

CAC Meeting Minutes

Tuesday, July 27, 2021

2:30 p.m.

New City Hall: Second Floor Assembly Room
206 N. 5th Street

Call to Order: 2:30 pm
Review of Agenda/Roll Call

Members Present: Don Reordan, Michael Thornton, Vice Chair Dianne Helmer, and Chair Bev Smith

Absent: CCI Liaison Tom Pratum, Beth Lindsay, City Planner Zac Thompson, and RVCOG Principal Planner, Ryan Nolan

Staff Present: Planning Director, Ian Foster, and Planning Technician, Diane Oliver

Minutes: Minutes of July 13, 2021 stand as submitted

General Public Comment: None

Continued discussion: Article 2 of the Draft Development Code: Zoning Regulations (Zoning District Regulations)

Planning Director Foster started by presenting the CAC with work that he has done to rearrange the order in Chapter 2.3- Special Use Standards so that we're not jumping around. It makes sense and is clearer and objective to the reader

The CAC discussed the following-

Manufactured Home Parks 2.3.100

Multi-Family Development 2.3.080

Density Standards for these Manufactured Parks in the MF Zone will be 5000 sq ft for 2 family units with 2,400 sq ft for each additional unit which is consistent with the current standard/code

At what point will the number of manufactured homes become a park on one lot, and what will that process and design guidelines look like

Common, open, and landscaping requirements

Accessory Dwelling Units 2.3.050

Lot coverage, square footage of the accessory unit allowance. We need to look at adding a definition to define the difference between an ADU and a Guesthouse

Lot size

Building Design

Building Height

Parking requirements

Occupancy

Screening and Buffering


Clustered Housing 2.3.120 this type of use is desirable and can be accomplished possibly through a PUD application

Density standards for Cluster housing, a discussion took place about the possibility of allowing this type of use in SFR zones. A developer is building this type of development in East Medford right now.

Other Business: Ian will be out of the office for the next meeting on August 10, so we will reach out to Ryan Nolan to cover for Ian

August 10, 2021 at 2:30 PM The Upstairs of the Courthouse/Zoom

Adjourn: 4:00 pm


Beverly Smith, CAC Chair


Diane Oliver, Planning/Building Technician

Date of Approval: Aug. 10, 2021