

**City of Talent
Talent Community Center
206 East Main Street
Planning Commission Meeting Minutes
March 10, 2011 – 6:30 p.m.**

I. Call to Order/Roll Call

Chair Commissioner Wise called the meeting to order at 6:31 p.m.

Members Present:

Commissioner Wise
Commissioner Maynard
Commissioner Schmidt

Members Absent:

Commissioner Stricker
Commissioner Steyskal
City Councilor Lamb

Also Present:

City Planner Mark Knox
Darla DenHerder, Minute Taker

II. Brief Announcements

Mark Knox announced that on April 7, 2011 an Arbor Day Celebration would take place at the new dog park next to the Police Station.

New audio equipment for City meetings will be available soon.

Knox also proposed taking the Planning Commission on a tour of the new Camelot Theater under construction.

**III. Consideration of minutes from the January 27, 2011 Planning Commission meeting;
Consideration of minutes from the February 8, 2011 Planning Commission meeting**

There was a change noted in the February 8, 2011 minutes in Section 4, Item 1 spelling should be "modal" equity; not model equity.

Commissioner Maynard moved to approve the January 27, 2011 Planning Commission meeting minutes and the February 8, 2011 Planning Commission meeting minutes with the change to Section 4, Item 1. Commissioner Schmidt seconded the motion and the motion carried unanimously.

IV. Public Comments on Non-Agenda Items

There were none.

V. Planning Commission Candidate Interview (Alternate Member)

Mark Knox reported that Joshua Tilley has decided to participate in the Architectural Review Committee, and that at the last meeting of that committee, he was voted in as a member.

Dean Walker, 245 Meadow Slope, Talent was interviewed for a position of an Alternate Member of the Planning Commission.

Commissioner Schmidt moved to recommend to the Mayor that Dean Walker be appointed to the Planning Commission as an Alternate Member. Commissioner Maynard seconded the motion and the motion carried unanimously.

VI. Planning Commissioner Discussion

Discussion regarding Title 8, Chapter 5, of the Talent Municipal Code as it relates to proposed modifications to the City's Flood Damage and Prevention Ordinance and the revised Flood Insurance Maps (FIRM), effective May 3, 2011. There will be no final decisions made regarding this item with the understanding a public hearing, including a recommendation to the Talent City Council, is to be scheduled for March 24, 2011.

Knox shared the new FIRM maps as well as the old maps which were adopted in 2004. Talent is the only city in this area with no map changes. He then referenced the "Mapping the Risk" Flood Map Modernization hand-out which addresses Frequently Asked Questions about the maps. He said he is hoping the Planning Commission will approve these maps for recommendation to the City Council at the March 24, 2011 meeting. Knox explained that if the maps are not adopted, along with the flood insurance rate study and the analysis, citizens living in the flood plain areas will lose the NFIP (National Flood Insurance Program) and will have to acquire private insurance, which would be significantly more costly for citizens. There will also be amendments to the development code ordinance which are required by both the State and FEMA in order to comply with Federal and State Flood Damage Prevention Ordinance.

Knox mentioned vertical datum; it is a surveying standard measuring point used from which all elevations are determined. The Federal Government has now adopted a new vertical datum and those changes were shown on the new maps. That change has raised the elevation 3 feet. Basically, this is just resetting the benchmark and works well with new technologies such as GPS. The purpose of this is mostly about insurance coverage in the hazard areas.

Knox then went over the changes in the Flood Damage Prevention Ordinance which were provided in the meeting packets. Commissioner Schmidt asked about the RV requirements mentioned in Section 5.2.4 (b) which references anchoring requirements for manufactured homes in section 5.2.3, and how that would work. Knox said he would investigate that matter further.

VII. Planning Commission 2011 Goal Setting (Continued from January 8, 2011 Planning Commission Meeting)

Commissioner Wise was hesitant to go ahead with this topic with two members of the Planning Commission not present at this meeting. Knox said he had talked with Commissioner Steyskal who said he did not have any additional goals to present than what were discussed at the January meeting. Knox said he had not talked to Commissioner Darby about this since the January meeting. Knox said that the City Council has requested the Planning Commission goals by their meeting on the 19th of this month.

After a brief discussion, the following changes were made to the goals stated in the February 8, 2011 Planning Commission meeting: **changes in italics**

1. Develop Standards Plan for Highway 99 *Commercial Highway Zone* (City limits to City limits) Including, but not limited to:

Modal equity: transportation/sidewalk/pedestrian access
Site Design: lighting, landscape aesthetics, signage
Communication towers standards

2. Investigate and develop sustainability standards for Talent, *including, but not limited to:*

Human scale
Transportation
Energy/water conservation (building standards, water run-off)
Communication towers

3. Develop drive-thru and temporary structures (food carts) standards & guidelines.

Knox mentioned that banner code enforcement for City and special events might need to be an item for discussion.

VIII. Commissioner's Open Discussion

There was none.

IX. Next Meeting

March 24, 2011

X. Adjournment

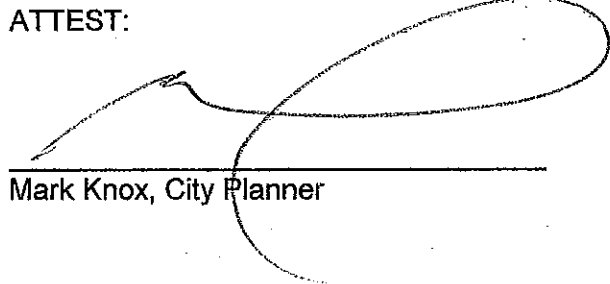
The meeting was adjourned at 7:58 p.m.

Respectfully submitted by:



Darla DenHerder, Minute Taker

ATTEST:



Mark Knox, City Planner