



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

- HELD in PERSON-

Town Hall

March 26, 2024 – 6:30 PM

This agenda and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

- 1. Call to Order / Roll Call**
- 2. Brief Announcements by Staff**
- 3. Approval of Minutes – None**
- 4. Public Comment on Non-Agenda Items**
- 5. Approval of Findings**
 - a. CPA 2023-001 for denial of a comprehensive plan amendment from commercial to residential
 - b. REZ 2023-001 for denial of zone change from commercial to residential.
- 6. Discussion on Cluster Housing Development**
- 7. Planning Commission Interviews**
- 8. Propositions and Remarks from the Commission**
- 10. Adjournment**

This meeting will be held in person and electronically via Zoom.

1. You can join the meeting with your computer or smart phone using the following link & passcode:
Link to join Webinar:
<https://us02web.zoom.us/j/87929867097>

COMMUNITY DEVELOPMENT

STAFF

Position	Name	Notes
Assistant Planner	Nick Schubert	Full-time (training)
Comm. Dev. Assistant	Hector Rocha	Full-time
Code Enforcement	Brad "Doc" Walter	Part-time also facilities maintenance
Comm. Dev. Assistant	Coleen Bradley	Monday – PW Tues-Friday

DEPARTMENT SUMMARY

Community Development administers land use policies and standards adopted by the City Council, including the Comprehensive Plan, Zoning Code, Subdivision Regulations, Building Code and Economic Development policies. Day to day activities include plan review, permit issuance, inspection, code enforcement, planning counter information, and floodplain management.

FY 24 PROJECT PRIORITIES

Task	% Done	Due Date	Notes
Buildable Lands Inventory	20%	May 2025	In process- DLCD grant funding. To be used with for RR Feasibility study
Railroad District Feasibility Study		Dec 2024	Scope of Work- consultant – DLCD grant funding, tied to BLI
CEFEC Code Updates	50%	Dec 2024	DLCD funding and consultants. Title 18 updates, State Mandate
Bear Creek TGM Updates	50%	Dec 2024	ODOT/DLCD funding and consultants, Phase 2 code updates, Title 18 update State Mandate
Mass Timber Code Update		August 2024	Grant Funding – DLCD, Title 18 Update
Title 17 Code Updates		March 2025	Grant funding- MWAP, waiting on CEFEC and TGM code updates.
Title 18 Code Updates	80%	March 2025	Left off with affordable housing code MWAP grant funding, waiting on CEFEC and TGM code updates.
Zone and Comp Plan Map Amendment		March 2025	May be done with Title 17 &18 revisions
Mobile Food Vendor Code		March 2025	Can be a part of the Title 18 updates.No funding. Low priority.
Covered Porch/Patio Review Update		March 2025	This is part of Title 18 update. No funding. Low priority.
Tree Code Revision			This will require a consultant and repeal of the current ord. No funding
Agriculture Buffers Code Update		--	Regional Problem Solving - current
Commercial Prop. Owner Roundtable		--	?
Economic Analysis Opp. Update		--	?

Note: **Highlight** notes overlapping projects.

ANCILLARY GROUPS

GROUP	OCCURANCE	NOTES
Architectural Review Committee	Twice/month 3 Mon. and Sat.	High functioning group and very ambitious
Planning Commission	4 th Tuesday@ 6:30 plus special Meetings.	Moderate functioning group, requires significant amount of Director and Attorney time
TGM Bear Creek Corridor Rev.	Every 2 weeks-overlap with CFA	Phoenix, Talent and ODOT
Climate Friendly – DLCD group	Every 2 weeks-overlap with TGM	DLCD – Eagle Point
RVMPO	Once a month	Local Jurisdictions, RVCOG
Transportation & Safety Comm.	Once a month	Just beginning to meet again.

CONCLUSIONS/RECOMMENDATIONS

The largest challenges Community Development faces are:

- High volume of complicated applications – Talent is at the stage of its recovery where we have an increase in complicated land use and building applications (commercial development, mixed use, cluster housing development, etc.)
- Changing priorities – Both the City Council and Planning Commission would like to see a lot of improvements to Talent's codes. They have difficulty prioritizing which changes they would like to see first and often change priorities mid-stream. Staff are also running into the problem of presenting what the Council or Planning Commission has requested, but then find that they no longer want their initial request. This has led to incomplete projects.
- Lack of capacity to meet all priorities – The number of complicated applications and the shifting priorities have strained the capacity the department has. It has been very difficult to complete projects while supporting day-to-day operational needs.
- The department has processed over 2000 building permits and 550 planning projects in the past few years. For 6 months of the time there was just the Director. Currently, we have two planners: a director, and a planner in training.
- The department's day-to-day includes managing the daily/weekly projects and questions at the counter, phone, and emails. Questions include building, floodplain, zoning, architectural review, and project proposals. Various meetings such as pre-applications or future applicants.



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:)

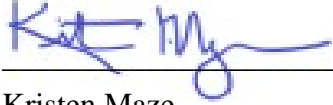
- 1. The applicant participated in a pre-application meeting on September 26, 2023, as required by TMC 18.190.080(C) as demonstrated in the land use application.
- 2. The applicant failed to demonstrate in their oral presentation that Talent lacks an adequate supply of residential development options in the current Commercial Highway zone (CH) that allows mixed use development (residential and commercial).
- 3. While the proposed Comprehensive Plan Map amendment aligns with the City’s Comprehensive Plan and Oregon’s Statewide Planning Goals, the applicant did not show that the current zoning status of the parcel is inconsistent with the Comprehensive Plan or that the allowed residential buildability within the zone is insufficient.
- 3. Although the proposed Comprehensive Plan Designation and Zoning would provide additional low and medium-density residential land, the applicant's conceptual site development plan does not adhere to the Safe Harbor protection of wetland and riparian areas, nor does it acknowledge the significance of the mitigated wetland on the site.
- 4. The Planning Commission finds that during the public hearing, evidence was presented, and the public was given an opportunity to comment.

The Planning Commission denies 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 denial of the Comprehensive Plan Map change from Commercial/Parks to Residential Low Density/Parks is based on the Planning Commission's testimony at the hearing on February 27, 2024, as stated above.

Joi Riley

Date

Planning Commission Chair
ATTEST



Kristen Maze
Community Development Director

March 27, 2024

Date



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:)

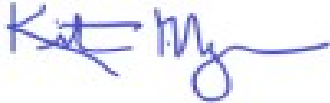
1. The Planning Commission finds that the applicant participated in a pre-application meeting, as required under TMC 18.190.080(C), on September 26, 2023, as evidenced in the record and on the land use application.
2. The applicant failed to demonstrate in their oral presentation that Talent lacks an adequate supply of residential development options in the current Commercial Highway zone (CH) that allows mixed use development (residential and commercial).
3. While the proposed Comprehensive Plan Map amendment aligns with the City’s Comprehensive Plan and Oregon’s Statewide Planning Goals, the applicant did not show that the current zoning status of the parcel is inconsistent with the Comprehensive Plan or that the allowed residential buildability within the zone is insufficient.
4. Although the proposed Comprehensive Plan Designation and Zoning would provide additional low and medium-density residential land, the applicant's conceptual site development plan does not adhere to the Safe Harbor protection of wetland and riparian areas, nor does it acknowledge the significance of the mitigated wetland on the site.
5. The Planning Commission finds that during the public hearing, evidence was presented, and the public was given an opportunity to comment.

The Planning Commission denies REZ 2023-001, a Zoning Map change from Commercial Highway (CH) to Residential Medium Density (RMD). This Planning Commission denies the Zoning Map change from Commercial Highway (CH) to Residential – Medium Density (RMD) is based on the Planning Commission testimony and findings listed above.

Joi Riley
Planning Commission Chair

Date

ATTEST



Kristen Maze
Community Development Director

March 27, 2024

Date

Chapter 18.97

Cluster Housing

This is a new development model for the City of Talent. It was passed without close review as part of a mass code change during a stressful time, post Alameda Drive Fire. As we review it, let's consider how it's been used so far and if it's good as is or needs tweaking.

Let's ask ourselves:

Do the requirements support the stated purpose?

Are requirements clear and objective? (This is important because LUBA will reverse based on this alone.)

Do the requirements support accessibility with no transportation requirements?



18.97.010 General Provisions

Chapter 18.97 CLUSTER HOUSING

18.97.010 General provisions.

A. Purpose and Intent. It is the policy of the city of Talent to provide for cluster housing that allows more flexible development as an alternative to traditional housing types. Cluster housing is intended:

1. To provide a variety of housing types that respond to **changing household sizes and ages**, including but not limited to retirees, small families, and single-person households.
2. **To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.**
3. To ensure that the overall size and visual impact of the cluster development be comparable to standard residential development, by balancing bulk and mass of individual residential units with allowed intensity of units.
4. **To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cluster housing developments.**
5. To ensure minimal visual impact from vehicular use and storage areas for residents of the cluster housing development as well as adjacent properties. **[Ord. 966 § 3 (Exh. C), 2021.]**

18.97.020 Permits – Eligibility and Application.

A. Authorization for Cluster Housing by Zoning District. Cluster housing is permitted in residential districts as permitted by individual zoning districts.

B. Approval Process.

1. Cluster housing shall be reviewed as a Type II site plan review consistent with Chapter 18.150 TMC and TMC 18.190.040.

2. If the cluster housing development includes dwellings on individual lots to be created through land division, the site plan review and tentative plan may be reviewed concurrently, with the condition of approval that the site plan review approval shall only become effective after the final plat is recorded.

3. Notwithstanding the time limitations of TMC 18.150.070(C), a cluster housing project without land division may be approved as phased development, but in no case shall the actual time construction period (i.e., for required public improvements, utilities, streets) for any single phase be greater than three years without reapplying for site plan approval. A cluster housing project approved with a land division may apply for phased development consistent with TMC 17.15.010(G).

C. Systems Development Charges. For the purposes of calculating systems development charges (SDCs), cluster dwellings shall be regarded as **apartments** and all SDCs shall be assessed accordingly, except the following modifications will be factored into the calculations:

1. Rogue Valley Sewer Services or its successor shall determine SDCs for sanitary sewer.

[Ord. 966 § 3 (Exh. C), 2021.]

18.97.030 Development standards.

- A. Applicability. Where there is a conflict between these standards and standards elsewhere in the code, the **cluster housing standards shall apply.**
- B. Permitted Housing Types.
1. Residential low density district: Units may be single-family detached or duplexes.
 2. Residential medium density district: Units may be single-family detached, duplexes, or up to **four units attached.**
 3. Residential high density district: Units may be single-family detached, duplexes or up to **12 units attached.**
- C. Dimensional Standards.
1. **Maximum average gross floor area: 1,200 square feet per dwelling unit.**
 2. Maximum height for dwellings: 25 feet or two stories, whichever is less.
 3. Units per cluster: There may be three to 12 units per cluster with no limit on the number of clusters per development.

18.97.030 Development standards. (cont.)

4. Minimum Lot Size.

	Minimum lot size for cluster development on a single lot	Minimum lot size for development with individual lots
RLD	15,000 square feet	2,000 square feet
RMD	10,000 square feet	1,500 square feet
RHD	8,000 square feet	1,500 square feet

5. Minimum lot dimensions: Minimum lot width for individual lots shall be 20 feet, with a minimum lot depth of 50 feet.

6. Minimum setbacks from site perimeter: Same as the base zone.

18.97.030 Development standards. (cont.)

7. Minimum setbacks for single-family and duplex dwellings on individual lots within a cluster housing development:

	Setbacks
Front	10 ft.
Porch or stairs	5 ft.
Side	3 ft.
Rear	5 ft.

18.97.030 Development standards. (cont.)

8. Maximum building coverage: Same as the base zone.

9. Minimum distance separating dwelling units (excluding attached dwellings and accessory structures): six feet.

D. Density.

1. For developments in the RLD district: The minimum density shall be met as established in TMC 18.25.065(A). The maximum density shall be 21.6 units per acre.

2. For developments in the RMD district: The minimum density shall be met as established in TMC 18.30.065(A). The maximum density shall be 29 units per acre.

3. For developments in the RHD district: The minimum density shall be met as established in TMC 18.40.065(A). No maximum density standard applies.

4. For purposes of this section, density may be calculated based on the total development site acreage, after subtracting undevelopable land. No percentage reduction for infrastructure is required.

18.97.030 Development standards. (cont.)

E. Open Space. Cluster housing developments shall provide and maintain at least one common open space per cluster for the use of all occupants.

The open space shall have the following characteristics:

1. Located on land with less than a five percent slope.
2. Cleared sufficiently of trees, brush and obstructions so that recreational use is possible.
3. Not used for temporary or regular parking of automobiles or other vehicles.
4. Includes at least 150 square feet of area for each dwelling unit.
5. Provides at least 50 percent of open space in the form of a single **compact**, contiguous, central open space that:
 - a. Has a minimum dimension of 20 feet.
 - b. Abuts at least 50 percent of the dwellings in a cluster housing development.
 - c. Has dwellings abutting on at least two sides.

6. The common open space shall be developed with a **mix of landscaping and lawn area, recreational amenities, hard-surfaced pedestrian paths, or a community building built for the sole use of the cluster housing residents. Impervious elements of the common open space, excluding community buildings, shall not exceed 30 percent of the total open space.**

a. **Shared non recreational facilities such as shared laundry or storage facilities shall not count towards the open space requirement.**

7. If private open space is provided for dwelling units, it shall be adjacent to each dwelling unit. Private open space may include landscaping, porches and decks. The minimum dimension for private open spaces shall be 10 feet, except that porches shall have a minimum dimension of five feet.

18.97.030 Development standards. (cont.)

F. Siding and Roofing Requirements. Cluster dwellings shall comply with siding and roofing standards in TMC [18.95.040](#).

G. Existing Dwelling Unit On-Site. One existing single-family dwelling incorporated into a cluster housing development that does not meet the requirements of this chapter is permitted to remain on a site developed for cluster housing and shall be considered a dwelling in the development.

The existing single-family dwelling unit shall not be part of the average gross floor area calculations. [Ord. 966 § 3 (Exh. C), 2021.]