in banker's acceptances, time certificates of deposit, repurchase agreements, obligations of the United States and its agencies and instrumentalities, and the Oregon State Treasurer's Local Government Investment Pool.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**2. CASH AND INVESTMENTS (CONTINUED)**

Investments

Investments in the Local Government Investment Pool (LGIP) are included in the Oregon Short-Term Fund, which is an external investment pool that is not a 2a-7-like external investment pool, and is not registered with the U.S. Securities and Exchange Commission as an investment company. Fair value of the LGIP is calculated at the same value as the number of pool shares owned. The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. Investments in the Short-Term Fund are governed by ORS 294.135, Oregon Investment Council, and portfolio guidelines issued by the Oregon Short-Term Fund Board, which establish diversification percentages and specify the types and maturities of investments. The portfolio guidelines permit securities lending transactions as well as investments in repurchase agreements and reverse repurchase agreements. The fund's compliance with all portfolio guidelines can be found in their annual report when issued. The LGIP seeks to exchange shares at \$1.00 per share; an investment in the LGIP is neither insured nor guaranteed by the FDIC or any other government agency. Although the LGIP seeks to maintain the value of share investments at \$1.00 per share, it is possible to lose money by investing in the pool. We intend to measure these investments at book value since it approximates fair value. The pool is comprised of a variety of investments. These investments are characterized as a level 2 fair value measurement in the Oregon Short Term Fund's audited financial report. Amounts in the State Treasurer's Local Government Investment Pool are not required to be collateralized. The audited financial reports of the Oregon Short Term Fund can be found here:

[http://www.oregon.gov/treasury/Divisions/Investment/Pages/Oregon-Short-Term-Fund-\(OSTF\).aspx](http://www.oregon.gov/treasury/Divisions/Investment/Pages/Oregon-Short-Term-Fund-(OSTF).aspx)

If the link has expired, please contact the Oregon Short Term Fund directly.

The City maintains a cash pool that is available for use by all funds. Each fund type's portion of this pool is reported on the combined balance sheet as Cash and Investments or amounts Due to/from Other Funds. Cash and Investments (recorded at fair value) consisted of:

		2023
Deposits with Financial Institutions:		
Demand Deposits	\$	399,996
Petty Cash		1,050
Investments		11,245,078
Total	\$	11,646,124

The City had the following investments and maturities:

Investment Type	Fair Value	Investment Maturities (in months)	
		Less than 3	More than 3
State Treasurer's Investment Pool	\$ 11,245,078	\$ 11,245,078	\$ -
Total	\$ 11,245,078	\$ 11,245,078	\$ -

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**2. CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

Oregon Revised Statutes require investments to not exceed a maturity of 18 months, except when the local government has adopted a written investment policy that was submitted to and reviewed by the OSTFB. The City does not have any investments that have a maturity date.

Credit Risk

In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The government does not have a deposit policy for custodial credit risk. The State Treasurer's Investment Pool is an open-ended, no-load diversified portfolio. The fund is not registered with the U.S. Securities and Exchange Commission as an investment company and is not rated.

Concentration of Deposit Risk

At year-end, the City's net carrying amount of deposits was \$628,971. Of these deposits, \$250,000 was covered by federal depository insurance; any remainder would be collateralized under the Oregon Public Funds Collateralization Program (PFCP).

**3. PENSION PLAN**

Plan Description – The Oregon Public Employees Retirement System (PERS) consists of a single cost-sharing multiple-employer defined benefit plan. All benefits of the system are established by the legislature pursuant to Oregon Revised Statute (ORS) Chapters 238 and 238A. Oregon PERS produces an independently audited Comprehensive Annual Financial Report which can be found at:

<https://www.oregon.gov/pers/Documents/Financials/CAFR/2022-Annual-Comprehensive-Financial-Report.pdf>

If the link is expired please contact Oregon PERS for this information.

- a. **PERS Pension (Chapter 238).** The ORS Chapter 238 Defined Benefit Plan is closed to new members hired on or after August 29, 2003.
  - i. **Pension Benefits.** The PERS retirement allowance is payable monthly for life. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (2.0 percent for police and fire employees, and 1.67 percent for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under either a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation if a greater benefits results.

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if he or she has had a contribution in each of five calendar years or has reached at least 50 years of age before ceasing employment with a participating employer (age 45 for police and fire members). General service employees may retire after reaching age 55. Police and fire members are eligible after reaching age 50. Tier 1 general service employee benefits are reduced if retirement occurs prior to age 58 with fewer than 30 years of service. Police and fire member benefits are reduced if retirement occurs prior to age 55 with fewer than 25 years of service. Tier 2 members are eligible for full benefits at age 60. The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003.



**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**3. PENSION PLAN (CONTINUED)**

- ii. **Death Benefits.** Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member's account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following contributions are met:
    - member was employed by PERS employer at the time of death,
    - member died within 120 days after termination of PERS covered employment,
    - member died as a result of injury sustained while employed in a PERS-covered job, or
    - member was on an official leave of absence from a PERS-covered job at the time of death.
  - iii. **Disability Benefits.** A member with 10 or more years of creditable service who becomes disabled from other than duty-connected causes may receive a non-duty disability benefit. A disability resulting from a job-incurred injury or illness qualifies a member (including PERS judge members) for disability benefits regardless of the length of PERS-covered service. Upon qualifying for either a non-duty or duty disability, service time is computed to age 58 (55 for police and fire members) when determining the monthly benefit.
  - iv. **Benefit Changes After Retirement.** Members may choose to continue participation in their variable account after retiring and may experience annual benefit fluctuations due to changes in the fair value of the underlying global equity investments of that account. Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes (COLA). The COLA is capped at 2.0 percent.
- b. **OPSRP Pension Program (OPSRP DB).** The ORS Chapter 238A Defined Benefit Pension Program provides benefits to members hired on or after August 29, 2003.
- i. **Pension Benefits.** This portion of OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age:  
*Police and fire:* 1.8 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for police and fire members is age 60 or age 53 with 25 years of retirement credit. To be classified as a police and fire member, the individual must have been employed continuously as a police and fire member for at least five years immediately preceding retirement.  
*General service:* 1.5 percent is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.  
A member of the pension program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, and, if the pension program is terminated, the date on which termination becomes effective.
  - ii. **Death Benefits.** Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse, receives for life 50 percent of the pension that would otherwise have been paid to the deceased member. The surviving spouse may elect to delay payment of the death benefit, but payment must commence no later than December 31 of the calendar year in which the member would have reached 70½ years.
  - iii. **Disability Benefits.** A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45 percent of the member's salary determined as of the last full month of employment before the disability occurred.

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**3. PENSION PLAN (CONTINUED)**

**Contributions** – PERS funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. The funding policy applies to the PERS Defined Benefit Plan and the Other Postemployment Benefit Plans. Employer contribution rates during the period were based on the December 31, 2019 actuarial valuation, which became effective July 1, 2021. The state of Oregon and certain schools, community colleges, and political subdivision have made unfunded actuarial liability payments and their rates have been reduced. Employer contributions for the year ended June 30, 2023 were \$376,728, excluding amounts to fund employer specific liabilities.

Since the City's financial statements are reported on the cash basis, no amounts are reported on the balance sheet for pension related assets, deferred outflows, liabilities or deferred inflows. Had the City's financial statements been reported in accordance with GAAP, it would have reported a net pension liability of \$2,185,379 at June 30, 2023 for its proportionate share of the net pension asset. The pension asset was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation dated December 31, 2020. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. As of the measurement date of June 30, 2022 and 2021, the City's proportion was .014 percent and .014 percent, respectively. Pension expense for the year ended June 30, 2023 was \$259,325.

The rates in effect for the year ended June 30, 2023 were:

- (1) Tier 1/Tier 2 – 23.08%
- (2) OPSRP general services – 16.71%
- (3) OPSRP police and fire – 21.07%

All assumptions, methods and plan provisions used in these calculations are described in the Oregon PERS system-wide GASB 68 reporting summary dated February 2, 2023. Oregon PERS produces an independently audited ACFR which can be found at:

<https://www.oregon.gov/pers/Documents/Financials/CAFR/2022-Annual-Comprehensive-Financial-Report.pdf>

**Actuarial Valuations** – The employer contribution rates effective July 1, 2021 through June 30, 2023, were set using the entry age normal actuarial cost method. For the Tier One/Tier Two component of the PERS Defined Benefit Plan, this method produced an employer contribution rate consisting of (1) an amount for normal cost (estimated amount necessary to finance benefits earned by employees during the current service year), (2) an amount for the amortization unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial liabilities being amortized over 20 years.

For the OPSRP Pension Program component of the PERS Defined Benefit Plan, this method produced an employer rate consisting of (a) an amount for normal cost (the estimated amount necessary to finance benefits earned by the employees during the current service year), (b) an actuarially determined amount for funding a disability benefit component, and (c) an amount for the amortization of unfunded actuarial accrued liabilities, which are being amortized over a fixed period with new unfunded actuarial accrued liabilities being amortized over 16 years.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**3. PENSION PLAN (CONTINUED)**

**Actuarial Methods and Assumptions:**

Valuation date	December 31, 2020
Experience Study Report	2020, Published July 20, 2021
Actuarial cost method	Entry Age Normal
Amortization method	Level percentage of payroll
Asset valuation method	Fair value
Inflation rate	2.40 percent
Investment rate of return	6.90 percent
Discount rate	6.90 percent
Projected salary increase	3.40 percent
Cost of Living Adjustment	Blend of 2% COLA and graded COLA (1.25%/0.15%) in accordance with <i>Moro</i> decision; blend based on service
Mortality	Healthy retirees and beneficiaries: Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation. Active members: Pub-2010 Employee, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation. Disabled retirees: Pub-2010 Disabled Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation.

Actuarial valuations of an ongoing plan involve estimates of value of reported amounts and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. Experience studies are performed as of December 31 of even numbered years. The method and assumptions shown are based on the 2020 Experience Study which is reviewed for the four-year period ending December 31, 2020.

**Assumed Asset Allocation:**

<b>Asset Class/Strategy</b>	<b>Low Range</b>	<b>High Range</b>	<b>OIC Target</b>
Debt Securities	15.0%	25.0%	20.0%
Public Equity	25.0%	35.0%	30.0%
Real Estate	7.5%	17.5%	12.5%
Private Equity	15.0%	27.5%	20.0%
Risk Parity	0.0%	3.5%	2.5%
Real Assets	2.5%	10.0%	7.5%
Diversifying Strategies	2.5%	10.0%	7.5%
Opportunity Portfolio	0.0%	5.0%	0.0%
Total			100.0%

(Source: June 30, 2022 PERS ACFR; p. 104)

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**3. PENSION PLAN (CONTINUED)**

**Long-Term Expected Rate of Return:**

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in June 2021 the PERS Board reviewed long-term assumptions developed by both Milliman’s capital market assumptions team and the Oregon Investment Council’s (OIC) investment advisors. The table below shows Milliman’s assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC’s description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Compound Annual (Geometric) Return</b>
Global Equity	30.62%	5.85%
Private Equity	25.50%	7.71%
Core Fixed Income	23.75%	2.73%
Real Estate	12.25%	5.66%
Master Limited Partnerships	0.75%	5.71%
Infrastructure	1.50%	6.26%
Commodities	0.63%	3.10%
Hedge Fund of Funds - Multistrategy	1.25%	5.11%
Hedge Fund Equity - Hedge	0.63%	5.31%
Hedge Fund - Macro	5.62%	5.06%
US Cash	-2.50%	1.76%
<i>Assumed Inflation - Mean</i>		2.40%

*(Source: June 30, 2022 PERS ACFR; p. 74)*

**Discount Rate** – The discount rate used to measure the total pension liability was 6.90 percent for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from the plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**3. PENSION PLAN (CONTINUED)**

Sensitivity of the City’s proportionate share of the net pension liability to changes in the discount rate – The following presents the City’s proportionate share of the net pension liability calculated using the discount rate of 6.90 percent, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percent lower (5.90 percent) or one percent higher (7.90 percent) than the current rate.

	1% Decrease (5.90%)	Discount Rate (6.90%)	1% Increase (7.90%)
Proportionate share of the net pension liability	\$ 3,875,580	\$ 2,185,379	\$ 770,758

**Changes Subsequent to the Measurement Date**

As described above, GASB 67 and GASB 68 require the Total Pension Liability to be determined based on the benefit terms in effect at the Measurement Date. Any changes to benefit terms that occurs after that date are reflected in amounts reported for the subsequent Measurement Date. However, Paragraph 80f of GASB 68 requires employers to briefly describe any changes between the Measurement Date and the employer’s reporting date that are expected to have a significant effect on the employer’s share of the collective Net Pension Liability, along with an estimate of the resulting change, if available.

There are no changes subsequent to the June 30, 2022 Measurement Date that meet this requirement and thus would require a brief description under the GASB standard.

**Deferred Compensation Plan**

A deferred compensation plan is available to employees wherein they may execute an individual agreement with the City for amounts earned by them to not be paid until a future date when certain circumstances are met. These circumstances are: termination by reason of resignation, death, disability, or retirement; unforeseeable emergency; or by requesting a de minimis distribution from inactive accounts valued less than \$5,000. Payment to the employee will be made over a period not to exceed 15 years. The deferred compensation plan is one which is authorized under IRC Section 457 and has been approved in its specifics by a private ruling from the Internal Revenue Service. The assets of the plan are held by the administrator for the sole benefit of the plan participants and are not considered assets or liabilities of the City.

**OPSRP Individual Account Program (OPSRP IAP)**

*Plan Description:*

Employees of the City are provided with pensions through OPERS. All the benefits of OPERS are established by the Oregon legislature pursuant to Oregon Revised Statute (ORS) Chapters 238 and 238A. Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003. Chapter 238A created the Oregon Public Service Retirement Plan (OPSRP), which consists of the Defined Benefit Pension Program and the Individual Account Program (IAP). Membership includes public employees hired on or after August 29, 2003. PERS members retain their existing defined benefit plan accounts, but member contributions are deposited into the member’s IAP account. OPSRP is part of OPERS, and is administered by the OPERS Board.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**3. PENSION PLAN (CONTINUED)**

*Pension Benefits:*

Participants in OPERS defined benefit pension plans also participate in their defined contribution plan. An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies. Upon retirement, a member of the OPSRP IAP may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5-, 10-, 15-, 20-year period or an anticipated life span option. Each distribution option has a \$200 minimum distribution limit.

*Death Benefits:*

Upon the death of a non-retired member, the beneficiary receives in a lump sum the member's account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.

*Contributions:*

Employees of the City pay six (6) percent of their covered payroll. Effective July 1, 2020, currently employed Tier 1/Tier 2 and OPSRP members earning \$2,500 or more per month (increased to \$3,333 per month in 2022) will have a portion of their 6 percent monthly IAP contributions redirected to an Employee Pension Stability Account. The Employee Pension Stability Account will be used to pay part of the member's future benefit. Of the 6 percent monthly IAP contribution, Tier 1/Tier 2 will have 2.5 percent redirected to the Employee Pension Stability Account and OPSRP will have 0.75 percent redirected to the Employee Pension Stability Account, with the remaining going to the member's existing IAP account. Members may voluntarily choose to make additional after-tax contributions into their IAP account to make a full 6 percent contribution to the IAP. The City did not make any optional contributions to member IAP accounts for the year ended June 30, 2023.

Additional disclosures related to Oregon PERS not applicable to specific employers are available online, or by contacting PERS at the following address: PO Box 23700 Tigard, OR 97281-3700.

<http://www.oregon.gov/pers/EMP/Pages/GASB.aspx>

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**4. INTERFUND TRANSFERS**

Interfund Transfers were done to finance operations between funds.

	<b><u>Transfers Out</u></b>	<b><u>Transfers In</u></b>
General	\$ 115,000	\$ -
SDC	97,600	-
Streets	100,000	-
Capital Improvements	-	458,350
Other Non Major Governmental Funds	51,000	-
Water Utility	94,750	-
	<b><u>\$ 458,350</u></b>	<b><u>\$ 458,350</u></b>

**5. PROPERTY TAX LIMITATIONS**

The State of Oregon imposes a constitutional limit on property taxes for schools and nonschool government operations. School operations include community colleges, local school districts, and education service districts. The limitation provides that property taxes for nonschool operations are limited to \$10.00 for each \$1,000 of property market value. This limitation does not apply to taxes levied for principal and interest on general obligation bonded debt. The State further reduced property taxes by replacing the previous constitutional limits on tax bases with a rate and value limit in 1997. This reduction is accomplished by rolling property values back to their 1995-96 values less 10% and limiting future tax value growth of each property to no more than 3% per year, subject to certain exceptions. Taxes levied to support bonded debt are exempted from the reductions. The State Constitution sets restrictive voter approval requirements for most tax and many fee increases and new bond issues, and requires the State to minimize the impact to school districts from the impact of the tax cuts.

**6. RISK MANAGEMENT**

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees and natural disasters. The City purchases commercial insurance to minimize its exposure to these risks. Settled claims have not exceeded this commercial coverage for any of the past three years.

**7. DEBT**

**Direct Borrowings and Direct Placements**

*2002 Safe Drinking Water Revolving Loan*

\$2,000,000 was issued on July 17, 2002 to finance a multi-year construction project referred to as the TAP Water Intertie and Improvements Project. The interest rate is 1%. Repayments are made out of the Water Fund. The loan matures December 2031. The City granted to the State a security interest in and irrevocably pledges its Net Revenues to pay all of the obligations owed by the Borrower to the State under the Loan Agreement. Pursuant to ORS 288.594. Upon the occurrence of an Event of Default under this Contract, the State may pursue any or all of the remedies set forth in the Loan Agreement or Note and any other remedies available at law or in equity. Such remedies may include, but are not limited to, termination of the Contract and/or Loan Agreement, acceleration of the Loan, payment of amounts earned from the investment of the proceeds of the Loan, declaration of the City's ineligibility to receive future awards and the withholding pursuant to ORS 285B.599 of other State funds due the City.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**7. DEBT (CONTINUED)**

*2013 Local Oregon Capital Asset Program Bonds*

\$3,605,085 was issued on June 20, 2013, to refinance debt that was used for improvements to the Water System. The interest rate is 1.7% to 4.0%. Repayments are made out of the Water Fund. Bonds mature June 2036. In the event of default, upon written request by owners of a majority of outstanding certificates, the trustee may take whatever action at law or in equity may appear necessary or desirable to protect the trustee or the registered owners of certificates of participation, either at law or in equity or in bankruptcy or otherwise, whether for the specific enforcement of any covenant or agreement or in aid of the exercise of any power granted in the agreement for the enforcement of any other legal or equitable right vested in the trustee. However, the trustee shall not have the right to declare the unpaid principal components of the installment payments immediately due and payable.

*2022 Safe Drinking Water Loan*

\$3,609,000 was issued in 2021 to finance a multi-year construction project referred to as the New 2.0MG Treated Water Reservoir. The interest rate is 1%. Repayments are made out of the Water Fund. The loan matures December 2050. Upon the occurrence of an Event of Default under this Contract, Oregon Business Development Department may pursue any or all of the remedies set forth in the Loan Agreement or Note and any other remedies available at law or in equity. Such remedies may include, but are not limited to, termination of the Contract and/or Loan Agreement, acceleration of the Loan, payment of amounts earned from the investment of the proceeds of the Loan, declaration of the City's ineligibility to receive future awards and the withholding pursuant to ORS 285B.599 of other State funds due the City.

Changes in Long-Term Obligations for the year ended June 30, 2023:

	Long-Term Obligations			June 30, 2023
	July 1, 2022	Additions	Reductions	
<b>Direct Borrowings/Placements</b>				
2013 LOCAP Bonds	2,535,000	-	140,000	2,395,000
Safe Drinking Water Revolving Loan	796,818	-	76,162	720,656
2022 Safe Drinking Water Loan	3,508,252	-	104,879	3,403,373
Total Long-Term Obligations	<u>\$ 6,840,070</u>	<u>\$ -</u>	<u>\$ 321,041</u>	<u>\$ 6,519,029</u>



**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

**7. DEBT (CONTINUED)**

Future Maturities of Long-Term Obligations:

	<u>2013 LOCAP Bonds</u>		<u>Safe Drinking Water Revolving Loan</u>	
	<u>Principal</u>	<u>Interest Due</u>	<u>Principal</u>	<u>Interest Due</u>
Amounts Payable in Fiscal Year:				
2023-2024	\$ 150,000	\$ 81,430	\$ 76,923	\$ 7,207
2024-2025	155,000	75,795	77,692	6,437
2025-2026	160,000	70,440	78,469	5,660
2026-2027	165,000	64,915	79,254	4,876
2027-2028	170,000	59,220	80,047	4,083
2028-2033	940,000	203,175	328,271	8,248
2033-2038	<u>655,000</u>	<u>35,910</u>	<u>-</u>	<u>-</u>
Totals	<u>\$ 2,395,000</u>	<u>\$ 590,885</u>	<u>\$ 720,656</u>	<u>\$ 36,511</u>

	<u>2022 Safe Drinking Water Loan</u>	
	<u>Principal</u>	<u>Interest Due</u>
Amounts Payable in Fiscal Year:		
2023-2024	\$ 105,928	\$ 34,034
2024-2025	106,987	32,974
2025-2026	108,057	31,905
2026-2027	109,138	30,824
2027-2028	110,229	29,733
2028-2033	567,902	131,907
2033-2038	596,871	102,938
2038-2043	627,317	72,491
2043-2048	659,317	40,492
2048-2050	<u>411,627</u>	<u>8,260</u>
Totals	<u>\$ 3,403,373</u>	<u>\$ 515,558</u>

**8. TAX ABATEMENTS**

Jackson County negotiates property tax abatement on an individual basis as allowed under Oregon Revised Statute 285C.175, Enterprise Zone Exemption. This exemption allows qualifying and authorized businesses a tax abatement up to 100% of the assessed value of the qualified property for up to three years. For the fiscal year ended June 30, 2023, Enterprise Zone tax agreements were in place for City of Talent totaling \$11,426.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**NOTES TO BASIC FINANCIAL STATEMENTS**

---

**9. OTHER POST-EMPLOYMENT BENEFIT PLAN**

**Plan Description:**

As a member of Oregon Public Employees Retirement System (OPERS) the City contributes to the Retirement Health Insurance Account (RHIA) for each of its eligible employees. RHIA is a cost-sharing multiple-employer defined benefit other postemployment benefit plan administered by OPERS. RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums of eligible retirees. Oregon Revised Statute (ORS) 238.420 established this trust fund. Authority to establish and amend the benefit provisions of RHIA reside with the Oregon Legislature. The plan is closed to new entrants after January 1, 2004. OPERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Oregon Public Employees Retirement System, PO Box 23700, Tigard, OR 97281-3700.

**Funding Policy:**

Because RHIA was created by enabling legislation (ORS 238.420), contribution requirements of the plan members and the participating employers were established and may be amended only by the Oregon Legislature. ORS require that an amount equal to \$60 dollars or the total monthly cost of Medicare companion health insurance premiums coverage, whichever is less, shall be paid from the Retirement Health Insurance Account established by the employer, and any monthly cost in excess of \$60 dollars shall be paid by the eligible retired member in the manner provided in ORS 238.410. To be eligible to receive this monthly payment toward the premium cost the member must: (1) have eight years or more of qualifying service in OPERS at the time of retirement or receive a disability allowance as if the member had eight years or more of creditable service in OPERS, (2) receive both Medicare Parts A and B coverage, and (3) enroll in an OPERS-sponsored health plan. A surviving spouse or dependent of a deceased OPERS retiree who was eligible to receive the subsidy is eligible to receive the subsidy if he or she (1) is receiving a retirement benefit or allowance from OPERS or (2) was insured at the time the member died and the member retired before May 1, 1991.

Participating cities are contractually required to contribute to RHIA at a rate assessed each year by OPERS, and the City currently contributes 0.53% of annual covered OPERF payroll and 0.45% of OPSRP payroll under a contractual requirement in effect until June 30, 2023. Consistent with GASB Statement 75, the OPERS Board of Trustees sets the employer contribution rates as a measure of the proportionate relationship of the employer to all employers consistent with the manner in which contributions to the OPEB plan are determined. The basis for the employer's portion is determined by comparing the employer's actual, legally required contributions made during the fiscal year to the plan with the total actual contributions made in the fiscal year of all employers. The City's contributions to RHIA for the years ended June 30, 2021, 2022 and 2023 were \$213, \$229 and \$213, respectively, which equaled the required contributions each year.

Since the City's financial statements are reported on the cash basis of accounting, no amounts are reported on the balance sheet for pension related assets, deferred outflows, liabilities or deferred outflows.

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SUPPLEMENTARY INFORMATION**

**CITY OF TALENT**  
**JACKSON COUNTY, OREGON**

**SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE -CASH BASIS**  
**ACTUAL AND BUDGET**  
**For the Year Ended June 30, 2023**

GENERAL FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE TO FINAL BUDGET POSITIVE -NEGATIVE</u>
Receipts				
Taxes	\$ 1,241,000	\$ 1,241,000	\$ 1,376,523	\$ 135,523
Licenses, Permits & Fees	1,526,500	1,526,500	1,255,089	(271,411)
Intergovernmental	2,023,468	2,023,468	2,239,952	216,484
Charges for Services	135,500	135,500	204,514	69,014
Fines & Forfeits	51,000	51,000	52,894	1,894
Interest	10,000	10,000	183,095	173,095
Miscellaneous	96,200	96,200	335,914	239,714
	<u>5,083,668</u>	<u>5,083,668</u>	<u>5,647,981</u>	<u>564,313</u>
Total Receipts	\$ 5,083,668	\$ 5,083,668	\$ 5,647,981	\$ 564,313

Continued on page -27b-

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE -CASH BASIS  
ACTUAL AND BUDGET  
For the Year Ended June 30, 2023**

<u>GENERAL FUND</u>				VARIANCE TO FINAL BUDGET POSITIVE -NEGATIVE
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	
<b>Disbursements</b>				
Administration & Council Department				
Personnel Services	\$ 835,608	\$ 835,608	\$ 731,295	\$ 104,313
Materials and Services	1,615,675	1,615,675	705,727	909,948
Capital Outlay	469,000	469,000	52,172	416,828
Total Administration Department	<u>2,920,283</u>	<u>2,920,283</u>	<u>1,489,194</u>	<u>1,431,089</u>
Community Development Department				
Personnel Services	464,457	464,457	426,597	37,860
Materials and Services	453,470	453,470	388,159	65,311
Capital Outlay	-	-	299	(299)
Total Community Development Department	<u>917,927</u>	<u>917,927</u>	<u>815,055</u>	<u>102,872</u>
Police Department				
Personnel Services	1,237,813	1,237,813	1,196,228	41,585
Materials and Services	360,350	360,350	407,152	(46,802)
Capital Outlay	23,500	23,500	20,386	3,114
Total Police Department	<u>1,621,663</u>	<u>1,621,663</u>	<u>1,623,766</u>	<u>(2,103)</u>
Contingency	<u>250,000</u>	<u>250,000</u>		<u>250,000</u>
Total Disbursements	<u>5,709,873</u>	<u>5,709,873</u>	<u>3,928,015</u>	<u>1,781,858</u>
Excess of Receipts Over				
-Under Disbursements	(626,205)	(626,205)	1,719,966	2,346,171
<b>OTHER FINANCING SOURCES</b>				
Transfers Out	(115,000)	(115,000)	(115,000)	-
Total Other Financing Sources	<u>(115,000)</u>	<u>(115,000)</u>	<u>(115,000)</u>	<u>-</u>
Net Change in Cash Basis Fund Balance	(741,205)	(741,205)	1,604,966	2,346,171
Beginning Cash Basis Fund Balance	<u>4,393,140</u>	<u>4,393,140</u>	<u>4,776,616</u>	<u>383,476</u>
Ending Cash Basis Fund Balance	<u>\$ 3,651,935</u>	<u>\$ 3,651,935</u>	<u>\$ 6,381,582</u>	<u>\$ 2,729,647</u>
<b>Appropriation levels:</b>				
Personal Services	2,537,878	2,537,878	2,354,120	183,758
Materials and Services	2,429,495	2,429,495	1,501,038	928,457
Capital Outlay	492,500	492,500	72,857	419,643
Transfers	115,000	115,000	115,000	-
Contingency	250,000	250,000	-	250,000

Continued from page -26a-

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE -CASH BASIS  
ACTUAL AND BUDGET  
For the Year Ended June 30, 2023**

	<u>SYSTEMS DEVELOPMENT CHARGE FUND</u>			VARIANCE TO FINAL BUDGET POSITIVE -NEGATIVE
	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	
Receipts				
System Development Charges	\$ 129,503	\$ 429,503	\$ 734,540	\$ 305,037
Miscellaneous	2,410	2,410	-	(2,410)
Total Receipts	<u>131,913</u>	<u>431,913</u>	<u>734,540</u>	<u>302,627</u>
OTHER FINANCING SOURCES				
Transfers Out	<u>(65,000)</u>	<u>(97,600) (1)</u>	<u>(97,600)</u>	-
Total Other Financing Sources	<u>(65,000)</u>	<u>(97,600)</u>	<u>(97,600)</u>	-
Net Change in Cash Basis Fund Balance	66,913	334,313	636,940	302,627
Beginning Cash Basis Fund Balance	<u>720,081</u>	<u>824,248</u>	<u>824,248</u>	-
Ending Cash Basis Fund Balance	<u>\$ 786,994</u>	<u>\$ 1,158,561</u>	<u>\$ 1,461,188</u>	<u>\$ 302,627</u>

(1) Appropriation Level

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE -CASH BASIS  
ACTUAL AND BUDGET  
For the Year Ended June 30, 2023**

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE TO FINAL BUDGET POSITIVE -NEGATIVE
<u>STREET FUND</u>				
Receipts				
Licenses, Permits and Fees	\$ 160,500	\$ 160,500	\$ 196,236	\$ 35,736
Intergovernmental	450,000	410,000	462,874	52,874
Charges for Services	12,000	44,000	2,888	(41,112)
Interest	2,000	24,000	26,860	2,860
Miscellaneous	-	116,727	116,727	-
Total Receipts	<u>624,500</u>	<u>755,227</u>	<u>805,585</u>	<u>50,358</u>
Disbursements				
Street Maintenance and Repair				
Personnel Services	350,328	360,328 (1)	336,005	24,323
Materials and Services	294,050	294,050 (1)	154,028	140,022
Capital Outlay	6,650	6,650 (1)	1,980	4,670
Total Street Maintenance and Repair	<u>651,028</u>	<u>661,028</u>	<u>492,013</u>	<u>169,015</u>
Contingency	<u>250,000</u>	<u>250,000 (1)</u>	<u>-</u>	<u>250,000</u>
Total Disbursements	<u>901,028</u>	<u>911,028</u>	<u>492,013</u>	<u>419,015</u>
Excess of Receipts Over -Under Disbursements	(276,528)	(155,801)	313,572	469,373
OTHER FINANCING SOURCES				
Transfers Out	<u>(100,000)</u>	<u>(100,000) (1)</u>	<u>(100,000)</u>	<u>-</u>
Net Change in Cash Basis Fund Balance	(376,528)	(255,801)	213,572	469,373
Beginning Cash Basis Fund Balance	<u>791,216</u>	<u>896,216</u>	<u>896,658</u>	<u>442</u>
Ending Cash Basis Fund Balance	<u>\$ 414,688</u>	<u>\$ 640,415</u>	<u>\$ 1,110,230</u>	<u>\$ 469,815</u>

(1) Appropriation Level

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE -CASH BASIS  
ACTUAL AND BUDGET  
For the Year Ended June 30, 2023**

<u>CAPITAL IMPROVEMENTS FUND</u>				
	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE TO FINAL BUDGET POSITIVE -NEGATIVE</u>
Receipts				
Intergovernmental	\$ 535,000	\$ 535,000	\$ 470,460	\$ (64,540)
Interest	4,000	41,600	48,192	6,592
Miscellaneous	-	-	339,600	339,600
Total Receipts	<u>539,000</u>	<u>576,600</u>	<u>858,252</u>	<u>281,652</u>
Disbursements				
General Government				
Capital Outlay	<u>1,989,493</u>	<u>2,059,493</u>	<u>1,323,081</u>	<u>736,412</u>
Total Disbursements	<u>1,989,493</u>	<u>2,059,493</u> (1)	<u>1,323,081</u>	<u>736,412</u>
Excess of Receipts Over -Under Disbursements	<u>(1,450,493)</u>	<u>(1,482,893)</u>	<u>(464,829)</u>	<u>1,018,064</u>
OTHER FINANCING SOURCES				
Transfers In	<u>425,750</u>	<u>458,350</u>	<u>458,350</u>	<u>-</u>
Total Other Financing Sources	<u>425,750</u>	<u>458,350</u>	<u>458,350</u>	<u>-</u>
Net Change in Cash Basis Fund Balance	(1,024,743)	(1,024,543)	(6,479)	1,018,064
Beginning Cash Basis Fund Balance	<u>2,767,776</u>	<u>1,920,484</u>	<u>1,920,484</u>	<u>-</u>
Ending Cash Basis Fund Balance	<u>\$ 1,743,033</u>	<u>\$ 895,941</u>	<u>\$ 1,914,005</u>	<u>\$ 1,018,064</u>

(1) Appropriation Level



**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**COMBINING BALANCE SHEET - NON MAJOR GOVERNMENTAL FUNDS - CASH BASIS**

**June 30, 2023**

	<u>PARKS</u>	<u>GENERAL OBLIGATION BOND DEBT SERVICES</u>	<u>Totals</u>
<b>ASSETS</b>			
Cash and Investments	\$ 362,999	\$ 31,905	\$ 394,904
Total Assets	<u>\$ 362,999</u>	<u>\$ 31,905</u>	<u>\$ 394,904</u>
<b>CASH BASIS FUND BALANCES</b>			
Restricted - Debt Payments	\$ -	\$ 31,905	\$ 31,905
Committed for - Parks Maintenance	<u>362,999</u>	<u>-</u>	<u>362,999</u>
Total Cash Basis Fund Balances	<u>\$ 362,999</u>	<u>\$ 31,905</u>	<u>\$ 394,904</u>

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE - CASH BASIS  
NON MAJOR GOVERNMENTAL FUNDS  
For the Year Ended June 30, 2023**

	PARKS	GENERAL OBLIGATION BOND DEBT SERVICES	Totals
Receipts			
Licenses and Permits	\$ 254,182	\$ -	\$ 254,182
Intergovernmental Receipts	36,497	-	36,497
Interest	10,181	-	10,181
Total Receipts	<u>300,860</u>	<u>-</u>	<u>300,860</u>
Disbursements			
Personal Services	176,116	-	176,116
Materials & Services	56,482	-	56,482
Capital Outlay	2,739	-	2,739
Total Disbursements	<u>235,337</u>	<u>-</u>	<u>235,337</u>
Excess of Receipts Over, -Under Disbursements	65,523	-	65,523
Other Financing Sources, -Uses			
Transfers Out	(51,000)	-	(51,000)
Total Other Financing Sources, -Uses	<u>(51,000)</u>	<u>-</u>	<u>(51,000)</u>
Net Change in Cash Basis Fund Balance	14,523	-	14,523
Beginning Cash Basis Fund Balance	<u>348,476</u>	<u>31,905</u>	<u>380,381</u>
Ending Cash Basis Fund Balance	<u>\$ 362,999</u>	<u>\$ 31,905</u>	<u>\$ 394,904</u>

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE - CASH BASIS  
ACTUAL AND BUDGET  
For the Year Ended June 30, 2023**

<u>PARKS FUND</u>				
	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE TO FINAL BUDGET POSITIVE -NEGATIVE</u>
Receipts				
Licenses, Permits and Fees	\$ 200,000	\$ 255,000	\$ 254,182	\$ (818)
Intergovernmental	28,600	33,600	36,497	2,897
Interest	1,500	10,000	10,181	181
Total Receipts	<u>230,100</u>	<u>298,600</u>	<u>300,860</u>	<u>2,260</u>
Disbursements				
Parks Maintenance				
Personnel Services	180,506	190,506 (1)	176,116	14,390
Materials and Services	82,450	82,450 (1)	56,482	25,968
Total Parks Maintenance	<u>262,956</u>	<u>272,956</u>	<u>232,598</u>	<u>40,358</u>
Capital Construction				
Capital Outlay	5,800	5,800 (1)	2,739	3,061
Contingency	50,000	50,000 (1)	-	50,000
Total Disbursements	<u>318,756</u>	<u>328,756</u>	<u>235,337</u>	<u>93,419</u>
Excess of Receipts Over -Under Disbursements	(88,656)	(30,156)	65,523	95,679
OTHER FINANCING SOURCES				
Transfers Out	(51,000)	(51,000) (1)	(51,000)	-
Net Change in Cash Basis Fund Balance	(139,656)	(81,156)	14,523	95,679
Beginning Cash Basis Fund Balance	368,389	348,389	348,476	87
Ending Cash Basis Fund Balance	<u>\$ 228,733</u>	<u>\$ 267,233</u>	<u>\$ 362,999</u>	<u>\$ 95,766</u>

(1) Appropriation Level

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE - CASH BASIS  
ACTUAL AND BUDGET  
For the Year Ended June 30, 2023**

GENERAL OBLIGATION BOND - DEBT SERVICE FUND

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE TO FINAL BUDGET POSITIVE -NEGATIVE</u>
Receipts				
Property Tax- PD Bond	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-
Total Receipts	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Disbursements				
Debt Service				
Principal	-	-	-	-
Interest	-	-	-	-
Fees	-	-	-	-
Total Disbursements	<u>-</u>	<u>- (1)</u>	<u>-</u>	<u>-</u>
Net Change in Cash Basis Fund Balance	-	-	-	-
Beginning Cash Basis Fund Balance	<u>-</u>	<u>-</u>	<u>31,905</u>	<u>31,905</u>
Ending Cash Basis Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 31,905</u>	<u>\$ 31,905</u>

(1) Appropriation Level

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN FUND BALANCE - CASH BASIS  
ACTUAL AND BUDGET - BUDGETARY BASIS  
For the Year Ended June 30, 2023**

WATER UTILITY FUND

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE TO FINAL BUDGET POSITIVE -NEGATIVE
Receipts				
Water Service	\$ 1,430,000	\$ 1,450,000	\$ 1,405,423	\$ (44,577)
Interest	3,500	10,500	10,392	(108)
Intergovernmental	-	102,263	102,263	-
Miscellaneous	6,000	6,000	76,215	70,215
Total Receipts	<u>1,439,500</u>	<u>1,568,763</u>	<u>1,594,293</u>	<u>25,530</u>
Disbursements				
Personnel Services	525,318	545,318 (1)	526,460	18,858
Materials and Services	698,270	698,270 (1)	639,766	58,504
Capital Outlay	3,900	3,900 (1)	180	3,720
Debt Service	448,762	454,762 (1)	451,322	3,440
Contingency	250,000	250,000 (1)	-	250,000
Total Disbursements	<u>1,926,250</u>	<u>1,952,250</u>	<u>1,617,728</u>	<u>334,522</u>
Excess of Receipts Over, -Under Disbursements	(486,750)	(383,487)	(23,435)	360,052
OTHER FINANCING SOURCES, -USES				
Transfers Out	(94,750)	(94,750) (1)	(94,750)	-
Net Change in Cash Basis Fund Balance	(581,500)	(478,237)	(118,185)	360,052
Beginning Cash Basis Fund Balance	<u>1,569,602</u>	<u>502,400</u>	<u>502,400</u>	<u>-</u>
Ending Cash Basis Fund Balance	<u>\$ 988,102</u>	<u>\$ 24,163</u>	<u>\$ 384,215</u>	<u>\$ 360,052</u>

(1) Appropriation Level

**CITY OF TALENT  
JACKSON COUNTY, OREGON**

**SUPPLEMENTARY INFORMATION  
For the Year Ended June 30, 2023**

**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**

Year Ended June 30,	(a) Employer's proportion of the net pension liability (NPL)	(b) Employer's proportionate share of the net pension liability (NPL)	(c) Talent's covered payroll	(b/c) NPL as a percentage of covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2023	\$ 0.01 %	\$ 2,185,379	\$ 1,536,437	142.2 %	84.5 %
2022	0.01	1,722,816	1,438,216	119.8	87.6
2021	0.01	2,480,934	1,485,639	167.0	75.8
2020	0.01	2,393,518	1,253,006	191.0	80.2
2019	0.01	2,346,161	1,547,468	151.6	82.1
2018	0.01	1,864,996	1,434,891	130.0	83.1
2017	0.01	1,987,393	1,387,341	143.3	80.5
2016	0.01	716,062	1,162,427	61.6	91.9
2015	0.01	(244,937)	1,137,383	(21.5)	103.6
2014	0.01	551,437	1,112,500	49.6	92.0

The amounts presented for each fiscal year were actuarial determined at 12/31 and rolled forward to the measurement date.

These schedules are presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend has been compiled, information is presented only for the years for which the required supplementary information is available.

**SCHEDULE OF CONTRIBUTIONS**

	Statutorily required contribution	Contributions in relation to the statutorily required contribution	Contribution deficiency (excess)	Employer's covered payroll	Contributions as a percent of covered payroll
2023	\$ 376,728	\$ 376,728	\$ -	\$ 1,802,487	20.9 %
2022	279,452	279,452	-	1,536,437	18.2
2021	271,579	271,579	-	1,438,216	18.9
2020	265,554	265,554	-	1,485,639	17.9
2019	166,248	166,248	-	1,253,006	13.3
2018	172,629	172,629	-	1,547,468	11.2
2017	123,192	123,192	-	1,434,891	8.6
2016	122,921	122,921	-	1,387,341	8.9
2015	86,344	86,344	-	1,162,427	7.4
2014	84,203	84,203	-	1,137,383	7.4

The amounts presented for each fiscal year were actuarial determined at 12/31 and rolled forward to the measurement date.

These schedules are presented to illustrate the requirements to show information for 10 years. However, until a full 10-year trend has been compiled, information is presented only for the years for which the required supplementary information is available.



**PAULY, ROGERS AND CO., P.C.**  
12700 SW 72<sup>nd</sup> Ave. ♦ Tigard, OR 97223  
(503) 620-2632 ♦ (503) 684-7523 FAX  
www.paulyrogersandcocpas.com

December 7, 2023

### **Independent Auditors' Report Required by Oregon State Regulations**

We have audited the basic financial statements of the City of Talent as of and for the year ended June 30, 2023, and have issued our report thereon dated December 7, 2023. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

#### **Compliance**

As part of obtaining reasonable assurance about whether the City of Talent's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- **Deposit of public funds with financial institutions (ORS Chapter 295)**
- **Indebtedness limitations, restrictions and repayment.**
- **Budgets legally required (ORS Chapter 294).**
- **Insurance and fidelity bonds in force or required by law.**
- **Highway revenues used for public highways, roads, and streets.**
- **Authorized investment of surplus funds (ORS Chapter 294).**
- **Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).**

In connection with our testing nothing came to our attention that caused us to believe the City of Talent was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations.

#### **OAR 162-10-0230 Internal Control**

In planning and performing our audit, we considered the internal controls over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the internal controls over financial reporting.

This report is intended solely for the information and use of the council members and management and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.

A handwritten signature in black ink, appearing to read "Ken Allen". The signature is fluid and cursive, with a large initial "K" and "A".

Kenneth Allen, CPA  
Municipal Auditor  
**PAULY, ROGERS AND CO., P.C.**