TALENT PLANNING COMMISSION
REGULAR MEETING
MINUTES
TALENT TOWN HALL
May 26, 2016

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

The Planning Commission of the City of Talent will meet on Thursday May 26, 2016 in a regular session at 6:30 P.M. in the Talent Town Hall, 206 E. Main Street. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012. The Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

REGULAR COMMISSION MEETING- 6:30 PM

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

I. Call to Order/Roll Call 6:30 P.M.

Members Present:
Commissioner French
Commissioner Hazel
Commissioner Heesacker
Commissioner Milan
Commissioner Pastizzo
Commissioner Riley
Commissioner Schweitzer

Members Absent:
None

Also Present:
Zac Moody, Community Development Director
Jeff Wilcox, Minute-Taker

II. Brief Announcements

Moody explained that minutes for previous meeting are delayed but minutes from 28 April will be available at the June meeting, along with the minutes from the May meeting.

III. Consideration of Minutes for March 24, 2016

Minutes for the March 24, 2016 meeting were voted on and approved during the April meeting, but significant changes were requested by Commissioner Milan. These changes were made and Staff requested the minutes be re-approved with the corrections.

Commissioner Milan moved to approve the Minutes of March 24, 2016.
Commissioner Pastizzo seconded and the motion carried.

IV. Public Comment on Non-Agenda Items

None

V. Public Hearings

None

IX. Discussion Item - Temporary Use Permits (no staff report)

Moody explained that Temporary Uses are currently allowed subject to a Conditional Use review (Type-3), which is a long, drawn-out process. He explained that it would be beneficial to businesses to expedite the timeline for Temporary Uses by making the process administrative (Type-1), therefore the process wouldn't require noticing neighboring properties 14-days prior, then providing a 14-day appeal period). He elaborated that it currently takes at least 45-days to get through the Conditional Use review process. If standards remain clear and objective, a Type-1 review is all that's necessary.

Moody explained that the proposed Temporary Use permit could work for the following:

- outdoor storage,
- mobile food vendors,
- RV on property for construction of home,
- temporary office,
- temporary displays and sales for events,
- uses similar to those above

Moody continued, saying the following subjects need to be addressed:

- Approval standards (quantifiable, not subjective)
    - Setbacks
    - Ingress/egress & parking
    - Buffers
    - Waste management
    - Property management (vegetation)
    - Special provisions for signs to allow for advertising
    - Noise/vibration/odor
    - Limited hours
- Duration of Temporary Use permit (Temp., permanent?)
    - Does Temp Use become Site Plan Review after 1-year?
- Procedures for approval
    - How quick of a process should Temporary Use permits be?
- Controversial uses

- Procedures for renewal of Temporary Use permits
    - Veneta had renewal after 1-year
    - Smaller fee, gives opportunity to review for code violations

French asked how the Friday Market would be categorized.

Moody explained it would be considered a Temporary Use, but currently is processed as a Special Use Permit.

French asked about the food cart in the Ray's parking lot.

Moody replied that it was part of the 1996/1997 site plan.

Milan voiced concern over the possibility of dissent from brick-and-mortar establishments but saw temporary use permits as an opportunity to satisfy a particular niche for residents.

Moody asked the commission to also start thinking about aesthetic standards such as:

- Removal of material at close-of-business
- Type of vending: food cart vs. food truck
- Should colors of vehicles be limited
- Garbage cans being left out

Moody explained that permits should probably be limited to 1-year to update conditions of approval if new concerns emerge.

Riley explained that collocation of food trucks should be encouraged. Possibly designated by zone. And that Temporary Uses should be Type-1 since they're not permanent land uses.

French mentioned that these Temporary uses should adopt eco-friendly standards (restriction of plastic, Styrofoam, etc.)

Pastizzo asked what the fee for these mobile food vendors is, and what the fee currently is.

Moody explained that the last two mobile food carts were able to be processed as a Site Plan review (SPR), which is considered a permanent/ongoing use. The fee for SPR is $244.

Moody explained that he could field additional questions and comments regarding Temporary Use Permits via email for discussion at future work groups.

X. **Subcommittee Reports**

French reported that she has continued to work with the Citizens Advisory Committee (CAC) on the Economic Opportunity Analysis (EOA) for Talent, which will eventually be used as input for the Economic section of the Talent Comprehensive Plan. She is working with Beth Goodman with ECO Northwest to review current policies and the EOA is currently in draft form.

Moody explained that CAC hopes to recommend the EOA to planning commission in July 2016. As part of the Housing Needs Analysis, it has been determined that there is a housing deficit and the housing element of Comp Plan (section G) will be updated accordingly.

French reported that she attended the Etsy maker city summit in Brooklyn, New York. She has discovered there are many small manufacturers in Talent. They're working to map out the makers, and network sellers with buyers. She got the message out about Talent being a Maker City on Jefferson Public Radio.

XI. Propositions and Remarks from the Commission

Moody explained that if there are no major updates, and there is no presentation from the Mayor and Commissioner French in June, there may not be a meeting for June 2016, he will notify commissioners of any changes.

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 7:49 p.m.

Submitted by: _____ Date: 6/23/16

Attest:

_____ _____

Zac Moody, Community Development Director Chair Heesacker

Note: These Minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting. The Minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

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