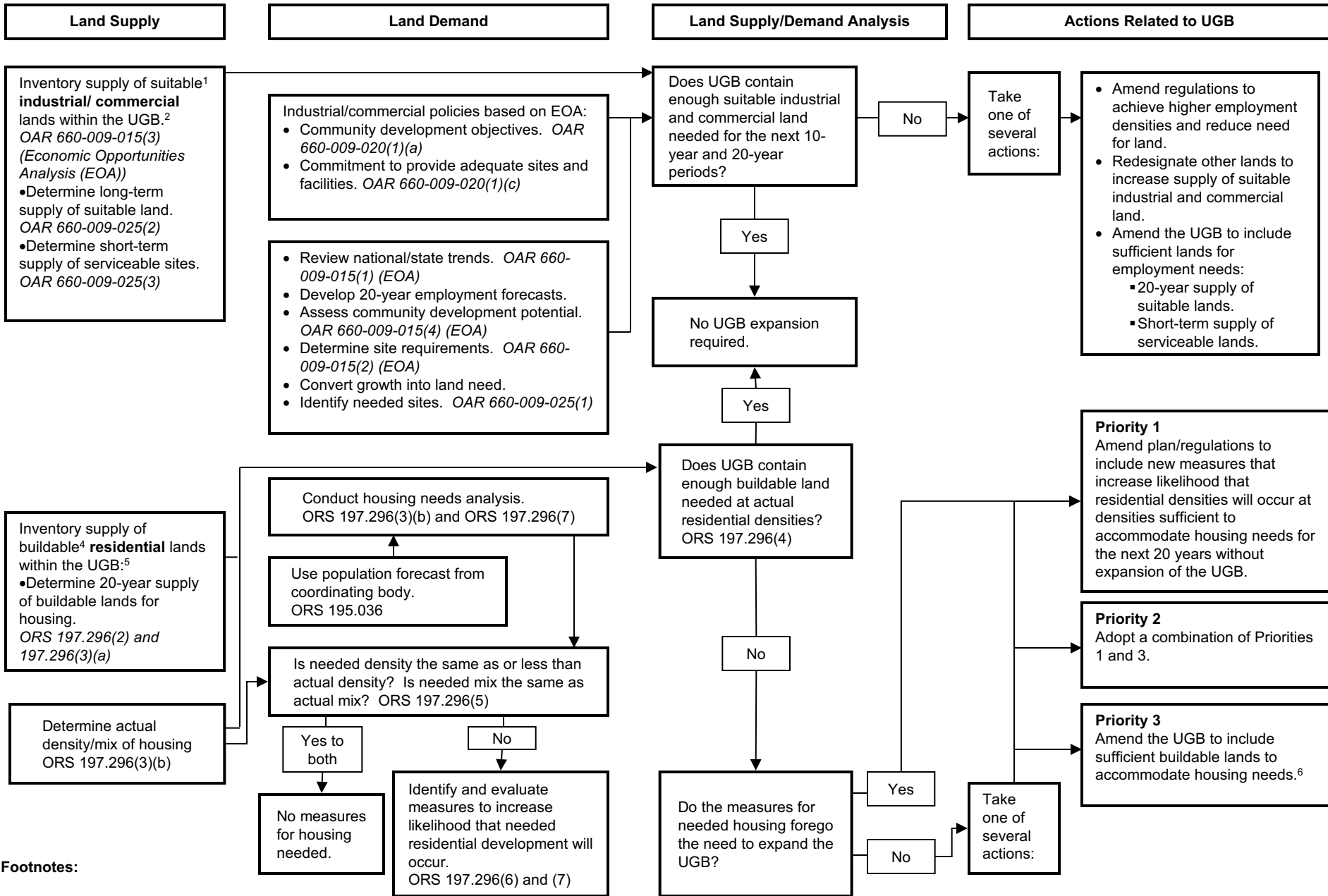


Talent Regional Plan Amendment and UGB Expansion Process

Tonight's Discussion

- Overview of the Regional Plan
- Findings of Recent Buildable Lands Studies
- Urban Growth Boundary Alternatives Analysis
- Regional Plan Amendment Process
- UGB Amendment Application



Footnotes:

1 A site is suitable for industrial or commercial use if the site provides for the site requirements of the proposed use or category of use now or within the planning period. OAR 660-009-0005(12)

2 The planning area for an EOA is defined as areas within the UGB. OAR 660-009-0005(7)

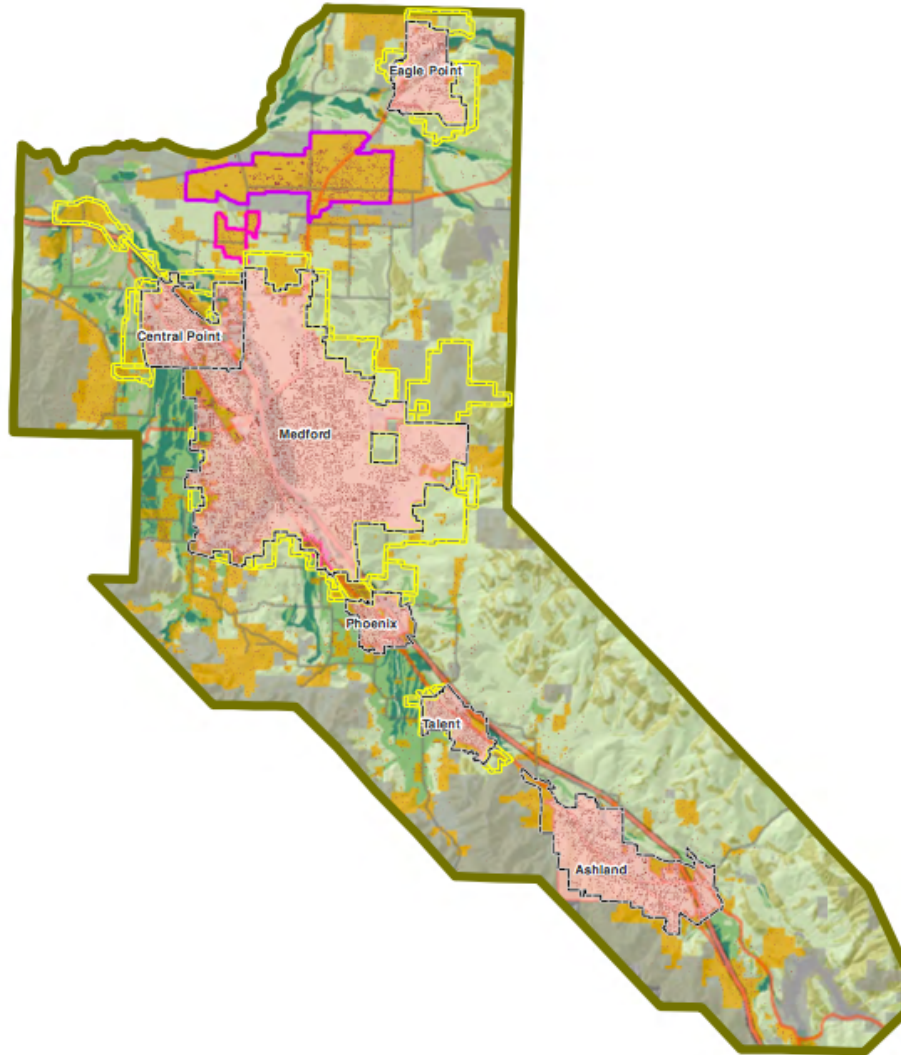
3 A site is serviceable if it has public facilities at the site now or they can be extended within one year and they have adequate capacity now or within one year. OAR 660-009-0005(10)

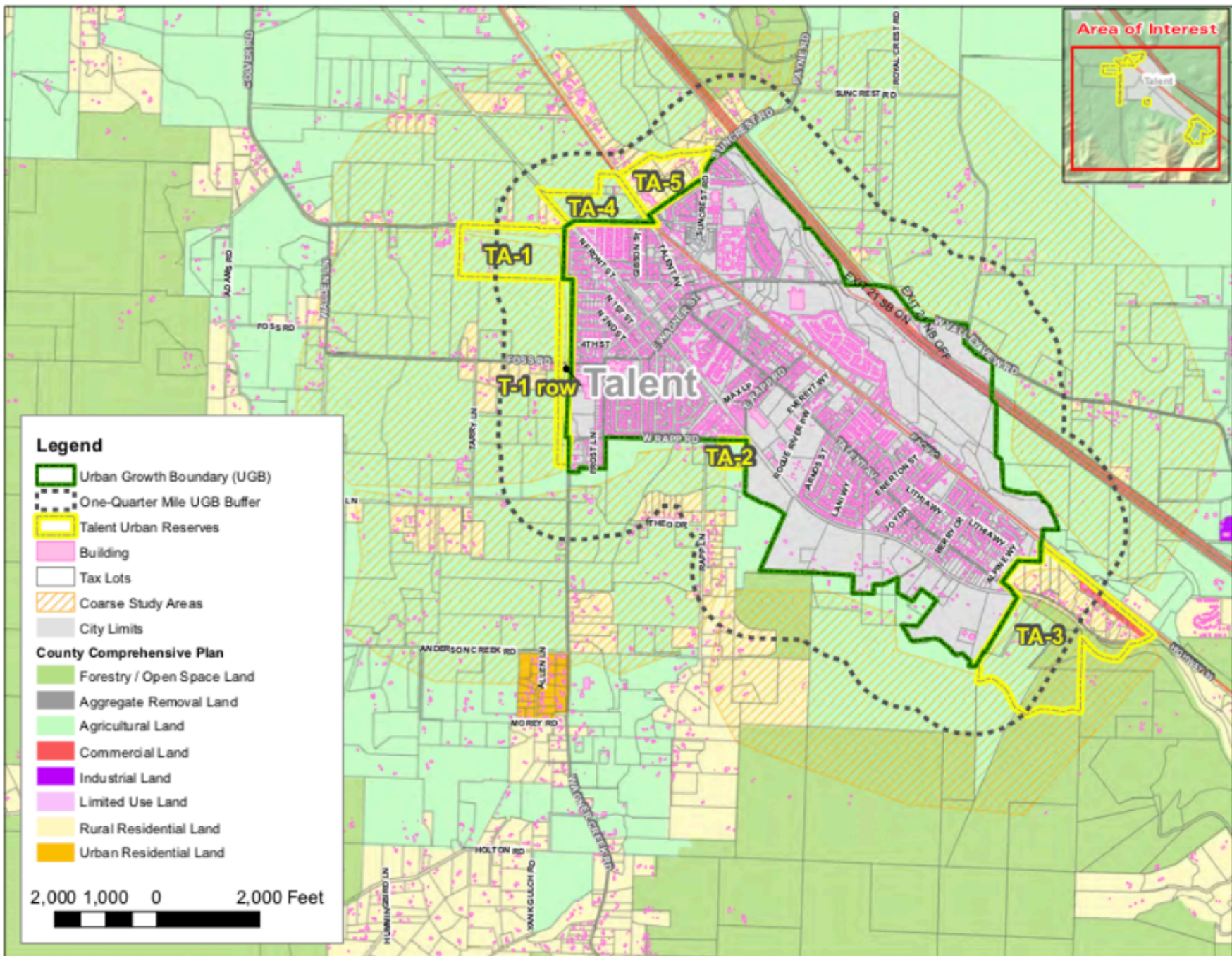
4 Buildable lands means vacant and redevelop-able lands in urban and urbanizable areas that are suitable, available and necessary for residential uses. ORS 197.296(4)

5 Goal 14 requires UGB amendments to be adopted by both City and County. OAR 660-015-0000(14)

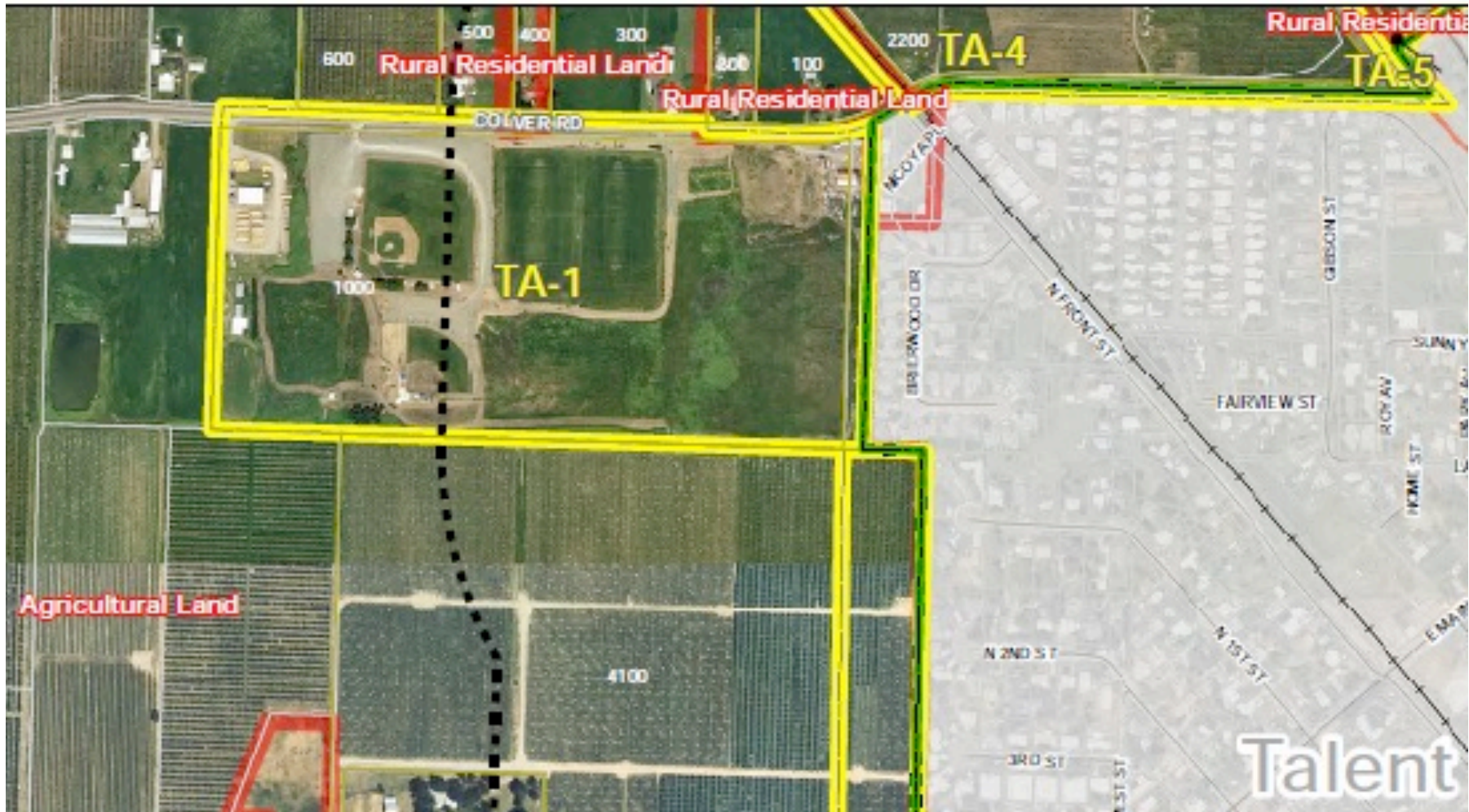
Overview of the Regional Plan

What is the Regional Plan?





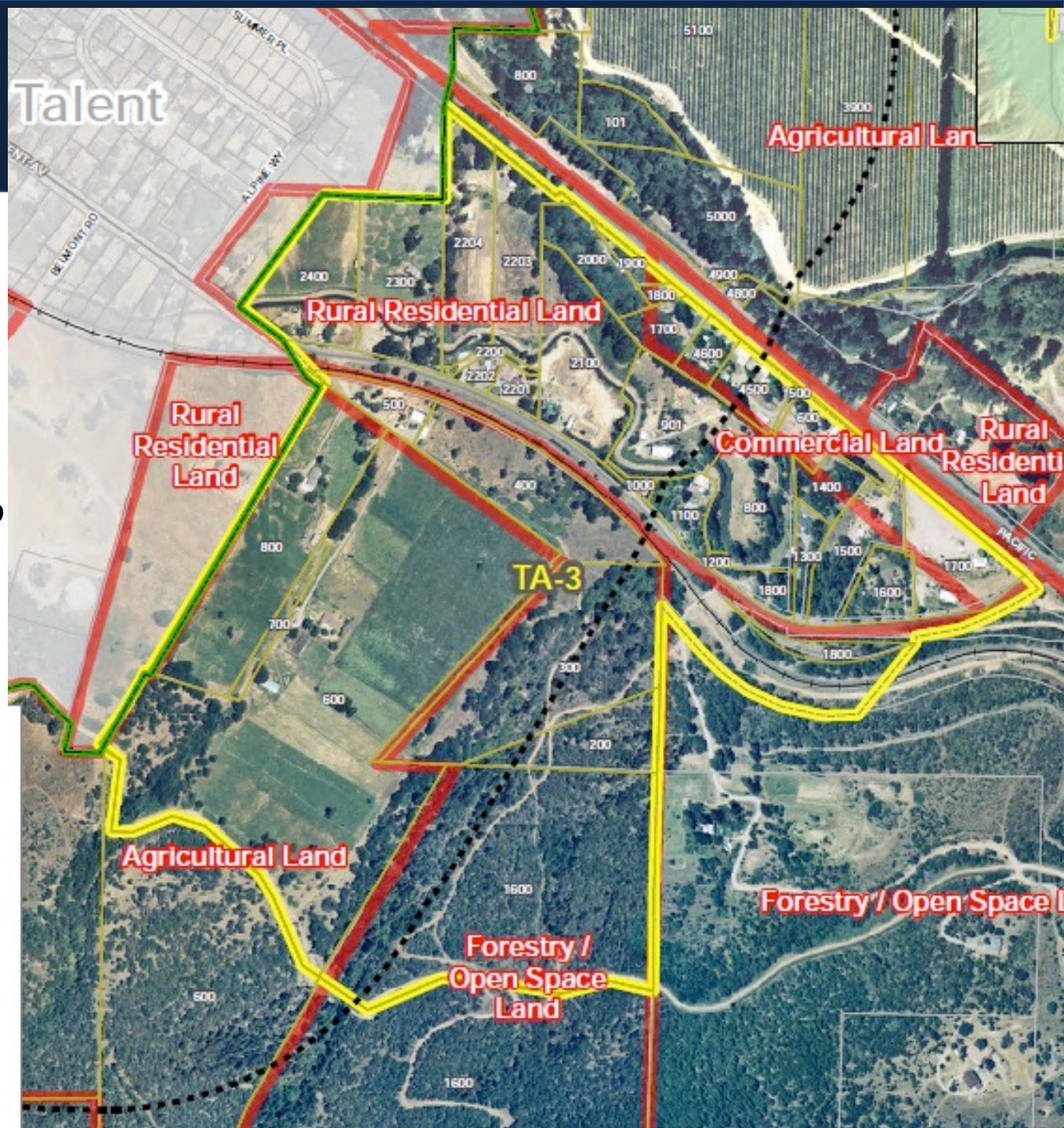
TA-1: School Site



TA-2: Residential and Open Space



TA-3:
Residential,
Commercial,
Public



TA-4: Industrial, Commercial, Public



TA-5: Residential, Commercial, Industrial, Public



Proposed Amendments to the Plan

- Amend the Plan to change the uses in TA-4 and TA-5 predominantly residential uses?
 - Should there be commercial uses allowed in these areas?
 - The next section of the presentation: Talent has no need for additional commercial land in the next 20 years.

Findings of Recent Buildable Lands Studies

Buildable Lands Studies

Economic Opportunities Analysis (EOA)

- Inventory of vacant buildable commercial and industrial land
- Forecast of employment growth and land needs for 2016-2036
- Types of new businesses and the characteristics of land they will need

Housing Needs Analysis (HNA)

- Inventory of vacant buildable residential land
- Forecast of population and housing growth and land needs for 2017-2037
- Types of housing needed to meet need for housing affordable to households at all income levels

Key Findings: EOA

- Talent has a surplus of employment land
 - Industrial: 1.5 acres (down from 6 acres)
 - Commercial: 45 acres
- Focus commercial growth to encourage development of commercial districts
- Encourage redevelopment on key sites, such as the Gateway site
- Consider opportunities for housing development on commercial lands

Key Findings: HNA

- Talent is forecast to grow by:
 - 2,716 people
 - 1,272 new dwelling units
- Changes in demographics will result in changes in types of housing needed
- Existing and future need for affordable housing
(discussed in more detail shortly)

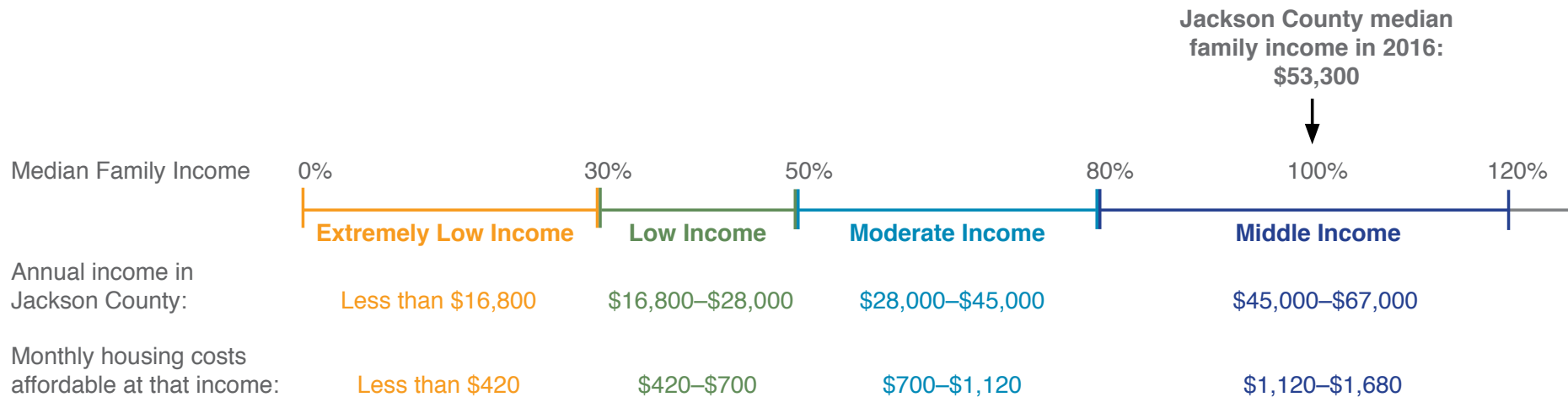
Key Findings: HNA

Needed housing: More diverse types of housing

Needed new dwelling units (2017-2037)	1,272
Dwelling units by structure type	
<i>Single-family detached</i>	
<i>Percent single-family detached DU</i>	65%
<i>equals Total new single-family detached DU</i>	826
<i>Single-family attached</i>	
<i>Percent single-family attached DU</i>	10%
<i>equals Total new single-family attached DU</i>	127
<i>Multifamily</i>	
<i>Percent multifamily detached DU</i>	25%
<i>equals Total new multifamily DU</i>	318
Total new dwelling units (2017-2037)	1,272

On average, Talent will need development of 64 new units per year

HNA: What is affordable housing?



	Government-Subsidized Affordable		Middle-Income Affordable		
% of Ja. Co. MFI	<30%	30%-50%	50%-80%	80%-120%	>120%
Annual Income	<\$16,770	\$16,770-\$27,950	\$27,950-\$44,720	\$44,720-\$67,080	>\$67,080
2015 Monthly <u>Affordable</u> Housing Cost	<\$419	\$419-\$699	\$699-\$1,118	\$1,118-\$1,677	>\$1,677
Percent of Talent's Households	27%	15%	20%	18%	20%
New Households 2017-2037	343	191	254	229	254
Attainable Owner Housing Types	None	Mfg. in parks	Townhome Duplex Mfg on lot	Townhome Single-family house	All housing types
Attainable Renter Housing Types	Subsidized Apartment	Apartment Mfg. in parks Duplex	Apartment Townhome Single-family house	Most Single-family houses	All housing types

HNA: What types of housing?

Think of the Missing Middle Housing Types



Source: Opticos Design

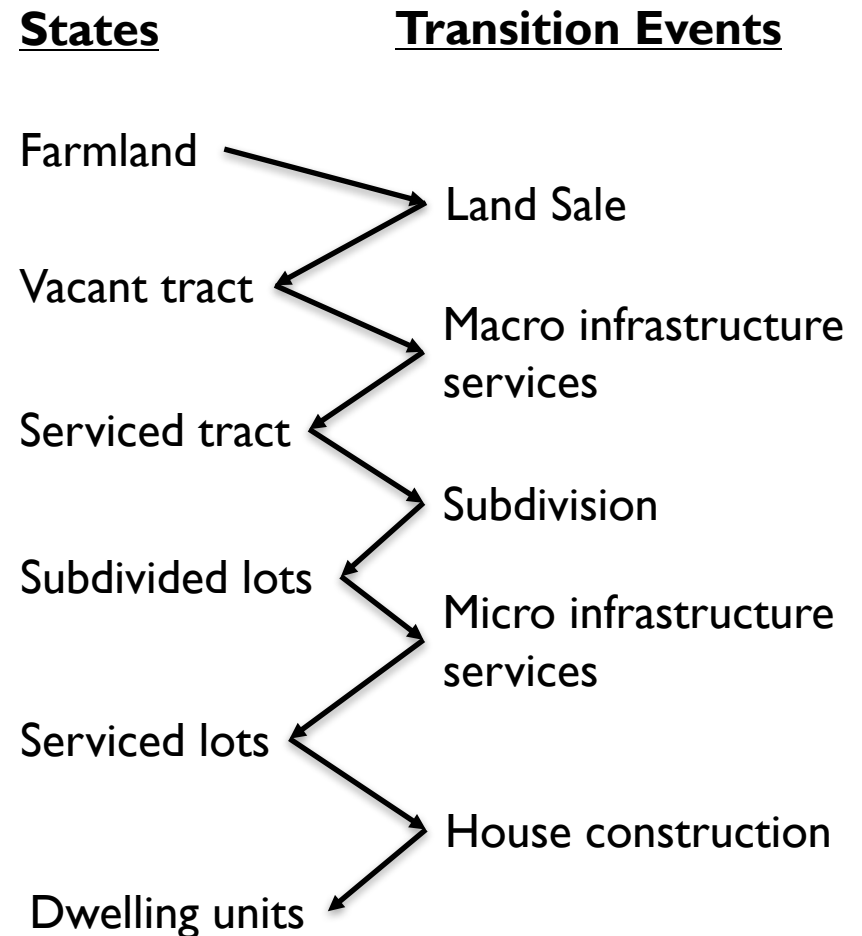
HNA: What types of housing?



HNA Conclusion: Talent does not have sufficient land to accommodate housing growth

What comes next, outside of the UGB/RPS process?

- Land must progress through several states to become development ready
- Subject site is in the “vacant tract” state



Urban Growth Boundary Alternatives Analysis

Goal 14 defines the process for UGB expansion

“Establishment and change of urban growth boundaries shall be a cooperative process among cities, counties and, where applicable, regional governments. An urban growth boundary and amendments to the boundary shall be adopted by all cities within the boundary and by the county or counties within which the boundary is located, consistent with intergovernmental agreements...”

Steps in the UGB Expansion Alternatives Analysis

- Establish need for land (done in the HNA)
- Evaluate opportunities to increase land use efficiency within the existing UGB
 - Refine land needed in a UGB expansion
- Establish a UGB expansion study area
- Identify land for expansion, based on the priority system
- Goal 14 Locational Factors

Land Need

- Goal 14 Need Factor 1: Demonstrated need to accommodate long range urban population growth, consistent with a 20-year population forecast coordinated with affected local governments.
- Goal 14 Need Factor 2: Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space.

Land Use Efficiency Measures

Many of which help with development of affordable housing

- Medium Density Plan Designation
- Re-zone land from lower to higher density
- Decrease minimum lot sizes
- Adopt minimum density standards in medium and high density zones
- Allow accessory dwellings
- Allow a wider range of housing types
- Support multifamily development in commercial areas
- Partnerships to support affordable housing development
- Reduce parking standards to lower development costs
- Use tax abatement program for multifamily housing
- Reduce SDCs for smaller units
- Adopt a construction excise tax
- Implement inclusionary zoning
- Develop funding source(s) to support government-subsidized affordable housing development

UGB Expansion Study Area

- The study area will include:
 - Lands in urban reserves
 - Lands within 1/2 mile of the existing UGB
 - Exception areas contiguous to an exception area within one mile of the existing UGB
 - At least twice the amount of land needed to address the land deficit

Priorities for Expansion

- First priority
 - Urban reserves
 - Exception area
 - Nonresource land
- Second priority: Marginal land
- Third priority: Non-high value forest or farm land
- Fourth priority: High value forest or farm land

Goal 14 Locational Factors

- When selecting among several areas with equal priority, consider the locational factors
 - Efficient accommodation of identified land needs;
 - Orderly and economic provision of public facilities and services;
 - Comparative environmental, energy, economic and social consequences; and
 - Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

UGB Amendment Application

Summary of the Process for Amending Talent's UGB

UGB Expansion Process

- Evaluate Land Use Efficiency Measures
- UGB Expansion Alternatives Analysis
- Proposal for UGB Expansion

Regional Plan Process

- Amend the Regional Plan for uses in TA-4 and TA-5
- Urban reserves ready for UGB expansion

Community Development Fiscal Year Work Plan

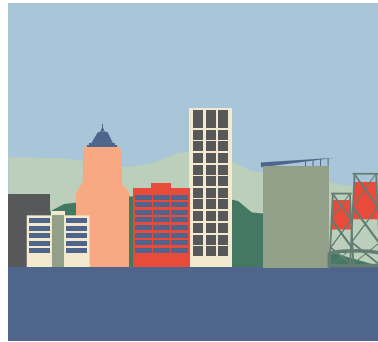
Task	Q3 2017			Q4 2017			Q1 2018			Q2 2018			Q3 2018			Q4 2018			Q1 2019			Q2 2019		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Update Building Inspection F	Update Building Inspection Program																							
Formalize RVSS Building Re	Formalize RVSS Building Reivew Process/Agreement																							
Adopt new IGA for Building I	Adopt new IGA for Building Inspection Services for Jackson County																							
Update Building Code Admir	Update Building Code Administration Ordinance																							
Adopt Temporary Certificate	Adopt Temporary Certificate of Occupancy Policy & Fee																							
Create and Implement a Buil	Create and Implement a Building Department Customer Survey																							
Develop New Parking Stand:	Develop New Parking Standards for Downtown Business District																							
Development of Multi-Use Pi	Development of Multi-Use Path Plan																							
Adopt Vacation of ROW polik	Adopt Vacation of ROW policy & Develop Vacated ROW Map																							
Update ROW Repair Ordinal	Update ROW Repair Ordinance																							
Update Transportation SDC	Update Transportation SDC Methodology																							
Marijuana Ordinance Survey	Marijuana Ordinance Survey																							
Develop Dark Sky Ordinance	Develop Dark Sky Ordinance																							
Update Online Forms - Fillat	Update Online Forms - Ffillable PDF																							
Tree City USA Certification	Tree City USA Certification																							
SDC Rate Adjustment	SDC Rate Adjustment																							
Scan Archive Documents	Scan Archive Documents																							
Update Stormwater Masterpl	Update Stormwater Masterplan																							
CRS Re-certification	CRS Re-certification																							
Creation/Installation SW Ed :	Creation/Installation SW Ed Signage																							
TMDL/MS4 Permit Tracking	TMDL/MS4 Permit Tracking																							
Develop Adopt-a-Stream	Develop Adopt-a-Stream																							
Map Stormwater Facilities	Map Stormwater Facilities																							
Develop Downtown BD Bour	Develop Downtown BD Boundary/Regulations																							
UGB Amendment (TA4/TA5)	UGB Amendment (TA4/TA5)																							
UGB Alternatives Analysis	UGB Alternatives Analysis																							
Regional Plan Amendment	Regional Plan Amendment																							
Regional Housing Study	Regional Housing Study																							
Comp Plan Update: Land Us	Comp Plan Update: Land Use Designations																							
Comp Plan Update: Energy I	Comp Plan Update: Energy Element																							
Comp Plan Update: Citizen I	Comp Plan Update: Citizen Involvement																							
Comp Plan Map Update: PLI	Comp Plan Map Update: PLF Zone																							
Zoning Code Amendment: S	Zoning Code Amendment: Sign, SPR, PLF																							
Zoning Code Amendment: S	Zoning Code Amendment: STR, ADU, Design Standards																							
Download All City Plats	Download All City Plats																							
OR 99 Masterplan	OR 99 Masterplan																							
Economic Development Con	Economic Development Commission/Bylaws																							
Design/Engineering W. Valle	Design/Engineering W. Valley View																							

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