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Planning Commission Meeting
Work Session
Council Chambers & Zoom

December 1, 2021
6:00 PM

This is a work session for the Planning Commission. The Commission will not make any decisions.

Commissioners in attendance:

Chair Joel Hessel
Commissioner Melissa Irvine
Commissioner Mary Kendall
Commissioner Michael Baker
Commissioner Joe Krenowicz

Staff in attendance:

Community Development Director Nick Snead

I. Call meeting to order

Chair Hessel called the meeting to order at 6:00pm

II. Presentation from consultants about missing middle housing

Chair Hessel asked the consultant team to start their presentation. Nick Snead, Community Development Coordinator, explained this is a public meeting but the Commission will not make any decisions at this meeting.

Consultant Jim Henke presented from David Evans and Associates introduced Marcy McInnelly from Urbsworks and Laura Buhl from DLCD.

Laura Buhl discussed that DLCD is funding this program and this program links land use and transportation choices. The program falls under code assistance which helps use land more efficiently and encourages mixed uses to allow people to have a choice in how to get there.

Mr. Henke discussed Madras is working on code amendments for parking and housing. This meeting focuses on housing and he summarized what the consultants have heard so far. We need to clarify what we want as well as what we do not want. The Twin Creeks development in Central Point was shown as an example of this type of development.

Walkability is important-can you get to a variety of businesses without getting into a car? Continuous sidewalks, level walking surfaces and narrower streets and slow speeds promote walkability. Driveways need to be long enough to accommodate a vehicle.

A recommendation is for triplexes be allowed on lots smaller than 7000sf, minimum lot size to match Madras' most prevalent lot size, additional development standards to limit size and shape of middle housing.

Commissioner Krenowicz asked about step back levels on side yards and the answer was the maximum height allowed would be set back from the side lot lines or tiered back from the side yard. Mr. Snead said this could solve the problem of two tall homes being directly to each other.

Ms. McInnelly discussed the four types of code concepts being considered including increasing the range of permitted home types, permit higher density in the commercial zones, right size parking requirements and design strategies for residential development in different context areas. Ms. Buhl mentioned that smaller lots would not allow multiple full size large houses as there is not enough space. If there are three units on a small lot, likely the units would be small.

Ms. McInnelly talked about increased density in the C-2 and C-3 zones to encourage a lively downtown area and right sizing parking to encourage middle housing. Requirements for a garage for single family residences and requirements for apartments don't really address the middle ground for middle housing.

She went over recommended parking reductions as no proposed change to parking requirements for single dwellings, reducing townhouse standards to one space per unit and remove communal spaces for every three units and reduce multi-family requirements from one to no minimum.

Mr. Snead asked about reducing multi-dwelling requirement and Ms. McInnelly clarified this would apply to C-2 and C-3 zones. Mr. Snead said it would be difficult to support that in other areas of Madras.

Commissioner Krenowicz expressed concern about proposed parking ideas may not accommodate very large vehicles. Mr. Snead said some people renting or purchasing middle housing might not have such large vehicles due to expense.

Commissioner Krenowicz expressed concern about a 24 square foot minimum storage area. Ms. McInnelly said many in mid-market may not have large amounts of goods to store. Mr. Snead said the 24 square foot minimum is just that, more storage or a garage could be built. The more you build on a lot, the less space you have to store things outside.

III. Discussion of missing middle housing

Ms. McInnelly asked about sight planes and limiting total site coverage and if more pictures would be helpful.

Commissioner Irvine said these would be helpful. She also mentioned that additional design requirements could drive up cost, defeating the purpose of creating these new ordinances. Commissioner Krenowicz also wants more image examples, particularly from Central Oregon and to better define what different middle housing types are.

Commissioner Kendall recommended less use of technical jargon so people get a better understanding of what the City and Commission is doing.

Commissioner Irvine wanted to make it clear what parts of code is being changed.

Ms. McInnelly led a discussion of block standards, a highlight being constructing alleys in greenfield development with many or all housing units having garages/driveways accessed from the alley. Also a discussion of pocket parking on new streets with limited parking. Commissioner Krenowicz said he has been an advocate of this on J Street.

Mr. Snead brought up access on major collectors with homes being accessed via alleys or private streets, especially for landscaping that an adjacent homeowner needs to maintain this. This has not happened along J Street so a parking pocket where a homeowner has access from yard to landscaped strip can be easily maintained by the homeowner. When a fence is built between a yard and a landscape strip, adjacent owners do not maintain this.

Commissioner Irvine discussed missing middle video showed how cottage clusters could encourage multi-generational location in the same area and also be walkable. Mr. Snead mentioned there may be a separate parking standard for senior housing development.

Ms. McInnelly showed slides of how multiple lots could be developed with cottage clusters and how parking would work along with a two-story triplex as well as photos of developed properties in other towns. She also went over live-work ideas in relation to the potential building envelope based on setback requirements.

Commissioner Irvine asked about infill and fitting in with the character of what is there already and not disrupting character. Commissioner Kendall also discussed character of a neighborhood. Commissioner Irvine clarified she was more concerned about scale rather than style. Ms. McInnelly said that some architectural types or styles may not be allowed in Madras based on height restrictions.

Mr. Henke went over the timeline of reviewing and adopting code amendments.

IV. Adjourn work session

The meeting was adjourned at 7:55pm.

Joel Hessel
Chair, Planning Commission

Date

Nicholas Snead
Community Development Director

Date