



**BEFORE THE TALENT PLANNING COMMISSION
STATE OF OREGON, CITY OF TALENT**

IN THE MATTER OF PLANNING COMMISSION FILE NO. CPA)
2016-002, AMENDMENTS TO THE TALENT COMPREHENSIVE) ORDER
PLAN, ELEMENT G, HOUSING, THE CITY OF TALENT)
PLANNING COMMISSION FINDS THE FOLLOWING:)

1. The Planning Commission held a properly noticed public hearing on this matter on January 26, 2017;
2. The City properly published notice of public hearing in the Medford Mail Tribune on January 12, 2017;
3. The City properly noticed all affected agencies and service providers, Metropolitan Planning Organizations (MPO), Rogue Valley Transit Districts (RVTD), and the Department of Land Conservation and Development (DLCDD);
4. The City held five (5) Citizen Advisory Committee meetings, an open house, three (3) work sessions with the Planning Commission and provided an online survey to engage the public and aid in the development of the Housing Needs Analysis and Housing Element.
5. At the public hearing, evidence was presented by the Community Development Director and the public was given an opportunity to comment;

IT IS HEREBY ORDERED THAT the Talent Planning Commission recommends approval of the amendments to the Talent Comprehensive Plan, Element G, as proposed in Exhibit A and based on the information presented in the staff report and the following findings of fact:

In the following, any text quoted directly from City codes appears in *italics*; staff findings appear in regular typeface.

TALENT ZONING CODE

8-3M.160(G) Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:

1. *The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes (ORS) Chapter 197 (for Comprehensive Plan amendments only);*

FINDING: The proposal includes changes to the City’s Comprehensive Plan, Element G and this standard is therefore applicable. The Comprehensive Plan is a higher level planning document that can be modified if the proposed changes are consistent with the Statewide

Planning Goals and Guidelines adopted under ORS 197. All applicable Statewide Planning Goals are addressed below, under the heading: Statewide Planning Goals. **The provisions of this section have been met.**

2. *Comments from any applicable federal or state agencies regarding applicable statutes or regulations;*

FINDING: The Scope of Work for the amendments to the Housing Element outlines the public and agency involvement and adherence to this plan was strictly followed.

The project consultant, ECONorthwest Inc., 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, a 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, one (1) open house, three (3) work sessions with the Planning Commission and an online survey were completed to engage the public and aid in the development of the Housing Needs Analysis and Housing Element. During this time, all affected agencies were notified of the study sessions and other meetings and were given an opportunity to comment.

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.

All comments received from the CAC have been incorporated into the Housing Element and Housing Needs Analysis. **The provisions of this section have been met.**

3. *Any applicable intergovernmental agreements; and*

FINDING: No intergovernmental agreements were found to be applicable to the proposed ordinance amendment. **The provisions of this section have been met.**

4. *Any applicable Comprehensive Plan policies and provisions of the Talent Zoning Code that implement the Comprehensive Plan. Compliance with Section 160 of this Article shall be required for Comprehensive Plan Amendments, Zoning Map, and Text Amendments.*

FINDING: The Housing Element is a standalone element and does not implement other provisions of the Comprehensive Plan, therefore, there are no applicable Comprehensive Plan policies or provisions that must be addressed. **The provisions of this section are not applicable.**

TALENT COMPREHENSIVE PLAN

ELEMENT E

POLICY 2: Infill and Redevelopment: The City will support and encourage infill and redevelopment, especially in in downtown, as a way to use land and existing infrastructure more efficiently.

Objective 2.1: The City will develop policies and programs to encourage commercial and mixed-use development in downtown.

Objective 2.2: The City will develop policies to encourage residential development in downtown and other commercial areas, such as policies that allow ground-floor spaces that can be used for residential or commercial uses.

Objective 2.3: The City will develop policies to identify industrial areas that are more appropriate for other uses (e.g., residential uses) based on their site characteristics (e.g., location, size, configuration, or transportation access).

FINDING: Many of the policies proposed in the Housing Element parallel those within the recently adopted Economy Element. Both groups of policies focus heavily on supporting and encouraging infill and redevelopment in the downtown core as way to encourage economic development and to provide housing for a mix of household wages in an area with essential City services. The policies proposed in the Housing Element not only foster economic growth in the downtown, but they provide the City with the tools necessary to identify other lands outside of the urban core that are more appropriate for other uses, such as residential. In addition to providing policy direction for various types of needed housing, the proposed policies also provide direction for the future development of mixed use commercial/residential use vital to the economic development of the downtown. Considering the common policy direction, the proposed policies and consistent with Element E. **The provisions of this section have been met.**

STATEWIDE PLANNING GOALS

The local comprehensive plans must be consistent with the Statewide Planning Goals. When the state's Land Conservation and Development Commission (LCDC) officially approves a local government's plan, the plan is said to be acknowledged. It then becomes the controlling document for land use in the area covered by that plan. Oregon's planning laws strongly emphasize coordination—keeping plans and programs consistent with each other, with the statewide planning goals, and with acknowledged local plans. The goals that are most pertinent to transportation system planning are described below.

Goal 1 – Citizen Involvement (OAR 660, Division 4)

Goal 1, Citizen Involvement. To develop a citizen involvement program insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING: Goal 1 requires the City of Talent to coordinate their planning efforts with federal, state, regional and special district agencies in addition to making use of existing local established citizen involvement programs.

During the course of the Housing Element update, the City and Consultant used a variety of widespread citizen involvement processes. The goal was to provide an effective two-way communication with citizens and offer an opportunity for citizens to be involved in all phases of the planning process.

The City and Consultant provided multiple forums for citizens to comment on the proposed information, including a user-friendly online presentation/survey for review through the City's website. The project included a CAC which met on five (5) occasions. The general public was also invited to participate in Planning Commission study session and given the opportunity to comment on the proposed changes. Citizens that expressed interest in the process were also invited to the study sessions and open house to provide their feedback. Through this process, several survey forms were received from the public and that information was compiled into a summary detailing their concerns.

In addition to these opportunities, the public will have had the opportunity to participate in at least two (2) public hearings; Planning Commission and City Council. **The provisions of this section have been met.**

Goal 2 – Land Use Planning (OAR 660, Division 4)

Goal 2, Land Use Planning. To establish a land use planning process and policy framework be established as a basis for all decisions and actions relating to the use of land and to assure an adequate factual base for such decisions and actions.

FINDING: The purpose of this Housing Element change is to update the City's documentation of existing housing conditions and housing needs, achieve consistency with the City's other adopted documents, and to fulfill requirements in Statewide Planning Goal 10: Housing. This goal requires the City to inventory existing buildable residential land, project future needs for such lands, and plan and zone enough land to meet the identified needs.

In addition to State and Regional plan review, the City is required to review its Comprehensive Plan, Zoning Code and other local plans to ensure consistency with the proposed changes. To this end, the City reviewed and included information from the Parks Master Plan, Railroad District Master Plan and the West Valley View Master Plan. **The provisions of this section have been met.**

Goal 10 – Housing (OAR 660, Division 8)

Goal 10, Housing. To provide for the housing needs of citizens of the state.

The Housing Element and the Housing Needs Analysis (HNA) are consistent with the requirements of statewide planning Goal 10 and the Goal 10 administrative rule (OAR 660-008). Goal 10 describes the HNA as “an analysis of the community's number of needed housing units, the efficient use of buildable land within the Urban Growth Boundary and the trends of housing.”

The proposed housing policies meet the requirements of Goal 10 and the statutes and administrative rules that implement it (ORS 197.295 to 197.314, ORS 197.475 to 197.490, and OAR 600-008). Goal 10 requires incorporated cities conduct an inventory of buildable residential lands and ensure adequate numbers of housing units are available within price and rent ranges commensurate with the financial capabilities of its households.

The primary goals of the HNA were to: (1) project the amount of land needed to accommodate the future housing needs of all types within the Talent Urban Growth Boundary (UGB), (2) evaluate the existing residential land supply within the Talent UGB to determine if it is adequate to meet that need, (3) to fulfill state planning requirements for a twenty-year supply of residential land, and (4) identify policy and programmatic options for the City to meet identified housing needs, which is presented in a separate document and supports the proposed policies and objectives presented in the Housing Element.

Based on the information obtained from the goals above, the final draft of the HNA defines the needed housing types for housing within the City's Urban Growth Boundary. Pursuant to ORS 197.303, the HNA and subsequent policies (Element G) addressed: (a) Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy; (b) Government assisted housing; (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490; and (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions.

The goals above have been addressed in the HNA and are incorporated into the City's Housing Element. The Housing Element will serve as a guiding document for future land use regulations and zone changes that assist in providing an adequate mix of housing opportunities throughout Talent, which is vital to the health, welfare, and prosperity of Talent's citizens.

Goal 10 provides six implementation steps to ensure that the requirements of the goal have been met. The implementation steps are addressed below as draft policies to the City's Comprehensive Plan Element G.

GUIDELINES

B. IMPLMENENTATION STEPS

1. *Plans should provide for a continuing review of housing need projections and should establish a process for accommodating needed revisions.*

POLICY 1: Land Availability: Plan for a 20-year supply of suitable land for Talent's housing needs within the existing urban growth boundary to the extent possible.

Objective 1.6: Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.

Implementation Strategy 1.6.a: Develop and implement a system to monitor the supply of residential land. This includes monitoring residential development (through permits) as well as land consumption (e.g. development on vacant, or redevelopable lands).

2. *Plans should take into account the effects of utilizing financial incentives and resources to (a) stimulate the rehabilitation of substandard housing without regard to the financial capacity of the owner so long as benefits accrue to the occupants; and (b) bring into compliance with codes adopted to assure safe and sanitary housing the dwellings of individuals who cannot on their own afford to meet such codes.*

POLICY 2: Opportunity for Development of a Range of Housing Types: Provide opportunities for development of a range of housing types that are affordable to households at all income levels as described in the Talent Housing Needs Analysis. These housing types include (but are not limited to): single-family detached housing, accessory dwellings, cottage housing, manufactured housing, townhouses, duplexes, and apartments.

Objective 2.4: Support renovation and redevelopment of existing housing in Talent.

Implementation Strategy 2.4a: Develop a process to identify housing that has been abandoned or not occupied for a long-term period.

Implementation Strategy 2.4b: Work with the property-owner to expedite the renovation or redevelopment the housing.

Implementation Strategy 2.4c: Develop an expedited building permit process for substantial redevelopment and renovation of existing housing.

3. *Decisions on housing development proposals should be expedited when such proposals are in accordance with zoning ordinances and with provisions of comprehensive plans.*

POLICY 4: Zoning Flexibility: The City will support residential development through adopting a flexible zoning code that provides developers with flexibility, balancing the need for housing to develop consistent with density targets in the RPS (in urban reserves and areas within the urban growth boundary but outside of the city limits, develop at an average of 6.6 dwelling units per gross acre through 2035 and 7.6 dwelling units per gross acre between 2036 and 2060) while protecting scenic and natural resources.

Objective 4.3: Streamline the building permit review process.

Implementation Strategy 4.3a: Review the current process for building permit review and processing with Jackson County and make recommendations to increase the speed of the building permit review process.

Objective 4.4: Streamline the site planning criteria in the zoning ordinance to make it more efficient and clearer when a development proposal must go to Planning Commission for hearing

Implementation Strategy 4.4a: Review the current site planning criteria in the zoning ordinance and propose changes to the ordinance.

5. *Ordinances and incentives should be used to increase population densities in urban areas taking into consideration (1) key facilities, (2) the economic, environmental, social and energy*

consequences of the proposed densities and (3) the optimal use of existing urban land particularly in sections containing significant amounts of unsound substandard structures.

POLICY 1: Land Availability: Plan to for a 20-year supply of suitable land for Talent’s housing needs within the existing urban growth boundary to the extent possible.

Objective 1.1: Identify opportunities to address the residential land deficits identified in the Housing Needs Analysis.

Implementation Strategy 1.1a: Develop a true Medium Density Plan Designation and Zone that allows 5 to 10 dwelling units per gross acre and single-family detached and townhouses.

Implementation Strategy 1.1b: Identify low-density residential land that should be redesignated for medium-density or high-density residential uses.

Implementation Strategy 1.1c: Identify commercial and industrial land that should be redesignated for low-, medium-, or high-density residential uses.

Objective 1.2: Revise and implement the Talent Railroad District Master Plan to make this land available for development. The Master Plan envisions development of housing, mixed-use residential, and public facilities such as streets necessary to service development of the District.

Implementation Strategy 1.2a: Revise the Master Plan to fit with Talent’s revised housing policies and to ensure that development plans proposed in the Master Plan are both efficient and support development of infrastructure by the developers of the area.

Implementation Strategy 1.2b: Plan for infrastructure development in the Master Plan area by securing permission to secure necessary rail crossings to allow for infrastructure development.

Objective 1.3: Address applicable requirements of the Regional Problem Solving (RPS) when making decisions about changes to the Comprehensive Plan map and Zoning map.

Objective 1.4: Work with the Regional Problem Solving Policy Committee (appropriate review authority) to revise plans for Talent’s urban reserve areas to fit with the residential needs identified in the Talent Housing Needs Analysis, through actions such as re-examining the distribution of residential, commercial, and industrial lands with Talent’s adopted Urban Reserves.

5. *Additional methods and devices for achieving this goal should, after consideration of the impact on lower income households, include, but not be limited to: (1) tax incentives and disincentives; (2) building and construction code revision; (3) zoning and land use controls; (4) subsidies and loans; (5) fee and less-than-fee acquisition techniques; (6) enforcement of local health and safety codes; and (7) coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.*

6. *Plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests in carrying out the goal.*

FINDING: Each proposed policy has an objective, implementation step, timeline and list of partners involved in the implementation of each policy and objective. Although the list of partners is not complete, it provides direction as to which governmental body will take the lead on the specific implementation step.

All of the above mentioned Policies, Objectives and Implementation Strategies support the implementation of Goal 10. These policies represent a broad range of actions and steps the City can take to ensure that the housing needs and mix of housing necessary for the citizens of Talent are met. The Policies also provide the City with direction for monitoring the housing inventory, and making the planning and building process more efficient. **The provisions of this section have been met.**

Goal 11 – Public Facilities and Services (OAR 660, Division 11)

Goal 11, Public Facilities and Services. To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

GUIDELINES

B. IMPLMENENTATION STEPS

2. *Public facilities and services should be appropriate to support sufficient amounts of land to maintain an adequate housing market in areas undergoing development or redevelopment.*
3. *The level of key facilities that can be provided should be considered as a principal factor in planning for various densities and types of urban and rural land uses.*

POLICY 1: Land Availability: Plan to for a 20-year supply of suitable land for Talent’s housing needs within the existing urban growth boundary to the extent possible.

Objective 1.2: Revise and implement the Talent Railroad District Master Plan to make this land available for development. The Master Plan envisions development of housing, mixed-use residential, and public facilities such as streets necessary to service development of the District.

Implementation Strategy 1.2b: Plan for infrastructure development in the Master Plan area by securing permission to secure necessary rail crossings to allow for infrastructure development.

Implementation Strategy 1.2c: Develop plans to pay for infrastructure in the Master Plan area through methods such as developing public-private partnerships with landowners in the area and planning for backbone infrastructure development in the City’s Capital Improvement Plan (CIP).

5. *Additional methods and devices for achieving desired types and levels of public facilities and services should include but not be limited to the following: (1) tax incentives and disincentives; (2) land use controls and*

ordinances; (3) multiple use and joint development practices; (4) fee and less-than-fee acquisition techniques; and (5) enforcement of local health and safety codes.

6. Plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests in carrying out the goal

FINDING: An update to the Housing Element is necessary to plan and develop a timely, orderly and efficient arrangement of public facilities and services. All of the above mentioned Policies, Objectives and Implementation Strategies support the implementation of Goal 10. These policies represent a broad range of actions and steps the City can take to ensure that the housing needs and mix of housing necessary for the citizens of Talent are met. The Policies also provide the City with direction for monitoring the housing inventory, and making the planning and building process more efficient. These updates are critical to ensure that public facility systems remain efficient, safe and take future needs into consideration based on zoning and maximum build out. **The provisions of this section have been met.**

Goal 12– Transportation (OAR 660, Division 12)

Goal 12, Transportation. To provide and encourage a safe, convenient and economic transportation system.

FINDING: Statewide Planning Goal 12 (Transportation) is implemented by the Transportation Planning Rule (TPR) and ensures the promotion and development of safe, convenient and economic transportation systems that are designed to reduce reliance on the automobile so that the air pollution, traffic and other livability problems faced by urban areas in other parts of the country might be avoided. A major purpose of Goal 12 is to promote more careful coordination of land use and transportation planning, to assure that planned land uses are supported by and consistent with planned transportation facilities and improvements.

While the Housing Element does not have a direct impact on the transportation system, it was necessary to review the recently updated Transportation System Plan (TSP) to ensure that the policies, objectives and implementation strategies being proposed did not conflict with the goals outlined in the TSP. The City has identified reasonable building design alternatives, assessed their impacts, and selected the alternatives with the least impact.

The Land Conservation and Development Commission adopted amendments to the TPR. These include amendments to OAR 660-012-0060 (plan and land use regulation amendments). The primary focus of this rule is keeping land use and transportation in balance. The proposed Housing Element is consistent with the goals, policies and implementation strategies of the City's TSP. **The provisions of this section have been met.**

Goal 14– Urbanization (OAR 660, Division 14 and 22)

Goal 14, Urbanization. To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

POLICY 1: Land Availability: Plan to for a 20-year supply of suitable land for Talent's housing needs within the existing urban growth boundary to the extent possible.

Objective 1.3: Address applicable requirements of the Regional Problem Solving (RPS) when making decisions about changes to the Comprehensive Plan map and Zoning map.

Implementation Strategy 1.3a: This is an on-going strategy that the City will continue to perform as it makes changes to the Comprehensive Plan map and Zoning map.

Implementation Strategy 1.3b: Modify Talent’s existing zoning districts and standards to meet the requirements of the RPS plan.

Objective 1.4: Work with the Regional Problem Solving Policy Committee (appropriate review authority) to revise plans for Talent’s urban reserve areas to fit with the residential needs identified in the Talent Housing Needs Analysis, through actions such as re-examining the distribution of residential, commercial, and industrial lands with Talent’s adopted Urban Reserves.

Implementation Strategy 1.4a: City staff should work with the RPS Policy Committee or appropriate review authority to revise plans for Talent’s urban reserve areas.

Implementation Strategy 1.4b: City staff should work with landowners in Talent’s urban reserves to understand landowners’ preferences for development and understand how these preferences fit into Talent’s housing needs, as identified in the Housing Needs Analysis.

Objective 1.5: If the City cannot accommodate the forecast for housing growth within the urban growth boundary, evaluate expansion of the urban growth boundary to accommodate housing needs.

Implementation Strategy 1.5a: Once the City has completed evaluation of land use efficiency measures in Objective 1.1 and 3.1, staff should determine whether there is a need to expand the urban growth boundary and articulate what kind of land is needed. If there is a need for an urban growth boundary expansion, the City should initiate the analysis necessary to support such an expansion.

Objective 1.6: Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.

Implementation Strategy 1.6.a: Develop and implement a system to monitor the supply of residential land. This includes monitoring residential development (through permits) as well as land consumption (e.g. development on vacant, or redevelopable lands).

POLICY 3: Efficient Development Patterns: The City will support and encourage residential development, infill, and redevelopment, especially in downtown, as a way to

use land and existing infrastructure more efficiently and promote pedestrian-oriented commercial development in downtown.

Objective 3.1: Provide a variety of housing types in Talent at densities that support maintaining densities of 6.6 dwelling units per gross acre through 2035 and 7.6 dwelling units per gross acre between 2036 and 2060 in urban reserves and areas within the urban growth boundary but outside of the city limits.

Implementation Strategy 3.1a: Evaluate opportunities for allowing smaller lots in the zones in Talent’s Low Density Residential designations. RS-7 has a minimum lot size of 6,000 square feet and RS-4 has a minimum lot size of 7,000 square feet.

Implementation Strategy 3.1b: Evaluate development of a cottage housing ordinance to allow for development of small single-family detached housing clustered on a lot, possibly with the inclusion of park or open space.

Implementation Strategy 3.1c: Evaluate development of a tiny house ordinance to allow for development of tiny houses clustered on a lot, possibly with the inclusion of park or open space.

Implementation Strategy 3.1d: Evaluate adoption of minimum and maximum densities in the Medium Density and High Density residential designations and zones.

Objective 3.2: The City will develop policies and programs to encourage residential and mixed-use development in downtown. (Consistent with Economic Objective 2.1.)

Implementation Strategy 3.2a: Provide additional opportunities beyond what the City currently provides for development of housing within the Central Business District zone in a way that also promotes business through mixed-use development.

Implementation Strategy 3.2b: Evaluate developing a Downtown Overlay that supports development of three-story buildings (with a maximum of 45 feet) as a permitted use, rather than a conditional use.

Implementation Strategy 3.2c: Refine design standards for a new Downtown Business District (when it is established) based on the Old Town District Overlay, to encourage mixed use development and ensure a reasonable transition between one-story and three-story buildings.

Objective 3.3: The City will develop policies and programs to encourage residential and mixed-use development in other areas of the city.

Implementation Strategy 3.3a: Support and encourage implementation or amendment of the West Valley View Master Plan to develop or redevelop properties within the Master Plan area. (Consistent with Economic

Strategy 2.1d.)

Implementation Strategy 3.3b: Evaluate opportunities to rezone commercial land on streets that are not adjacent to Talent Avenue to meet identified residential land needs. (Consistent with Economic Strategy 2.2a.)

Implementation Strategy 3.3c: Develop policies to allow ground floor residential use as a temporary use in commercial mixed-use buildings. These policies should include provisions such as: design standards to ensure that the ground floor in new commercial buildings is designed for commercial use and zoning districts or overlay areas these uses are allowed. (Consistent with Economic Strategy 2.2b.)

POLICY 4: Zoning Flexibility: The City will support residential development through adopting a flexible zoning code that provides developers with flexibility, balancing the need for housing to develop consistent with density targets in the RPS (in urban reserves and areas within the urban growth boundary but outside of the city limits, develop at an average of 6.6 dwelling units per gross acre through 2035 and 7.6 dwelling units per gross acre between 2036 and 2060) while protecting scenic and natural resources.

Objective 4.1: Develop standards for residential development that allow for flexibility in lot size standards.

Implementation Strategy 4.1a: Revise the City's flag lot ordinance to provide consistency with other residential zones for lot setback requirements and to provide clearer standards for driveway access.

Objective 4.2: Develop standards for residential development based on the number of bedrooms.

Implementation Strategy 4.2a: Evaluate developing zoning standards in the for cottage housing, tiny houses, and multifamily housing based upon the number of bedrooms and/or size of unit rather than the number of units to encourage inclusion of studios and one- and two-bedroom units in new residential developments.

Implementation Strategy 4.2b: Evaluate developing zoning standards in the High Density Residential (R-2), Central Business District (C-2), and Neighborhood Commercial (C-1) zoning districts to determine densities based upon the number of bedrooms and/or size of unit rather than the number of units to encourage inclusion of studios and one- and two-bedroom units in new residential developments.

Implementation Strategy 4.2c: Evaluate modifying multifamily parking standards based on the number of bedrooms.

B. IMPLEMENTATION

1. *The type, location and phasing of public facilities and services are factors which should be utilized to direct urban expansion.*
2. *The type, design, phasing and location of major public transportation facilities (i.e., all modes: air, marine, rail, mass transit, highways, bicycle and pedestrian) and improvements thereto are factors which should be utilized to support urban expansion into urbanizable areas and restrict it from rural areas.*
3. *Financial incentives should be provided to assist in maintaining the use and character of lands adjacent to urbanizable areas.*

POLICY 1: Land Availability: Plan to for a 20-year supply of suitable land for Talent’s housing needs within the existing urban growth boundary to the extent possible.

Objective 1.2: Revise and implement the Talent Railroad District Master Plan to make this land available for development. The Master Plan envisions development of housing, mixed-use residential, and public facilities such as streets necessary to service development of the District.

Implementation Strategy 1.2b: Plan for infrastructure development in the Master Plan area by securing permission to secure necessary rail crossings to allow for infrastructure development.

Implementation Strategy 1.2c: Develop plans to pay for infrastructure in the Master Plan area through methods such as developing public-private partnerships with landowners in the area and planning for backbone infrastructure development in the City’s Capital Improvement Plan (CIP).

FINDING: As proposed, the draft Housing Element provides for an orderly and efficient transition from rural to urban lands. The proposed Housing Element outlines: land availability, infill and redevelopment, and infrastructure support policies that will contribute to the orderly and efficient transition from rural to urban lands. Each of the aforementioned Policies, Objectives and Implementation Strategies address the specific implementation steps required for consistency with Goal 14. The Housing Element also elucidates the City’s need for incorporating new lands into the City’s UGB and City Limits. **The provisions of this section have been met.**

 Felicia Hazel
 Chairperson

 Date

ATTEST

 Zac Moody
 Community Development Director

 Date