



**PLANNING COMMISSION
SPECIAL MEETING AGENDA**

- HELD in PERSON-

Town Hall

April 9, 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**
 - a. January 23, 2024 Meeting Minutes
 - b. February 13, 2024 Study Session Minutes
 - c. February 27, 2024 Meeting Minutes
- 4. Public Comment on Non-Agenda Items**
- 5. Planning Commission Interviews**
- 6. Adopt 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.
- 7. Propositions and Remarks from the Commission**
- 8.. 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/81367959703>



**PLANNING COMMISSION
REGULAR MEETING/STUDY SESSION MINUTES
January 23, 2024**

Study Session and Regular Commission meetings are digitally recorded and will be available on the City Website: www.cityoftalent.org

REGULAR MEETING – 6:40 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the Minute Taker. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the “Citizens Heard on Non-agenda Items” section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the Planning Commission.

I. Call to Order/Roll Call at 6:40 PM

| Members Present: | Members Absent: |
|---|------------------------|
| Chair Volkart Vice Chair D’Amato Commissioner Davis Commissioner Hazel Commissioner Shapiro Commissioner Riley | |
| Also Present: | |
| Kristen Maze, Community Development Director (CDD) Nick Schubert, Community Development Planner | |

II. Brief Announcements by Staff -Audio out from 0:00 to 0:24:37

III. Consideration of Minutes-November 28, 2023

Motion: Move to approve the minutes from November 28, 2023.

Vote: Five ayes, Commissioner Hazel abstained. Motion carries.

IV. Election of Chair and Vice Chair

Commissioner Shapiro moved to elect Commissioner Riley as Chair. Commissioner Davis seconded.

Vote: All ayes. Motion Carries

Commissioner Volkart moved to elect commissioner Shapiro as Vice Chair. Commissioner D’Amato seconded.

Vote: All ayes. Motion Carries.

V. 6.2 Building Orientation/Tree Planting Discussion regarding the orientation of buildings away from the street, in this instance South Pacific Hwy (99). Commissioner Volkart stated that if builders are allowed to orient residential/commercial buildings away from the street then he wants to move forward with potentially

appealing to the council to consider changing the code. His interpretation is that they shouldn't have built it based on the final orientation.

Discussion was also had regarding the planting of trees on site. Commissioner Volkart wanted more clarity on this issue. Interesting that the engineer for the applicant did not want to build on top of the fiber optic cable within the Public Utility Easement (PUE). The code does say that no person shall plant any tree in the city so as to adversely affect public utilities. Commissioner Volkart's interpretation is that this could be a burden on the applicant because the application stated they need to plant street trees, but they can't based on the utility lines.

Planning Director Maze-if they can plant street trees they will, but not if it interferes with a utility easement. It doesn't make sense to plant there as it damages the utilities and trees will need to be taken out. We are looking for other places to plant trees because of this, there are ways to get around this. We can ask them to plant more trees, and this will be a requirement per the CFA when that comes into effect.

Chair Riley-Proposing that we revisit orientation discussion as we need to motion an appeal to the city council to potentially change the code to orient the streetscape. We will start a to-do list and we can order it up at a later date after further discussion at later agenda.

Motion to suspend order of business for public comment, all yes.

VI. Public Comment Mr. Lichtenstein questioned the specific location of the site that Commissioner Volkart was speaking about in terms of orientation.

VII. Propositions and Remarks from the Commission Commissioner Volkart in response to Mr. Lichtenstein's public comment regarding the location of site discussed as 210 N. Pacific Highway, the old Goodnight Inn as the residential/commercial property.

Chair Riley-The Rezone CPA is coming back to us. Information on the wetland & wetland designation. Wait until application comes back to discuss at later date (w/ applicant).

To-do list: Cluster housing-wants to take all information and give it to the commission in the form of a PowerPoint, to look at it again to move forward with it.

Chair Riley called for a study session in mid-February for the purpose of presenting Climate Friendly Equitable Community (CFEC) summary in further detail. Committee agreed to schedule February 13th at 6:00 pm for a study session.

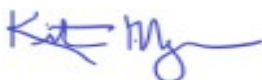
Commissioner Volkart-regarding architectural review wants to ask staff, to get meeting notes on website in order to track it. Staff let the commission know we can update the website and post the agenda for architectural review as time allows.

Chair Riley brought up 'Element F' on agenda, 'open space and public facilities'. In response Planning Director Maze stated that the city is currently working on multiple grants. Once the grants are completed, we will work on rewriting code sections (Title 17 & 18 of the TMC).

Architectural review committee is working on writing guidelines for that specific code section. Will report to the planning commission with their findings for guidelines when finished.

VIII. Adjournment at 7:45 PM

Respectfully submitted by:



Kristen Maze, Community Development Director

Attest:

Joi Riley, Planning Commission Chair

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**PLANNING COMMISSION
STUDY SESSION MINUTES
February 13, 2024**

Study Session and Regular Commission meetings are digitally recorded and will be available on the City Website: www.cityoftalent.org

REGULAR MEETING – 6:02 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the Minute Taker. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the “Citizens Heard on Non-agenda Items” section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the Planning Commission.

I. Call to Order/Roll Call at 6:02 PM

| Members Present: | Members Absent: |
|--|--|
| Chair Riley Vice Chair Shapiro Commissioner D’Amato Commissioner Volkart | Commissioner Davis Commissioner Hazel |
| Also Present: | |
| Kristen Maze, Community Development Director (CDD) Nick Schubert, Community Development Planner | |

II. Brief Announcements by staff – Reminder that next commission (2/27) will be a public hearing remand for CPA 2023-001 and REZ 2023-001 for consideration of a comprehensive plan amendment and zone change from commercial to residential.

III. Discussion/Exercise-Climate Friendly Equitable Community (CFEC)

Staff made a brief presentation based on the previous Climate Friendly Equitable Community PowerPoint presentation made by Jame Shireman of RVCOG. Staff stated that the next step is an analysis to see what city zone changes are necessary for the CFA area. There was further discussion with commissioners about the 50’ building height.

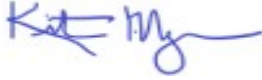
Chair Riley (0:34:45)-would like to cover some of the issues as to why we wanted to have this meeting. Commissioner Volkart asked the question as to why we couldn’t do the CFA in TA-4 and TA-5. Staff response was that we could not pursue this because it is not currently in our UGB.

Top down no public involvement-was told during original presentation that historical area where CFA overlaps will not uphold. Director Maze in response states that the CFA does not negate the entire historic district and the design criteria can still be upheld. Director Maze stated that the city has not heard further updates for Phase 2 for CFEC going forward.

Director Maze pointed out the letter from Debbie Rapaport-read letter to commission regarding CFEC and parking issues.

IV. Adjournment at 6:40 PM

Respectfully submitted by:



Kristen Maze, Community Development Director

Attest:

Joi Riley, Planning Commission Chair

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**PLANNING COMMISSION
REGULAR MEETING MINUTES
February 27, 2024**

Study Session and Regular Commission meetings are digitally recorded and will be available on the City Website: www.cityoftalent.org

REGULAR MEETING – 6:36 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the Minute Taker. Public Comment Forms are located at the entrance to the meeting place. Anyone commenting on a subject not on the agenda will be called upon during the “Citizens Heard on Non-agenda Items” section of the agenda. Comments pertaining to specific agenda items will be taken at the time the matter is discussed by the Planning Commission.

I. Call to Order/Roll Call at 6:36 PM

| Members Present: | Members Absent: |
|---|------------------------|
| Chair Riley Vice Chair Shapiro Commissioner Davis Commissioner Hazel Commissioner D’Amato Commissioner Volkart | |
| Also Present: | |
| Kristen Maze, Community Development Director (CDD) Nick Schubert, Community Development Planner | |

II. Brief Announcements by staff –Goal setting session on Saturday (2/24) went over last year’s goals and added a few. One of the goals is the railroad district feasibility study. Putting together an advisory committee asking that two planning commissioners be on this committee.

Buildable lands inventory draft is ready-will be setting up a stakeholder meeting then an open house along with a planning commission meeting.

Current planning projects-still working on the multi-housing site plan review at 220 Suncrest Rd. Kick-off of CFEC and Bear Creek Greenway Grants. Director Maze asked to be on the CFEC model code committee. The Mass Timber code will be updated as well (for modular housing) they have asked that they review our code, to add modular housing in addition to manufactured housing to the code.

III. Consideration of Minutes –None.

IV. Public Comment on Non-Agenda Items – None.

V. Public Hearings Remand from City Council CPA 2023-001 and REZ 2023-001 for consideration of a comprehensive plan amendment and zone change from commercial to residential.

No conflicts of interest from planning commissioners.

Applicant’s representative provided the commission with a PowerPoint presentation.

Motion (54:20) Commissioner Volkart 'I move to deny CPA 2023-001 and REZ 2023-001, a request to change the comprehensive map designation and zoning map designation on Tax lot 1903'
Vice Chair Shapiro seconded the motion.

Commissioner Volkart spoke to his motion, stating that he found that the applicant has failed to demonstrate that talent does not have an adequate supply of residential options. Following the Alameda Fire the city of Talent has built back its residential more densely and has accommodated more residential development through Title 18 zone code revisions. As demonstrated in last public hearing applicant did not realize build potential under mixed use that is allowed. Mixed use is a needed, viable housing option.

Applicant has failed to demonstrate 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. The talent comprehensive plan addresses the needs of Talent and was based on long term planning objectives to address the future needs of the community. Talent needs commercial zones with mixed use opportunities and that is available to the applicant in the CH zone. A comprehensive analysis is preferable to individual parcel rezoning, a process that does not allow for citywide comprehensive analysis. The ability to build residences is already available within the zone, a potential solution while keeping the zone itself. The applicant failed to address the protection of the wetland on site, no setback was on conceptual site plan as well.

Commissioner Hazel shared her remarks on the project that they have to abide by state law in regards to setback from the wetland. The applicant had addressed setbacks and making the wetland area a part of a park, dedicating land to the city as park land. It will remain parkland as shown in comprehensive plan. Commissioner Hazel also discussed her opinion that it would be a good option to re-zone, is it is not directly off Valley View but tucked back inside and between the MH park and abutting other homes. If zone was changed it would be a nice transition backing up into commercial businesses while taking advantage of being in a residential area and adjacent to the creek and that the city of Talent does need more housing. Connectivity and walkability would also be potentially improved with connective trails that would help decrease the need to drive between residential and commercial areas of the city, Goal 14.

Commissioner D'Amato discussed that the current comprehensive plan clearly states that we have too much commercial and need more residential. She stated that the project made really good use of the property without taking anything away. Based on our current housing plan adding townhouses there would be beneficial to Talent and its residents-the project is justified based on that.

Commissioner Shapiro shared her concerns on further changes to the already mitigated wetland.

Motion (1:13:00) Chair Riley motions a roll-call vote:

Ayes-Chair Riley, Vice Chair Shapiro, Commissioner Davis, Commissioner Volkart
No-Commissioner Hazel, Commissioner D'Amato.

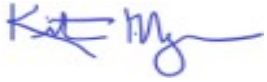
Director Maze asked the question to the commission to use commissioner Volkart's findings for denial. Yes-will have to come back and approve findings.

VI. Propositions and Remarks from the Commission

Proposition of Senate Bill 8, Senate Bill 2001 discussion at a future study session.

VII. Adjournment at 7:38 PM

Respectfully submitted by:



Kristen Maze, Community Development Director

Attest:

Joi Riley, Planning Commission Chair

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BEFORE THE TALENT PLANNING COMMISSION
STATE OF OREGON, CITY OF TALENT

IN THE MATTER OF PLANNING FILE NO. CPA 2023-001 AND LOCATED)
ON WEST VALLEY VIEW ROAD [MAP NO. 38-1W-23D TAXLOT 1903],) ORDER
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 that proposed Comprehensive Plan Map amendment and Zone Map change application was duly noticed in the Grants Pass DailyCourier and to property owners within 250 feet on September 12, 2023.
3. The Planning Commission considered this application in conjunction with file REZ 2023-001. A decision on file CPA 2023-001 can be made following a decision on file CPA 2023-001.
4. The Planning Commission finds that during the public hearing, evidence was presented, and the public was given an opportunity to comment.
5. The record shows no Planning Commission disagreement with any of the decision criteria proposed by the Applicant and determined by Staff to be relevant to this matter and no disagreement with the Findings of Fact #1 through #14 below about compliance with the subject criteria as proposed by the Applicant and affirmed by Staff. However, the record does show that a majority of Planning Commissioners voted at their February 27, 2024 meeting to deny this application citing their disagreement with Proposed Findings of Fact #16 through #21 as discussed beginning on page 9 below. Therefore, the request for a zoning change in Planning File CPA 2023-001 is denied.

The Planning Commission denies 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 denial is based on the information in the discussion of Proposed Findings of Facts #16 through #21 below.

(In the following, any text quoted directly from State-adopted provisions or City codes appears in italics; proposed findings appear in unitalicized Microsoft Sans Serif font.)

I. OREGON STATEWIDE PLANNING GOALS

OREGON ADMINISTRATIVE RULE 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 #1: 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 an increase 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 fewer 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.**

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 #2: A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public was 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 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 #3: 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 12 – TRANSPORTATION

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

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 #4: 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.**

I. 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 #5: A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public was 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 #6: 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 #7: 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 #8: 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 #9: 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 #10: 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.

III. 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 #11: 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 12: 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.**

18.30. 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 #13: 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 #14: 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 ParksMaster 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. **The purpose of TMC 18.75 will be met.**

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 #15: 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. **The purpose of TMC 18.115 will be met.**

As noted in #5 on page 1 above, the record shows no Planning Commission disagreement with any of the decision criteria proposed by the Applicant and determined by Staff to be relevant to this matter. However, the record does show disagreement by some Planning Commissioners with Proposed Findings of Fact #16 through #21 below about those criteria as proposed by the Applicant and affirmed by Staff. On the basis of disavowal of Proposed Findings of Fact #16 through #21, a majority of Planning Commissioners voted to deny this application.

(In the following, any text quoted directly from State-adopted provisions or City codes appears in italics; proposed findings appear in unitalicized Microsoft Sans Serif font; and Planning Commissioner discussion of those proposed findings appear in unitalicized Times New Roman font.)

I. OREGON STATEWIDE PLANNING GOALS

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.

PROPOSED FINDING#16: 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.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16: The Applicant's representative provided oral testimony that the Comprehensive Plan does not preclude minor zone and map plan changes; that the proposed zone change and map change comply with Comprehensive Plan Goals and Policies; that official current analyses indicate 17 acres of medium density single-family housing are needed in Talent; and that the Applicant's proposed zone change and map change could supply a portion of that needed additional housing.

Several Planning Commissioners, however, said the evidence in the record failed to demonstrate that Talent has an insufficient supply of residential development options in the current Commercial Highway zone and that official current analyses of housing needs (1) are out of date because they pre-date the Almeda Fire; (2) do not reflect recent measures Talent has taken to accommodate more residential development in existing zones; and (3) are expected to be updated through various expected efforts in the near future. Given the fact that the current zone does allow for buildings with ground floor commercial use and residential use above, at least one Commissioner further stated the Applicant needed (and failed) to show that the current zoning status of the subject parcel (1) is inconsistent with the Comprehensive Plan and (2) precludes building sufficient residential housing.

While noting that the City may allow changes to particular zone, one Commissioner expressed opposition to the Applicant's proposed zoning and map change proposals on the basis that a city-wide comprehensive analysis is preferable to individual parcel rezoning.

Another Commissioner pointed out that denial of a zoning and map change cannot be based on “redone” housing analyses that were not in effect prior to submittal of the application for the proposed changes.

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, history, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.

PROPOSED FINDING #17: 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. **The proposed changes will comply with Statewide Planning Goal 5.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #17: Applicant’s representative presented oral testimony, *inter alia*, that a known existing wetland on the subject site necessarily will reduce the developable area of the site and that “all development of the site will comply with City standards and State law and will address for any physical restraints just like all other [physical restraints] must be considered and factored into development proposals at the time of site development.” Noting that the conceptual site development plan submitted with the application for the zoning change and map change, the Applicant’s representative said the issue of avoiding otherwise dealing with wetlands necessarily will be addressed in an actual site development plan at the time a particular development is proposed.

Several Commissioners expressed opposition to the Applicant’s proposal because it did not specifically address the impacts of wetland on the site would have on any development ultimately proposed and “failed to acknowledge the significance of the mitigated wetland on the site.”

Several Commissioners expressed concern that the Applicant had not met the burden of proving that there would be enough land available for development after taking into account the wetlands on the subject parcel.

Another Commissioner pointed out that any constraints due to wetlands necessarily would be addressed by State law at the time an actual plan for site development is subsequently submitted as

part of a request for development approval.

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.

PROPOSED FINDING #18: As proposed, this application would convert 2.01 acres of Commercial land 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.

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #18: See “2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16” at page 9.

II. TALENT COMPREHENSIVE PLAN POLICIES, GOALS AND OBJECTIVES

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.

PROPOSED FINDING #19: 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 zoned for residential use or mixed residential and commercial use that is determined to meet the need 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 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.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #19: See “2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16” at page 9.

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 and, 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 Creek 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.

PROPOSED FINDING #20: 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.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #20: See “2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16” at page 9.

III. TALENT ZONING CODE

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.

PROPOSED FINDING #21: 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.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #21: See "2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16" at page 9

Joi Riley
Planning Commission Chair

Date

Gary Milliman, City Manager

Date



BEFORE THE TALENT PLANNING COMMISSION

STATE OF OREGON, CITY OF TALENT

IN THE MATTER OF PLANNING FILE NO. REZ 2023-001 AND LOCATED)
ON WEST VALLEY VIEW ROAD [MAP NO. 38-1W-23D TAXLOT 1903],) ORDER
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 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.
3. The Planning Commission considered this application in conjunction with file CPA 2023-001. A decision on file REZ 2023-001 can be made subsequent to a decision on file CPA 2023-001.
4. The Planning Commission finds that during the public hearing, evidence was presented, and the public was given an opportunity to comment.
5. The record shows no Planning Commission disagreement with any of the decision criteria proposed by the Applicant and determined by Staff to be relevant to this matter and no disagreement with the Findings of Fact #1 through #14 below about compliance with the subject criteria as proposed by the Applicant and affirmed by Staff. However, the record does show that a majority of Planning Commissioners voted at their February 27, 2024 meeting to deny this application citing their disagreement with Proposed Findings of Fact #16 through #21 as discussed beginning on page 9 below. Therefore, the request for a zoning change in Planning File Rez 2023-001 is denied.

The Planning Commission denies approval of REZ 2023-001, a Zoning Map change from Commercial Highway (CH) to Residential Medium Density (RMD). This denial is based on the information in the discussion of Proposed Findings of Facts #16 through #21 below.

(In the following, any text quoted directly from State-adopted provisions or City codes appears in italics; proposed findings appear in unitalicized Microsoft Sans Serif font.)

I. OREGON STATEWIDE PLANNING GOALS

OREGON ADMINISTRATIVE RULE 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 #1: Goal 12, OAR 660-12-0060(1) requires that a local government ensure that 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 an increase 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 fewer 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.**

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 #2: A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public was 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 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 #3: 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 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 #4: 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.**

I. 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 #5: A public hearing before the Planning Commission and the City Council provides the required communication between the City and all interested parties. The public was 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 #6: 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 #7: 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 #8: 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 #9: 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 #10: 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. Stormwater 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.

III. 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 #11: 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 12: 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.**

18.30. 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 #13: 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 #14: 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 ParksMaster 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. **The purpose of TMC 18.75 will be met.**

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 #15: 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. **The purpose of TMC 18.115 will be met.**

As noted in #5 on page 1 above, the record shows no Planning Commission disagreement with any of the decision criteria proposed by the Applicant and determined by Staff to be relevant to this matter. However, the record does show disagreement by some Planning Commissioners with Proposed Findings of Fact #16 through #21 below about those criteria as proposed by the Applicant and affirmed by Staff. On the basis of disavowal of Proposed Findings of Fact #16 through #21, a majority of Planning Commissioners voted to deny this application.

(In the following, any text quoted directly from State-adopted provisions or City codes appears in italics; proposed findings appear in unitalicized Microsoft Sans Serif font; and Planning Commissioner discussion of those proposed findings appear in unitalicized Times New Roman font.)

I. OREGON STATEWIDE PLANNING GOALS

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.

PROPOSED FINDING#16: 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). In conjunction with this review and approval, the change in Comprehensive Plan Map can be approved. **The provisions of this Section have been met.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16: The Applicant’s representative provided oral testimony that the Comprehensive Plan does not preclude minor zone and map plan changes; that the proposed zone change and map change comply with Comprehensive Plan Goals and Policies; that official current analyses indicate 17 acres of medium density single-family housing are needed in Talent; and that the Applicant’s proposed zone change and map change could supply a portion of that needed additional housing.

Several Planning Commissioners, however, said the evidence in the record failed to demonstrate that Talent has an insufficient supply of residential development options in the current Commercial Highway zone and that official current analyses of housing needs (1) are out of date because they pre-date the Almeda Fire; (2) do not reflect recent measures Talent has taken to accommodate more residential development in existing zones; and (3) are expected to be updated through various expected efforts in the near future. Given the fact that the current zone does allow for buildings with ground floor commercial use and residential use above, at least one Commissioner further stated the Applicant needed (and failed) to show that the current zoning status of the subject parcel (1) is inconsistent with the Comprehensive Plan and (2) precludes building sufficient residential housing.

While noting that the City may allow changes to particular zone, one Commissioner expressed opposition to the Applicant’s proposed zoning and map change proposals on the basis that a city-wide comprehensive analysis is preferable to individual parcel rezoning.

Another Commissioner pointed out that denial of a zoning and map change cannot be based on “redone” housing analyses that were not in effect prior to submittal of the application for the proposed changes.

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, history, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.

PROPOSED FINDING #17: 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. **The proposed changes will comply with Statewide Planning Goal 5.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #17: Applicant’s representative presented oral testimony, *inter alia*, that a known existing wetland on the subject site necessarily will reduce the developable area of the site and that “all development of the site will comply with City standards and State law and will address for any physical restraints just like all other [physical restraints] must be considered and factored into development proposals at the time of site development.” Noting that the conceptual site development plan submitted with the application for the zoning change and map change, the Applicant’s representative said the issue of avoiding otherwise dealing with wetlands necessarily will be addressed in an actual site development plan at the time a particular development is proposed.

Several Commissioners expressed opposition to the Applicant’s proposal because it did not specifically address the impacts of wetland on the site would have on any development ultimately proposed and “failed to acknowledge the significance of the mitigated wetland on the site.”

Several Commissioners expressed concern that the Applicant had not met the burden of proving that there would be enough land available for development after taking into account the wetlands on the subject parcel.

Another Commissioner pointed out that any constraints due to wetlands necessarily would be addressed by State law at the time an actual plan for site development is subsequently submitted as part of a request for development approval.

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.

PROPOSED FINDING #18: As proposed, this application would convert 2.01 acres of Commercial land 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.

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #18: See “2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16” at page 9.

II. TALENT COMPREHENSIVE PLAN POLICIES, GOALS AND OBJECTIVES

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.

PROPOSED FINDING #19: 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 zoned for residential use or mixed residential and commercial use that is determined to meet the need 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 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.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #19: See “2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16” at page 9.

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 and, 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 Creek 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.

PROPOSED FINDING #20: 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.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #20: See “2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16” at page 9.

III. TALENT ZONING CODE

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.

PROPOSED FINDING #21: 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.**

2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #21: See “2/27/2024 DISCUSSION RELATING TO PROPOSED FINDING #16” at page 9

Joi Riley
Planning Commission Chair

Date

Gary Milliman, City Manager

Date

CITY OF TALENT, OREGON

Planning Commission Interview Questions

1. Why do you want to serve on the Planning Commission?
2. What is your background in community service and what volunteer work you have done for the City of Talent?
3. What experience have you had that you feel would be valuable to this position?
4. This position requires a significant time commitment, not only for Planning Commission meetings but for review of planning applications and other legislation. Do you have adequate time?
5. What is your interest in city government?
6. Is there anything else you would like to tell us about yourself, and do you have any questions of us?

For Office Use Only
Date received:

City of Talent
110 East Main Street • P.O. Box 445 • Talent, OR 97540
Phone: (541) 535-1566 • Fax: (541) 535-7423

Application for Commission or Committee

Position Applied For: Planning Commissioner Date: 2024/02/28

Name: Jason Clark

Address: [REDACTED]

City: Talent State: OR Zip: 97540

Mailing Address (if different): _____

Contact Phone: [REDACTED] E-mail: [REDACTED]

Current Occupation: Ecological Consultant
(If retired or unemployed, state your general or past profession)

How long have you lived in Talent? 14 years
(If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall.)

How long have you lived in Jackson County? 14 years

Are you an employee of the City of Talent, an occasional or potential contract employee, or do you have any other real or potential conflict of interest in working or serving in this capacity?
 Yes No

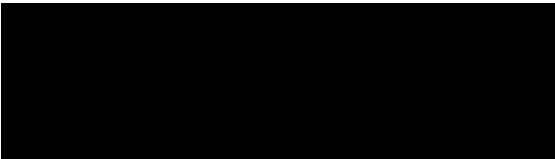
If yes, please describe: _____

I believe that I am qualified for and should be considered for the above position(s) for the following reasons (attach additional sheet if necessary):

I served on the Talent City Council for five years from 2019 through January 2024. I also served on the Talent Urban Renewal Agency including two years as the vice chair. Additionally, I served as the liaison to the Talent Urban Forestry Committee. Prior to my time on City Council, I served as chair of the Urban Growth Boundary Citizen Advisory Committee. I am familiar with the Talent Municipal Codes and city processes concerning permitting applications and evaluation by the Planning Commission and city staff. I have an eye for detail and an appreciation for the importance of following city procedures and adhering to city codes. This knowledge, experience, and commitment to Talent contribute to my competence to serve on the Talent Planning Commission.



By signing this application, electronically or otherwise, I affirm that all information included is true and accurate to the best of my knowledge.

Signature  Date: 2024/02/28

How to Submit:

- By email to cityrecorder@cityoftalent.org
- In person at Talent City Hall, 110 East Main Street, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Questions?

Call City Hall at (541) 535-1566 x 1012 or send an email to City Recorder, at cityrecorder@cityoftalent.org

For Office Use Only

Date received:

City of Talent

110 East Main Street • P.O. Box 445 • Talent, OR 97540

Phone: (541) 535-1566 • Fax: (541) 535-7423

Application for Commission or Committee

Position Applied For: Planning Commission Date: 2.19.24

Name: Russell Hodgdon

Address: [REDACTED]

City: Talent State: OR Zip: 97540

Mailing Address (if different): [REDACTED]

Contact Phone: [REDACTED] E-mail: [REDACTED]

Current Occupation: Headwear Designer, Sunday Afternoons, Inc.

(If retired or unemployed, state your general or past profession)

How long have you lived in Talent? Moved here in 1989, living in Talent proper since 2002

(If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall.)

How long have you lived in Jackson County? 35 years

Are you an employee of the City of Talent, an occasional or potential contract employee, or do you have any other real or potential conflict of interest in working or serving in this capacity?

Yes No

If yes, please describe: _____

I believe that I am qualified for and should be considered for the above position(s) for the following reasons (attach additional sheet if necessary):

As a long time resident, property owner, former Chamber of Commerce founding member and small business owner, I am very passionate about how the City of Talent has grown through the years, especially now that we are in this huge rebuilding phase. I feel that I have a balanced understanding of our community's needs and I'm known for finding unique ways to address multiple conflicting interests and creating compromise. I fully understand the needs for business and residential growth while balancing our sense of small town community that drew me to Talent in the first place.

I am looking to get more involved in how our city grows and fosters community, given the diverse needs of the citizenry. Finding solutions to the multiple land use issues that our urban, agricultural and business communities face is something that I am passionate about. I've always believed that Talent has a bright future, but with our expected population growth, finite water resources, public education needs, and budgetary realities I know that the Planning Commission will play an integral role in the future of the City of Talent and I hope to be a part of that team.

I've worked for another local business, Sunday Afternoons, for nearly 15 years. I have roots in the community with many of the business owners, my son who just turned 14 and attends TMS, and my parents, Ron and Jesse Hodgdon who are still very active in the community.

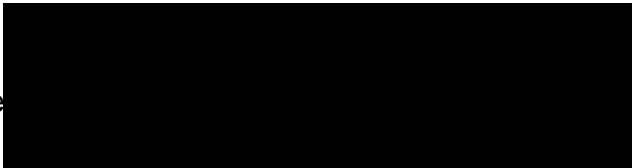
I would like to learn more about how the planning commission functions and I'm very interested in talking further with Derek Volkart or the appropriate contact about the opportunity. I'm available to talk at your convenience.

Thank you,

Russell Hodgdon
541.890.8620

By signing this application, electronically or otherwise, I affirm that all information included is true and accurate to the best of my knowledge.

Signature



Date: 2.19.24

How to Submit:

- By email to cityrecorder@cityoftalent.org
- In person at Talent City Hall, 110 East Main Street, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Questions?

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