

# City of Talent

Community Development Department - Planning



## STAFF REPORT and **PROPOSED FINAL ORDER**

Type-4 Land Use Application — Legislative Review — Planning Commission

Meeting date: July 28, 2016  
File no: CPA 2016-001  
Prepared by: Zac Moody, Community Development Director  
Item: Adoption of Economy Element (Element E) and Economic Opportunities Analysis (EOA).

### **GENERAL INFORMATION**

Petitioner ..... City of Talent

Requested Action ..... Amendments to the City of Talent’s Comprehensive Plan, Element E, Economy and Adoption of EOA.

Amended Codes ..... Element E, Economy

### **PROPOSAL**

The purpose of this Economy Element amendment is to update the City’s documentation of existing economic conditions, determine future land needs, achieve consistency with the other adopted City plans, and to fulfill the requirements in Oregon Statewide Planning Goal 9.

### **AGENCY AND PUBLIC COMMENTS**

ECONorthwest, Inc., the consultant for the project was responsible for implementing the public involvement program. The public involvement program was sufficient to satisfy the requirements of all State and Local public involvement policies. As required by the scope of work, a Technical Advisory Committee (TAC) and Citizen Advisory Committee (CAC) were established to oversee the development of the Economic Opportunities Analysis and Economy Element amendments. Throughout the course of the project, two TAC meetings, four CAC meetings and one Planning Commission work session were completed.

The TAC provided technical and policy guidance to the Consultant and City throughout the project. The TAC included representatives from the City, Jackson County, Business Oregon, SORDI, and the Department of Land Conservation and Development (DLCD).

The CAC provided a public review and discussed the project’s progress at each of its four meetings. The CAC played an integral part of the process since all CAC members are Talent residents or business owners. Their role was to ensure that the goals and objectives from

resident's standpoint were being fulfilled. The CAC included local builders, residents, business owners, the Talent Chamber, a Planning Commissioner and a City Councilor.

## **BACKGROUND**

See introduction in the Economy Element (page 1 and 2 of Element E).

## **RECOMMENDATION**

Based on the findings for the amendments outlined in the Proposed Final Order, staff recommends approval of the amendments.

## **ATTACHMENTS**

The following information was submitted regarding this application:

- Proposed Final Orders – Attachment A
- Talent Economic Development Strategy – Attachment B



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Zac Moody, Community Development Director

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July 21, 2016

Date

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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 Section 8-3M.160.

**A public hearing on the proposed action is scheduled before the Planning Commission on July 28, 2016 at 6:30 PM at the Community Center.**

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 [zmoody@cityoftalent.org](mailto:zmoody@cityoftalent.org).