

Planning & Zoning Board
City of Medford
Public Hearing for Proposed Ordinance Amending Regulations of the
Multi-Family Residential District (R-2)
Medford City Code Section 4.26
May 13, 2019 – 7:00 PM

Chairman Quiring opened the hearing at 7:00 PM.

Members present: Brandvold, Luebbe, Barbeau

Members absent: Rosenbaum

Others Attending: Administrator Welti, Chad Langeslag, Chad Merritt

Introduction:

The purpose of this public hearing is for the citizens of Medford to address any questions or concerns regarding the proposed ordinance amending regulations of the Multi-Family Residential District (R-2) Medford City Code Section 4.26.

Chairman Quiring explained the formal procedure and that everyone will be given the opportunity to participate and ask questions.

Staff presentation-Andy Welti presented a memo regarding the proposed ordinance amending the regulations of the Multi-Family Residential District (R-2), Medford City Code Section 4.26. The following is a summary:

Upon reviewing Medford City Code, R-2 ordinance (multi-family housing), the code does not appear to be applicable to apartments, condominiums, or townhouses containing more than two dwellings. Current City Code only allows one accessory building up to 1,000 sq. feet (garage) to be built upon a parcel. Current code requires 3 parking spaces per unit. In a survey of area communities of similar size, no other City requires more than 2 parking spaces per unit. In addition, the majority of code as written only applies to parcels upon which a single family detached dwelling or duplex is built.

At the April Council meeting, Council requested that Planning & Zoning review and consider amending the multi-family residential district (R-2) ordinance.

The proposed amendment would:

1. Define Subd. 4 to address principal structures that have no more than two separate dwellings (duplex or townhouse) and Subd. 5 to address multi-family (three or more dwellings).
2. Write accessory use regulations into Subd. 4 and Subd. 5.
3. Include setback regulations in Subd. 5 rather than be referred to a different section (C-1).

4. Provide Subd. 5 regulations for detached garages for multi-family condominiums and apartments and townhomes.
5. Decrease Subd. 5 required parking spaces per dwelling from 3 to 2.
6. Increase maximum height of any building in Subd. 5 from 35 feet to 40 feet.
7. Increase maximum height of garage in Subd. 5 from 16 feet to 20 feet.

Applicant's presentation-none

Statements from the public- none

Concluding the public hearing-Chairman Quiring asked for a motion to conclude the public hearing.

Motion by Barbeau, seconded by Luebbe to close the public hearing. Motion carried.

Action-Recommendations made to City Council.

Planning and Zoning members asked a question about current setbacks, and the reason for increasing the height regulations of the principal building and garages in Subd. 5. Administrator Welti stated the height requirements were written for duplexes, townhomes, or single family attached structures; apartments may contain more levels or units. Garages may need to be built at a greater height to accommodate vehicles built for people with disabilities.

Motion by Barbeau, seconded by Luebbe to make a recommendation to the City Council to adopt the ordinance as presented in Ordinance 2019-03. All members voted aye. Motion Carried.

Motion by Luebbe, seconded by Brandvold to adjourn the public hearing at 7:14 pm. Motion carried.