



**TALENT PLANNING COMMISSION
MEETING MINUTES
TALENT TOWN HALL
June 22, 2017**

***Study Session and Regular Commission meetings are digitally recorded and will be available online at:
www.cityoftalent.org***

The Planning Commission of the City of Talent will meet on Thursday, June 22, 2017 in a regular session at 6:30 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 - 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 Riley
Commissioner Hazel
Commissioner Schweitzer
Commissioner French
Commissioner Milan

Members Absent:

Commissioner Pastizzo

Also Present:

Zac Moody, Community Development Director

II. Brief Announcements

Staff announce that Commissioner Dolan has been appointed as a City Councilor and that there is currently a vacant seat for Planning Commission.

III. Consideration of Minutes for June 22, 2017

Hazel asked if there was a motion for the minutes.

Commissioner Riley noted an apology to staff for remarks made at the previous Planning Commission meeting. Commissioner Hazel noted that minutes stated the meeting “ended” rather than “continued”. Staff stated minutes could be changed to reflect that change.

Motion: Riley moved to approve the minutes for June 22, 2017 (no motion to approve as amended). Milan seconded. Discussion: none. All ayes. Motion passed unanimously.

IV. Public Comments on Non-Agenda Items

None

V. Action Items

Continued Deliberations SPR 2017-002

Staff advised Commission of legal opinion on the issue of approving both the SPR application and the VAR application. Attorney stated in email that Commission could approve the parking variance by authority according to the zoning code. They also stated that if the SPR was approved with parking modifications, that the VAR application would need to either be approved or the applicant could withdraw the request. Staff stated that a letter from the applicant to withdraw the application was prepared.

Commissioner Riley asked if the Planning Commission needed discuss the withdrawal request. Staff advised that it is an administrative action taken by Staff and that no action was necessary from the Commission.

Commissioner Milan moved to approve SPR 2017-002 with conditions outlined in the proposed final order without the need for a variance. Commissioner French seconded.

Discussion: Commissioner Hazel stated she was concerned about large boats and trailers parking onsite taking up parking space. Hazel asked if it could be a condition of approval. Staff stated would likely self-regulate, but could be added.

Commissioner Riley stated that other jurisdiction’s criteria for parking standards is not being used when she makes her vote because it is not criteria.

Commissioner Milan stated he was in support of using the Commissions’ authority to reduce parking standards to address other housing related concerns.

Roll Call Vote: YES Votes: Hazel, Milan, French, Riley, Schweitzer NO Votes: None

Based on approval of SPR 2017-002, staff read a letter from the applicant requesting withdrawal of the variance application, VAR 2017-001.

VI. Public Hearings

Consideration of a Site Development Plan allowing the construction of a new church (6,500 square feet) located at 322 S. Pacific Hwy. and described as Township 38 South, Range 1 West, Section 26AA, Tax Lot 1200. File: SPR 2017-004. Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.3 and 8-3L.1.

Staff Report

Moody gave overview of project specifics of proposed building. Staff stated that there were no real concerns or issues with the proposed project and explained briefly access to the subject parcel. Commissioner French stated that FD5 requested access to the site from OR99, staff clarified the access was for person access. Staff discussed possible mitigation measures to address neighbor concerns about traffic. Staff read into the record comments from Mr. Hanscom (attached to these minutes). Moody discussed the public comments received.

PUBLIC HEARING OPENED at 6:56 PM

Ray Chirgwin (kistler+small+white Architects) – 66 Water St. Suite 101, Ashland, OR 97520

Provided details about the project and answered questions from Commissioners about design of building.

Ron Timen – 145 Suncrest Rd. Talent, OR 97540

Mr. Timen addressed parking questions, specifically discussed timing of vehicular travel, and that the parking lot is relatively small.

Commissioner Hazel asked applicant where they were currently located. Hazel also asked if in the future access would be requested from ODOT from OR99. Mr. Timen stated there was a possibility in the future, but not immediately.

Rick Harris – 2675 Quail Run, Talent, OR 97540

Mr. Harris stated that he did not think parking or traffic would be an issue as he drives this area during church hours and hasn't seen an issue. Mr. Harris supported the architectural design and stated it was a nice entry way to the area. Mr. Harris continued to discuss why he supported the proposed application.

Discussion

Commissioner Milan stated he would not support a condition that required changes to the access. Staff stated no comments were received from ODOT or the City Engineer about access.

Commissioner Riley asked if a sign would be an administrative decision.

Councilor Wise stated there could be issues ingress and stacking on Rapp Rd. He suggested that there be a parking lot attendant. Staff stated that the parking requirements had been met and that there was an excess amount of parking at this time for the size of the building.

Commissioner Hazel stated concerns about the OR99 lane reconfiguration and that the use could back up traffic once the reconfiguration was complete. Staff advised the project's starting location was substantially south of Rapp Rd.

Commissioner Riley moved approval of application SPR 2017-004, Commissioner Schweitzer seconded the motion.

Roll Call Vote: YES Votes: Hazel, Milan, French, Riley, Schweitzer NO Votes: None

VII. Discussion Items

Citizen Involvement Element – Staff gave an update on the creation of this element. Staff advised Commission that they were seeking approval from the Mayor to allow Planning Commission to prepare the amendments and not create a CAC for this project.

Commissioner French asked if it was acceptable to develop a Citizen Involvement Element without a CAC. Staff provided an explanation.

Commissioner Riley stated that if we have public hearings through the regular process that the proposed process was acceptable.

Staff suggested bringing the final draft of the Bylaws to the July Planning Commission. The Commission agreed to bringing the Bylaws back to the July meeting.

Commissioner Schweitzer supported beginning the Citizen Involvement Element process as soon as it could be started. Staff requested Council Wise obtain Council consensus about PC moving forward.

VIII. Subcommittee Reports

None

IX. Propositions and Remarks from the Commission

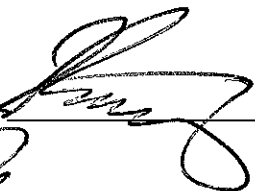
None

X. Next Meeting

The next regularly scheduled meeting will be held on July 27, 2017.

XI. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 7:37 p.m.

Submitted by:  _____

Date: 8/24/2017 _____

Attest:  _____

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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.