

City of Talent

Community Development Department - Planning



STAFF REPORT and **PROPOSED ORDINANCE**

Type-4 Land Use Application — Legislative Review — City Council

Meeting date: April 5, 2017
File no: CPA 2016-002
Prepared by: Zac Moody, Community Development Director
Item: Adoption of Housing Element (Element G) and Housing Needs Analysis (HNA).

GENERAL INFORMATION

Petitioner City of Talent

Requested Action Amendments to the City of Talent’s Comprehensive Plan, Element G, Housing and Adoption of HNA.

Amended Codes Element G, Housing

PROPOSAL

The purpose of this Housing Element amendment is to update the City’s documentation of existing housing conditions, determine future land needs, achieve consistency with the other adopted City plans, and to fulfill the requirements in Oregon Statewide Planning Goal 10.

AGENCY AND PUBLIC COMMENTS

ECONorthwest, Inc., the consultant for the project was responsible for implementing the public involvement program. The public involvement program was sufficient to satisfy the requirements of all State and Local public involvement policies. As required by the scope of work, Citizen Advisory Committee (CAC) was established to oversee the development of the Housing Needs Analysis and Housing Element amendments. Throughout the course of the project, five (5) CAC meetings and three (3) Planning Commission study sessions were completed. Staff hosted an open house on the draft report and policies on December 15, 2017 and posted an online open house presentation on the City’s website in an effort to obtain citizen comments and concerns.

The CAC provided a public review and discussed the project’s progress at each of its five meetings. The CAC played an integral part of the process since all CAC members are Talent residents or business owners. Their role was to ensure that the goals and objectives from resident’s standpoint were being fulfilled. The CAC included local builders, residents, business owners, the Talent Chamber, a Planning Commissioner and a City Councilor.

Through the open house process (both online and at City Hall), citizens were encouraged to share their comments and concerns as well as questions that would help better understand the process. Many comments along, with a City prepared survey were returned to City Hall and have been compiled in a format that allows staff to provide a response.

DISCUSSION

During the comment period, staff received many great questions, comments and concerns which were discussed during multiple Planning Commission study sessions and during the Planning Commission public hearing. It is important to understand that some of the questions, comment and concerns that Staff received are issues that are not intended to be resolved with the adoption of this Comprehensive Plan Element. As a reminder, these policies, objectives and implementation steps provide the groundwork for the City to move forward with zoning regulations that will implement the policies. The Comprehensive Plan is a tool that the City uses to ensure that proposed regulations are consistent with the long-ranging planning goals of the City.

BACKGROUND

See introduction in the Housing Element (page 1 and 2 of Element G). Considering the concerns from the City Council about the record being so large for the last Comprehensive Plan Amendment, staff is providing a link to the City's website where the entire land use record can be found. As always, the entire record is available for review by the public at City Hall during normal business hours. City Councilors and interested citizens can review the entire record online by clicking on the link below:

[CPA 2016-002 \(Housing Element Update\)](#)

RECOMMENDATION

Based on the findings for the amendments outlined in the Planning Commission Final Order, the Talent Planning Commission recommends approval of the amendments.

ATTACHMENTS

The following information was submitted regarding this application:

- Signed Planning Commission Final Orders – Attachment A
- Draft Ordinance 16-935-O – Attachment B
- Planning Commission Minutes – February 23, 2017 - Attachment C
- Public Comment (through 3/29/217) – Attachment D



Zac Moody, Community Development Director

March 29, 2017

Date

Staff has recommended these amendments for approval, but it will require at least one public hearing before the Planning Commission and one public hearing before the City Council for a decision. The Talent Zoning Code establishes procedures for legislative hearings in Section 8-3M.160.

A public hearing on the proposed action is scheduled before the Talent City Council on April 5, 2017 at 6:45 PM at Talent Town Hall.

For copies of public documents or for more information related to this staff report, please contact the Community Development Director at 541-535-7401 or via e-mail at zmoody@cityoftalent.org.