



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
-HELD VIA ZOOM-  
November 22, 2022**

*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 6:32 PM**

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

**II. Staff Announcements:**

**III. Consideration of Minutes**

October 25, 2022

**Motion (00:04:32):** Commissioner Shapiro: “I move that we approve the minutes for the October 25, 2022 meeting.” Commissioner Volkart seconds the motion. Discussion: Commissioner Volkart comments on the previous meeting, feels the code criteria doesn’t address costs of improvements, so it shouldn’t have been part of the discussion (regarding SUB2022-004). All ayes (Commissioner Davis abstains). Motion carries.

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

**V. Discussion Items**

- i. Talent Architectural Review Standards. Goal: To create a clear and consistent review of standards and requirements for residential and commercial applications within the City of Talent’s Old Town District.

Staff introduces Commissioner Riley, who reiterates her support for the recommendations that she and Amy Bull put together for the May 25, 2021 Planning Commission meeting (also provided in the packet

for this meeting). Points out that on reading the portions of the code that address historic guidelines, there are some things that almost suggest super ceding the Council, which is concerning.

Commissioner Riley would like to see post-fire photos that document the destroyed historic structures inserted into the official 1995 survey. Spoke with George Kramer not long after the Alameda fire (George Kramer is the historian who authored Talent's Survey of Historic and Cultural Resources). Although Mr. Kramer suggested updating the survey with notes that detail the losses, Commissioner Riley feels it would be better to add the photographs to the survey. Reminds the Commission that TMC 18.175 tasks the Planning Commission with adding or deleting historic properties to the inventory, and points out that the 1995 Survey was never actually completed. Feels it is more appropriate to have this task completed by a historian, and perhaps the City could obtain grant money to hire a professional to do this work. All in all, Commissioner Riley feels City Council should revise the municipal code sooner than later because of the financial burden the historic guidelines currently place on Old Town homeowners who do not live in homes ranked in the Survey as Primary or Secondary. Also, a large chunk of the Old Town historic overlay lost its historic structures in the fire. Suggests applying the Old Town Design Guidelines only to remodels to Primary and Secondary structures, and perhaps even removing the blanket overlay all together.

Chair Hazel feels strongly that new and rebuilt homes in the Old Town overlay should be designed to meet the Old Town standards, otherwise the overall historic character will be lost. Commissioner Volkart points out that the Old town district allows for subjective standards – clear and objective not required. Commissioner Volkart supports Commissioner Riley and Amy Bull's 5-25-21 plea for clear and consistent criteria in the Old Town Design Guidelines. Discusses the issue of unpermitted demolition with specific emphasis on structures that are de facto demolitions due to years of sheer neglect. States that code change recommendations for the Council should come from the Planning Commission or the Architectural Review Committee.

Commissioner Bucolo feels there is a difference between the remodel of a historic home and building a new structure that is true to historic design. Building a historic-style home can be prohibitive and the requirement will not support affordable housing. Commissioner Riley asks staff, at next meeting will there be a staff report? Staff responds that staff will consolidate the Riley/Bull recommendations and prepare a report with proposed maps and proposed code revisions for the next meeting and move toward with forming an Architectural Review subcommittee to take burden off the Planning Commission. Commissioner Volkart agrees with Commissioner Bucolo's concerns regarding Old Town design guidelines and affordability. Supports creating a separate committee and cleaning up the code.

ii. Discussion of future in-person Planning Commission and TARC Meetings

Staff announces meetings will be in person beginning with the January meeting, with no video access option. Several Commissioners are concerned they will not be able to attend 6:30pm meetings in person due to work schedule and travel distance. Commissioners on the whole support a hybrid option to allow for the fullest participation. Staff states there is not adequate personnel or technology to offer hybrid meetings, and explains the decision came from the City Manager and City Council. Commissioner Volkart calls for a vote to hold the January meeting via zoom to ensure that all members of the Commission will be able to be present.

**Motion (01:16:04):** Commissioner Volkart: "I move to conduct our January Planning Commission meeting via Zoom or hybrid." Commissioner Bucolo seconds the motion. Discussion about meeting format continues. Commissioners continue to advocate for hybrid meetings, and discussion evolves to touch on whether the Commissioners have the authority to decide on meeting format in light of City Manager and Council's decision to meet in person only. Staff agrees that the next Planning Commission meeting will be via Zoom, not in-person. Commissioners vote on the motion, Commissioner D'Amato votes no, all other Commissioners vote yes. Motion carries.

- VI. Subcommittee Reports – None
- VII. Propositions and Remarks from the Commission – None
- VIII. Representatives of the Council - None
- IX. Adjournment at 8:55 PM

Respectfully submitted by:



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Kim Trimiew, Planning Technician

Attest:



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Derek Volkart, 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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