



Talent Code Update Comments & Questionnaire

GOAL: *Increase housing choices in Talent by supporting development of more housing units, more variety of housing types, and more affordable housing options. Support housing development that is efficient, sustainable, and consistent with values of the Talent community.*

Please indicate your level of support for the seven policy components below.

	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
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7: Provide non-discretionary review options for many types of residential development. Require public hearings only for more complicated developments subject to discretionary standards. <i>see comment</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What comments, concerns or refinements do you see around any or all of the seven policy components?

I would not want to see a narrowing of residential streets. I consider them unsafe in emergency situations where mass exodus is needed to escape fire, for example. Also emergency vehicles need easy access. There should be more than one way in and out of each neighborhood.

Additional thoughts, questions, and comments:

Public Hearings are essential! Citizens need this opportunity to learn more details about how a new development could impact their property values and quality of life values.



Thank you for your comments and participation! If you have any additional comments or suggestions, or you would like to learn more, please contact

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Non-discretionary review seems intrinsically at odds with Talent's goals of public participation

Additional thoughts, questions, and comments:

It cannot be overstressed that recent legal/quasi-legal decisions regarding Comprehensive Plan must be considered. Refer specifically to the Hearing Office decision regarding the ELD application for 201 Belmont.

Safety must be considered. Recent regional events show the critical nature of emergency access, both ingress & egress. Code should reflect a strong preference for 2 or more access routes. Single access, if permitted, should be subject to strict conditions



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Please do not reduce safety requirements in your attempt to increase housing. Specifically you should retain the 2-access requirement for developments along with road widths broad enough to accommodate both street parking & emergency vehicle maneuverability.

Additional thoughts, questions, and comments:

If you attempt inclusionary housing - rentals or owned - make sure they are not temporary - that they are permanently deed-restricted to retain affordability. Otherwise it's going to flip to market rate in short order.



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I'm okay w/ 2-story but not 3.

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What comments, concerns or refinements do you see around any or all of the seven policy components?

Parking is a problem that may get smaller as more autonomous vehicles are used.
Can you come up with a more flexible parking requirement using neighborhood lots or on street parking to supplement requirement for ~~individual~~ individual residences

Additional thoughts, questions, and comments:



Thank you for your comments and participation! If you have any additional comments or suggestions, or you would like to learn more, please contact

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Community Development Director
Email: zmoody@cityoftalent.org
Phone: 541-535-7401



Talent Code Update Comments & Questionnaire

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2: Modestly reduce minimum lot sizes, specific to the typical development patterns of each residential type, for more efficient use of land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<i>However, dense development in some areas that are R-7 is not appropriate. i.e.: South Talent!</i>					
2: Modestly reduce minimum lot sizes, specific to the typical development patterns of each residential type, for more efficient use of land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<i>Depends - Need public hearings!</i>					
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<i>depends. this is an arbitrary term.</i>					

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Let us please have a LARGE zoning map in City Hall lobby as we move through the public process, and for use at various meetings

Additional thoughts, questions, and comments:

Glad to see pretty good attendance & public engagement!



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with Design Review

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Mixed styles, income restraints, etc., may not make for good neighbors/neighborhoods. What are the limits of these kinds of developments; benefits?

Additional thoughts, questions, and comments:

PARKING! Currently commercial has been allowed development without dedicated parking. Some (Pump house) was permitted to build without parking (actually replaced the spots they had with customer seating). Also this "historic" location has been swallowed up by a circus tent. How are these decisions being made?



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