

TALENT HOUSING CODE UPDATE PROJECT

Planning Commission Meeting #2: DRAFT Meeting Summary

April 25, 2019



Zac Moody, Talent Community Development Director, welcomed the consultant team to the Planning Commission meeting and welcomed the three new advisory committee members who are joining the process, Jeff Nichols, Michelle Glass, and Mark Davis. Anais Mathez, 3J Consulting, and Elizabeth Decker, JET Planning, gave brief introductions and an overview of the presentation.

Elizabeth gave an overview of the project goals and timeline, existing housing conditions in Talent, main policy change proposals, and initial public feedback to the policy proposals from the April 24th public open house. She explained that the project goal was to remove regulatory barriers to development of a greater variety of residential options, in the face of growing housing unaffordability and mismatch between available and needed housing types. Given the limited land supply within the city's urban growth boundary, three primary strategies to accommodate projected housing growth are new construction at higher densities, sensitive infill within existing neighborhoods, and mixed-use residential in commercial areas. Recommended policy changes to support those development strategies include:

- Introduce “missing middle” types in low and medium-density zones, with corresponding development standards, including cottage cluster housing.
 - Variety of housing types to include single-family detached residential (still expected to be the predominate building type, including 65% of new construction), accessory dwelling units, duplexes, triples, quadplexes, townhouses, cottage cluster housing, and manufactured home parks.
 - Realign existing single-family zones (RS-5, RS-7 and RS-MH) as the low density, medium density, and manufactured home park zones to better fit the proposed housing types.
 - Allow broader spectrum of missing middle uses in the proposed zones.
 - Adjust dimensional standards to fit individual housing types, including smaller minimum lot sizes in the low and medium density zones compared to existing RS-5 and RS-7 standards.
- Allow more variety of residential types in high-density zone: To complement the recent changes to the density standards in the RM-HD zone, allow townhouses and cottage clusters in addition to multifamily apartments to be developed at similar project densities.
- Allow more residential options in commercial zones:
 - Increase allowed height in the CBD zone to encourage upper-story residential uses for vertical mixed-use projects.
 - Permit residential uses in the NC zone in vertical and horizontal mixed-use configurations.
- Provide clear and objective standards and review processes for residential development
 - Develop clear and objective review standards and procedures for residential projects, including approval criteria and development standards, and using Type I and II staff reviews.
 - Retain discretionary, Type III public hearings for complex projects.

- Comparison of clear and objective standards, like the three-point line in basketball, and discretionary standards, like gymnastics scoring, to emphasize need for a clear and objective set of standards for residential development.

After the presentation, Planning Commission and Advisory Committee were invited to comment. Points of discussion included:

- Parking standards should be reviewed particularly the upper end of the standards, which may be too high, to understand how they interact with density goals, but reductions to the minimum parking standards are likely not needed or desired.
- Desire to understand how the open space standards relate to public parks availability, to ensure there is access to enough open space but not limiting development at higher densities. Note opportunity to align with the City's parks master planning process currently underway.
- Question about how the public can stay engaged in land use reviews if they are Type II, and there is not the option for a public hearing, and concern that staff could make an error in Type II decisions. Suggestions that Type II decisions could be shared more broadly using the city website, distributing decisions to Planning Commission and City Council, and posting notice at proposed development sites.
- Observation that the Rogue Valley Long Range Transportation planning process is currently underway, and looking for opportunity to share any information about parts of town where higher densities are planned, to inform transit service plans to serve that level of development.
- Suggestion to review any survey information generated with the parks master planning process, if it's related to housing.
- Importance of maintaining two access points for new development given wildland fire risks and other potential emergency access needs, and need to plan for adequate street width that factors in on-street parking demand if off-street parking requirements are reduced.
- Additional comments submitted on behalf of the South Talent Neighborhood Association about implementing the two-access policy and the Transportation System Plan.

Elizabeth thanked the Planning Commission and Advisory Committee and noted that the feedback from the meeting and the public open house would be incorporated into the draft code materials that will be brought back for review at the June 4th meeting.