



**PLANNING COMMISSION
REGULAR MEETING MINUTES
-HELD VIA ZOOM-
September 27, 2022**

Study Session and Regular Commission meetings are digitally recorded and will be available on the City Website: 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 6:36 PM

Members Present:	Members Absent:
Chair Hazel Vice Chair D’Amato Commissioner Volkart Commissioner Bucolo	Commissioner Shapiro Commissioner Davis Commissioner Riley
Also Present:	
David Pastizzo, City Councilor / Ex Officio Kristen Maze, Community Development Director (CDD)	

II. Brief Announcements by Staff

Announces upcoming OAPA/DLCD Southern Oregon Planners Network Meeting.

III. Consideration of Minutes

August 23, 2022

Motion (00:04:39): Commissioner D’Amato: “I move that we approve the minutes for the August 23, 2022 meeting.” Commissioner Volkart seconds the motion. No discussion. All ayes. Motion carries.

IV. Public Comments on Non-Agenda Items

None

V. Public Hearings

A. Public Hearing (Quasi-Judicial) – SPR 2022-006.

A Type III decision to construct a 22-unit senior housing project located in the High-Density Residential Zone. This project includes 22 attached single story manufactured homes to be constructed along with a 500 square foot community building. This project will also include a lot line adjustment to merge the three separate lots into one single lot. It includes parcels described as Township 38 South, Range 1 West, Section 23B, Tax Lot 1801, 1802 and 1803. This is a Type-3 (quasi-judicial) land use application, which the Planning Commission approves or denies based on the criteria in Chapters 18.40, 18.50, 18.110 and

18.115 of the Talent Municipal Code. Appeals are subject to review by the Planning Commission. The property is zoned High Density Residential (RHD). The tax lot size is approximately .71 acres.

Chair reads the opening statement

Chair Hazel asks Commissioners if they have had *ex parte* communications. All Commissioners respond in the negative.

Staff Report

Staff summarizes project for the Commission—unit count, acreage, how density requirements have been met. Discusses public meeting that was held by applicant, describes public concerns and opinions that were expressed about the project. Overall the comments were positive, neighbors were glad to see housing as opposed to commercial development. Staff found the project meets code criteria except for lack of modulation in roofline. Applicant opted to have the multi-family design guidelines reviewed as a Type III vs Type II.

Discussion

Commissioner Volkart asks staff to explain why applicant is doing Type III vs Type II. Staff responds that project did not meet the standard criteria regarding parking location, as they had to locate parking in front of the building due to the triangular shape of the lot. Staff explains the code allows the option for a more discretionary review by the Planning Commission for multi-family design. Commissioner Volkart ask if the lack of roofline modulation is about achieving affordability, and notes that otherwise, affordability can't necessarily be enforced. Staff agrees and defers to the client to explain the affordability factors. Commissioner Volkart also asks about TID comments regarding deep rooted trees in setback of irrigation pipeline. Staff explains this is only proscribed within the immediate TID setback.

Open Public Hearing

Applicant is invited to speak. Jack Mercer presents project to the Commissioners. Explains project is funded by a Fire Restoration Grant from OCHS. The grant is technically called a loan, and recipients must keep the rent at or below 60% AMI for 20 years. If they then keep the rent at or below 60% AMI for another 20 years, the loan is forgiven. HUD sets rate but project is not HUD subsidized. Mr. Mercer explains further that their target market are seniors who make too much for HUD subsidies but can't afford market rate rent. This project fills this gap. Design of the structures was limited by the cap on the grant amount, and keeping a simplified roof line and lot size kept the project on budget and within the available grant amount. Mr. Mercer also describes how the floorplans are designed for accessibility. Commissioner D'Amato asks about age requirement, Mr. Mercer responds the age minimum is 55.

Close Public Hearing

Commissioner Volkart asks about roof material. Are composition shingle and metal roof both an option for the applicant? Staff responds yes, both with be an option for the applicant.

Motion (00:45:24): Commissioner Volkart: "I move to approve the Type III Site Plan Review, file SPR 2022-006, based on the Final Order and Conditions of Approval." Commissioner Bucolo seconds the motion. Discussion: Commissioner Volkart expresses appreciation for the project. Is hopeful that the applicant will contact the Talent Urban Forestry Committee about the landscaping. Commissioner Bucolo would like to see taller, broadleaf trees in the landscape to give relief to the unmodulated façade. Commissioner D'Amato expresses appreciation for the project and feels it would be a good addition to the neighborhood. All ayes. Motion carries.

VI. Subcommittee Reports – None

VII. Propositions and Remarks from the Commission - None

VIII. Representatives of the Council - None

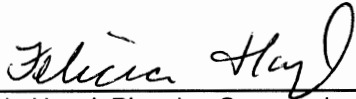
IX. Adjournment at 7:27 PM

Respectfully submitted by:



Kim Trimiew, Planning Technician

Attest:



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.

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