



**TALENT PLANNING COMMISSION
MEETING MINUTES
TALENT TOWN HALL
October 26, 2017**

***Study Session and Regular Commission meetings are digitally recorded and are available by request
www.cityoftalent.org***

The Planning Commission of the City of Talent will meet on Thursday, October 26, 2017 in a special session at 5:45 P.M. at 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 – 5:45 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 5:45 P.M.

Members Present:

Commissioner Riley
Commissioner Hazel
Commissioner Hastings
Commissioner French
Commissioner Milan

Members Absent:

Commissioner Pastizzo

Also Present:

Zac Moody, Community Development Director

II. Brief Announcements

A study session will be held following the regular Planning Commission meeting.

III. Consideration of Minutes for September 28, 2017

Commissioner Riley spoke to various concerns with the wording of the September 28, 2017 minutes. Discussion was held. Director Moody recommended the minutes to approved as amended.

Motion: Commissioner French moved that the September 28, 2017 minutes be approved as amended. Commission Milan seconded. Discussion: none. All ayes. Motion passed unanimously.

IV. Public Comments on Non-Agenda Items

Mayor Ayers-Flood gave instructions how to improve the minutes & reviewed the CIC proposal. When considering matters on proposed policy be sure to have the policy for each councilor to review at the meeting. No modifications to recommendations, they should be listed as stated. Keep each item separate.

Commissioner French inquired if an individual will be available to type minutes. Director Moody indicated that the previous minute taker could be utilized again. Mayor Ayers-Flood stated that she was paid staff & that it is currently not in the budget.

V. Action Items

None

VI. Public Hearings

None

VII. Discussion Items

Creation of a Sub-Committee for Citizen Involvement Element

Staff Report

Director Moody gave a brief overview. Clarification is needed concerning which 3 Planning Commissioners will be serving on the CIC. Riley & Hastings had initially volunteered. Commissioner Milan stated that he is no longer available to serve on the subcommittee. Commissioner Hazel volunteered. Discussion was held. Consensus was that Commissioner Riley, Hastings and Hazel would serve on the subcommittee. Commissioner Riley will meet with Director Moody to develop an agenda & get notices prepared for the meetings.

Derek Volkart – 209 Bain St, Talent, OR 97540

Stated that he had listened to the September 28, 2017 Planning Commission audio. Although there was no discussion or decision Director Moody did state his intent to take a draft or interim policy of the CAC before the City Council. Mr. Volkart stated that the October 4, 2017 City Council meeting language states "*direct staff to ask the Planning Commission for a vote whether or not staff should commence drafting an interim CAC policy and if so, that work should start.*" Mr. Volkart voiced concerns about past processes and accountability.

Commissioner Hazel recommended the Planning Commission meeting end, so the Study Session could begin. Planning Commission will reconvene after the Study Session if time allows. Director Moody inquired if the commission would like him to co-ordinate with Commissioner Hazel & the Vice-Chair to set a new meeting date in November as the normal November meeting date falls on Thanksgiving. The Commission was agreeable to those conditions.

Meeting tabled at 6:33PM until after Council/Commission study session

City Council/Planning Commission Study Session Opened (minutes under City Council)

Planning Commission Meeting resumed at 8:15PM

Mayor Ayers-Flood asked for clarification of the agenda for this item. Director Moody understood that the agenda item was to discuss the citizen involvement element subcommittee, not the interim policy. Mayor Ayers-Flood stated the original motion made by Councilor Dolan on Oct. 4, 2017 & seconded by Councilor Peterson was that the interim policy should come back to the Planning Commission during this meeting. Mayor Ayers-Flood was comfortable with it coming back to City Council after the Planning Commission's meeting. It was Director Moody's understanding that the Planning Commission was to determine if they wanted staff to put the CAC interim policy together. Then after obtaining a yes or no answer move forward with what had already written up. Discussion followed.

Due to the confusion with the directive of City Council, Director Moody asked that when the council chair & liaisons review the draft of the Planning Commission agenda, if they note a discrepancy they bring it to the Director's attention so that appropriate corrections to the agenda can be made. Mayor Ayers-Flood stated that this is why it is important that motions be iterated verbatim so as to avoid confusion about how to proceed. Commissioner Riley voiced her concern that the City Council Liaison to the Planning Commission did not discuss the CAC motion and questioned if the Planning Commission should have its own liaison attend City Council meetings to help clarify items brought before the City Council. Discussion followed.

Director Moody proposed that at the November Planning Commission meeting, the Planning Commission review & discuss the interim CAC policy and make a recommendation to City Council. If the Planning Commission does not have a completed recommendation for City Council, an update of the status of the CAC interim policy will be made at the next City Council meeting. It was decided that the citizen involvement sub-committee will meet on Thursday, Nov. 2, 2017 at noon in the large conference room at City Hall. Director Moody will work with Commissioner Riley to confirm the conference room is available, create an agenda & post the announcement of the sub-committee meeting. The Commission discussed what to call the project. Commissioner Riley asked to call it the Citizen Involvement Plan. There was no further discussion.

VIII. Discussion Items

Planning Commission Recommendation to City Council - Affordable Housing Definition:

Commissioner French stated she is comfortable with the direction the process is going with consultant looking at the regional housing plan and defining affordable housing regionally.

Commissioner Hastings asked about the HUD standards and the use of the median household income for Jackson County rather than Talent. Commissioner Riley stated she would like to keep options open for including local housing experts in the project, possibly through a CAC.

Director Moody explained that the consultant could attend the CAC meetings to answer questions but would not be an official member of the CAC. He noted that the Code Audit recently completed by the consultant and staff identifies the City of Talent's current zoning codes that create barriers to multi-family development whether it be affordable housing or not. As part of the process the consultant will review answers to the code audit and the results will be a list of tools to encourage affordable housing. Discussion followed. Commissioner Riley asked if a motion needed to be made to undo the provision motion of the commission. Mayor Ayers-Flood restated the October 18, 2017 motion

Mayor Ayers-Flood stated that on the Oct. 18, 2017 City Council agenda a recommendation was to direct staff to have the scope of work changed per their consultant that included using the consultant to develop City's definition of affordable housing, which is outside of the primary scope of work.

Director Moody explained the process to define Affordable Housing will start with the Regional Housing Planning Strategy which will be reviewed by the Planning Commission for possible adoption by City Council. The plan may be further refined with guidance from City Council to determine which elements to work on first.

VIII. Subcommittee Reports

None

IX. Propositions and Remarks from the Commission

None

X. Next Meeting

The next regularly scheduled meeting will be held on either November 16, 2017 or November 30, 2017. There will be no land use actions at the November meeting.

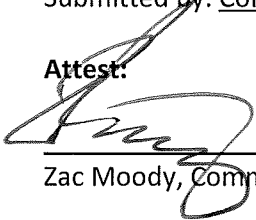
XI. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 9:28 PM.

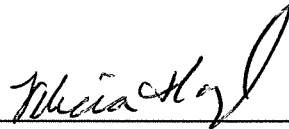
Submitted by: Coleen Bradley

Date: 11/16/17

Attest:



Zac Moody, Community Development Director



Felicia Hazel, 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) 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.

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.