



**TALENT PLANNING COMMISSION
SPECIAL COMMISSION MEETING MINUTES
TALENT COMMUNITY CENTER
June 26, 2014**

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, June 24, 2014 in a regular session at 6:30 P.M. in the Talent Community Center, 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 6:35 P.M.

Members Present:

Chair Wise (6:35)
Commissioner Abshire
Commissioner Hazel (6:35)
Commissioner Schweitzer (6:40)

Members Absent

Commissioner Heesacker

Also Present:

Zac Moody, Community Development Director
Betsy Manuel, Minute-Taker

II. Brief Announcements

There were none.

III. Consideration of minutes from May 1, 2014 & May 22, 2014 Commission meetings.

Chair Wise stated that the Minutes did not adequately reflect discussion held by the Commissioners, noting that in his opinion, abbreviated action-based notes were insufficient. Wise called for Minutes that would more accurately reflect the issues and concerns of the Commission, and of citizens who seek approval from the Commission. Moody replied that the City relies on downloadable audio records. He stated that they

were available on the City website and were accessible to all. He noted that action-based Minutes were consistent with other City Commissions and Committees, at the direction of the City Manager.

Wise suggested that written minutes should give the public a better sense of how the Commissions who represent them are working. He stated that he would be satisfied if all topics discussed were presented, without necessarily including specific commentary.

Commissioner Hazel asked whether there should be a statement attached to the records that discloses Minutes have been abbreviated.

Wise stated that he understood that audio records were an efficiency for the City, but he stated that it caused operational difficulties for Commissioners who must listen to the entire audio report in order to become informed, if for example, a meeting was missed.

Director Moody stated that he would bring the matter to the attention of the City Manager. He highlighted the technical nature of the work done by the Planning Commission, noting that the specifics were helpful. It was agreed that a sentence would be inserted into the Minutes of May 1, 2014 that would call attention to the detailed discussion undertaken by the Commission with regard to Site Plan Amendment and Variance, SPR 2014-001.

The Minutes of May 1, 2014 were further amended, striking Schweitzer from the roster of those present as she did not attend.

Motion: *Commissioner Hazel moved approve the minutes of May 1, 2014 as amended. Commissioner Abshire seconded and the motion carried.*

Motion: *Commissioner Schweitzer moved to approve the Minutes of May 22, 2014 as presented. Commissioner Abshire seconded and the motion carried.*

Commissioner Wise asked for an update on the status of the Architectural Review Committee. Director Moody noted that there was one remaining member, and that review of the design standards by City Staff and the Planning Commission would be sufficient, should the need arise.

IV. Public Comment on Non-Agenda Items

There were none.

V. Community Director Update

Moody reviewed upcoming meetings and timelines for work sessions and joint sessions with the Council. He explained the projects, and code amendments that would be reviewed.

There followed a brief discussion about the development of code for medical marijuana dispensaries, and proposed code amendments, such as clearer directives for site plan reviews.

VI. 2014-2015 Planning Commission Goals

Director Moody noted ongoing updates to the website designed to facilitate easier access to Planning Commission applications, information packets and other materials pertinent to planning projects.

Moody also reported on code enforcement activities and fielded questions regarding the filing of complaints.

Commissioner Schweitzer asked about Commissioner training. Wise stated that he would like to see more education regarding planning concepts. He suggested that 15 minutes of training be dedicated at each meeting, with emphasis on the pros and cons of planning strategies. Schweitzer agreed, and noted that Commissioners could also research and present topics for discussion during that time.

Moody introduced the Planning Commission goals for fiscal year 2014-2015, noting goals completed, those in progress, and proposed new goals.

Moody highlighted amendments to the Comprehensive Plan and noted the need for Transportation System updates. He discussed the Highway 99 Road Diet plan and conceptual plans for expansion of the Urban Growth Boundary. Moody stated that there were still some properties identified for annexation into the City along Highway 99: noting that the tax consequences had stalled progress for incorporation.

There followed a brief discussion about the Highway 99 Master Plan, in response to questions by Commissioner Wise. Wise stated that the conceptual plan for the Highway and entrance into the City had been an ongoing goal.

Moody noted that amendments to the Sign Ordinance would be a priority, as would be design standards for industrial warehouses along Highway 99. It was agreed that the Railroad District Master Plan should be removed from the goals.

Moody stated that the development of a stormwater education plan, in conjunction with updates to the zoning codes might be timely. He referred to current environmental practices such as the Stream Smart program. General discussion focused on changes to goals in progress and new goals.

Commissioner Abshire inquired about informal work sessions as a tool to prepare for future quasi-judicial site plan reviews or other matters reviewed by the Planning Commission. He stated that an in-depth study of the applicable codes would be helpful, prior to a Public Hearing. Chair Wise suggested scheduling work sessions on such topics as the Drive-through Ordinance, the Sign Ordinance, or the study of master planning for various sections of Talent.

Commissioner Schweitzer asked about financial incentives for environmentally sound practices such as the use of drought resistant plants. She stated that Ashland was offering financial incentives for replacement of landscaping with more drought resistant plants. She volunteered to research cash incentives to encourage a more sustainable environment in Talent.

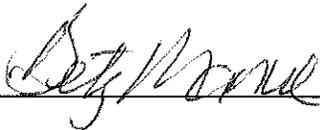
Chair Wise stated that working towards a more energy efficient, sustainable community could be achieved by design standards and amendments to the Codes.

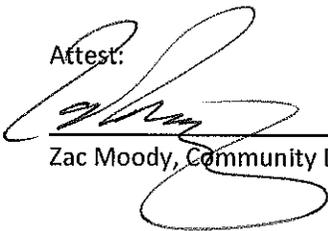
VII. Next Meeting -July 24, 2014.

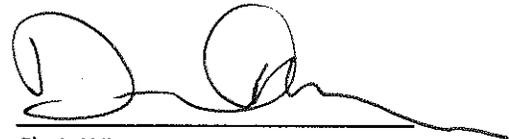
Moody agreed to create an updated version of the 2-14-2015 Planning Commission Goals for review. He noted that the meeting of the 24th would be a work session.

VIII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 7:55 PM.

Submitted by:  Date: 7/24/14

Attest:

Zac Moody, Community Development Director


Chair Wise

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.

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.