



**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**- HELD VIA ZOOM -**  
**December 28, 2021 – 6:30 PM**

**This meeting will be held electronically via Zoom. There are two ways join the meeting:**

1. You can join the meeting with your computer or smart phone using the following link & passcode:  
**Zoom:**  
<https://us02web.zoom.us/j/86536751636?pwd=NmJ0QkFkQnlBeHY4aHFoaTBOTTRYUT09>  
**Passcode: 049610**
2. You can join the meeting by phone by dialing 1-669-900-6833 and using the following information:  
**Webinar ID: 865 3675 1636**

*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](http://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**  
3.1 November 23, 2021
4. **Public Comment on Non-Agenda Items**
5. **Public Hearings**  
None
6. **Discussion Items**  
None
7. **Subcommittee Reports**
8. **Propositions and Remarks from the Commission**
9. **Adjournment**



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
-HELD VIA ZOOM-  
November 23, 2021**

*Study Session and Regular Commission meetings are digitally recorded and will be available on the City Website: [www.cityoftalent.org](http://www.cityoftalent.org)*

**REGULAR 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 at 6:31 PM**

<b>Members Present:</b>	<b>Members Absent:</b>
Commissioner Glass Commissioner Sherrell Commissioner Allen Commissioner Fonseca Commissioner Bucolo	Commissioner Davis Commissioner Hazel
<b>Also Present:</b>	
Eleanor Ponomareff, City Councilor / Ex Officio Kristen Maze, Community Development Director (CDD)	

**II. Brief Announcements by Staff**

Staff announces upcoming interviews with prospective Community Development Assistants. New hire should be brought on board by beginning of next year.

**III. Public Comments on Non-Agenda Items**

None

**IV. Consideration of Minutes**

September 28, 2021 and October 26, 2021

Motion (00:08:36): Commissioner Fonseca: “I move that we accept the minutes for September 28, 2021 as written .” Commissioner Allen seconds the motion.

Discussion: None

Vote: All ayes. Motion carries.

Motion (00:14:14): Commissioner Sherrell: “I move that we approve the minutes for October 26, 2021 as amended.” Commissioner Allen seconds the motion.

Discussion: Commissioner Sherrell would like to clarify his comments as written in the “Proposition and Remarks from the Commission.” ADUs described as “owner-developed,” should be described as accessory to “owner-occupied residences” to better fit the intent of his statement.

Vote: All ayes. Commissioner Fonseca abstains (not present at 10/26/21 meeting). Motion carries.

**V. Public Hearings**

None

**VI. Discussion Items - Title 18 Zoning Code Updates**

CD Director Kristen Maze brings before the Commission a request for guidance with respect to Elizabeth Decker's next steps. During the October 12, 2021 Joint Work Session Elizabeth presented three options for affordable housing development in commercial zones. At the work session, preference was expressed for Option 2, which would permit all affordable housing in commercial zones under terms of SB 8 and expand allowed residential development in CN and CBD zones as a bonus tied to provision of affordable housing. In light of the limited scope of this option (applying only to CBD and CN), Staff asks the Commissioners if it would be acceptable to proceed with Option 2 as described, then refine it at a later date. Discussion follows about Senate Bill 8—can City of Talent be more restrictive, and if so, what would this entail? Agreement is reached that more clarification is needed on this point.

Commissioners continue to discuss next steps. Chair Glass: Can we move forward with Option 2 and simultaneously put together a draft proposal for permitting affordable housing development in all commercial zones? Or would accepting Option 2's limited scope present barriers down the road to applying affordable housing allowances in all commercial zones? Commissioners Allen, Bucolo, Sherrell and Fonseca all in agreement that permitting affordable housing in all commercial districts, not just CBD and CN, would be the preferred approach.

Ron Laupheimer, Talent resident, asks to speak. He raises the issue of multiple emergency access and requests that it be placed foremost on the priority list for Title 17 revisions.

**VII. Subcommittee Reports**

None

**VIII. Propositions and Remarks from the Commission**

Commissioner Sherrell provides further detail to a proposal to waive SDCs for ADUs that are accessory to owner-occupied residences. To ensure this will expand affordable housing, the City could require the owner of the ADU to agree to rent the unit to applicants with Section 8 housing vouchers. SDCs would need to be paid with interest if the homeowner later chooses to rent to an applicant without the voucher. Commissioner Sherrell also announces that he will not be renewing his term on the Commission. Chair Glass and Mayor Ayers-Flood express thanks for his service to the City.

**IX. Representatives of the Council**

None

**X. Adjournment at 7:51 PM**

Respectfully submitted by:

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Kim Trimiew, Planning Technician

Attest:

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Michelle Glass, Planning Commission Chair

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](http://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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