

Appendix A. Residential Buildable Lands Inventory

The general structure of the buildable land (supply) analysis is based on the DLCD HB 2709 workbook “*Planning for Residential Growth – A Workbook for Oregon’s Urban Areas*,” which specifically addresses residential lands. The buildable lands inventory uses methods and definitions that are consistent with OAR 660-009 and OAR 660-024. City staff used 2016 data for this report. The following provides an overview of the buildable land inventory methodology and results.

OVERVIEW OF THE METHODOLOGY

The buildable lands analysis was completed through several sequential steps. First, the analysis established the residential land base (parcels or portion of parcels with appropriate zoning), classified parcels by buildable status, identified/deducted environmental constraints, and lastly summarized total buildable area by plan designation.

Data used for the analysis was provided by the Jackson County GIS Department. Specific data used included city/urban growth boundaries, tax lots, zoning, National Wetland Inventory wetlands, and a digital elevation model (to calculate slopes). The tax lot data was current as of June 2016.

DEFINITIONS

A key step in the buildable lands analysis is to classify each tax lot into a set of mutually exclusive categories based on development status. For the purpose of this study, all residential tax lots in the UGB are classified into one of the following categories:

- **Vacant land.** Tax lots that have no structures or have buildings with very little improvement value. For the purpose of this inventory, residential lands with improvement values under \$10,000 are considered vacant.
- **Partially vacant land.** Partially vacant tax lots are those occupied by a use but which contain enough land to be further subdivided without need of rezoning. Residential parcels zoned RL and RM one-half acre or more were assumed to be partially-vacant. One-quarter acre (10,890 square feet) of the parcel area was subtracted to account for the existing dwelling and assuming that the remainder is buildable land.
- **Undevelopable land.** Vacant land that is under the minimum lot size for the underlying zoning district, land that has no access or potential access, land that is already committed to other uses by policy, or tax lots that are more than 90% constrained, or land used by a home-owners association.
- **Public land.** Lands in public or semi-public ownership are considered unavailable for residential development. This includes lands in Federal, State, County, or City ownership as well as lands owned by churches and other semi-public organizations, such as hospitals. Public lands were identified using the Talent County Assessment

data with a total assessed value of \$0 and aided by using the property owner name. This category only includes public lands that are located in residential plan designations.

- **Developed land.** Land that is developed at densities consistent with zoning and improvements that make it unlikely to redevelop during the analysis period. Lands not classified as vacant, partially-vacant, or undevelopable are considered developed.

Following the initial classification of parcels, city staff visually scanned the result based using aerial photos to look for anomalies.

DEVELOPMENT CONSTRAINTS

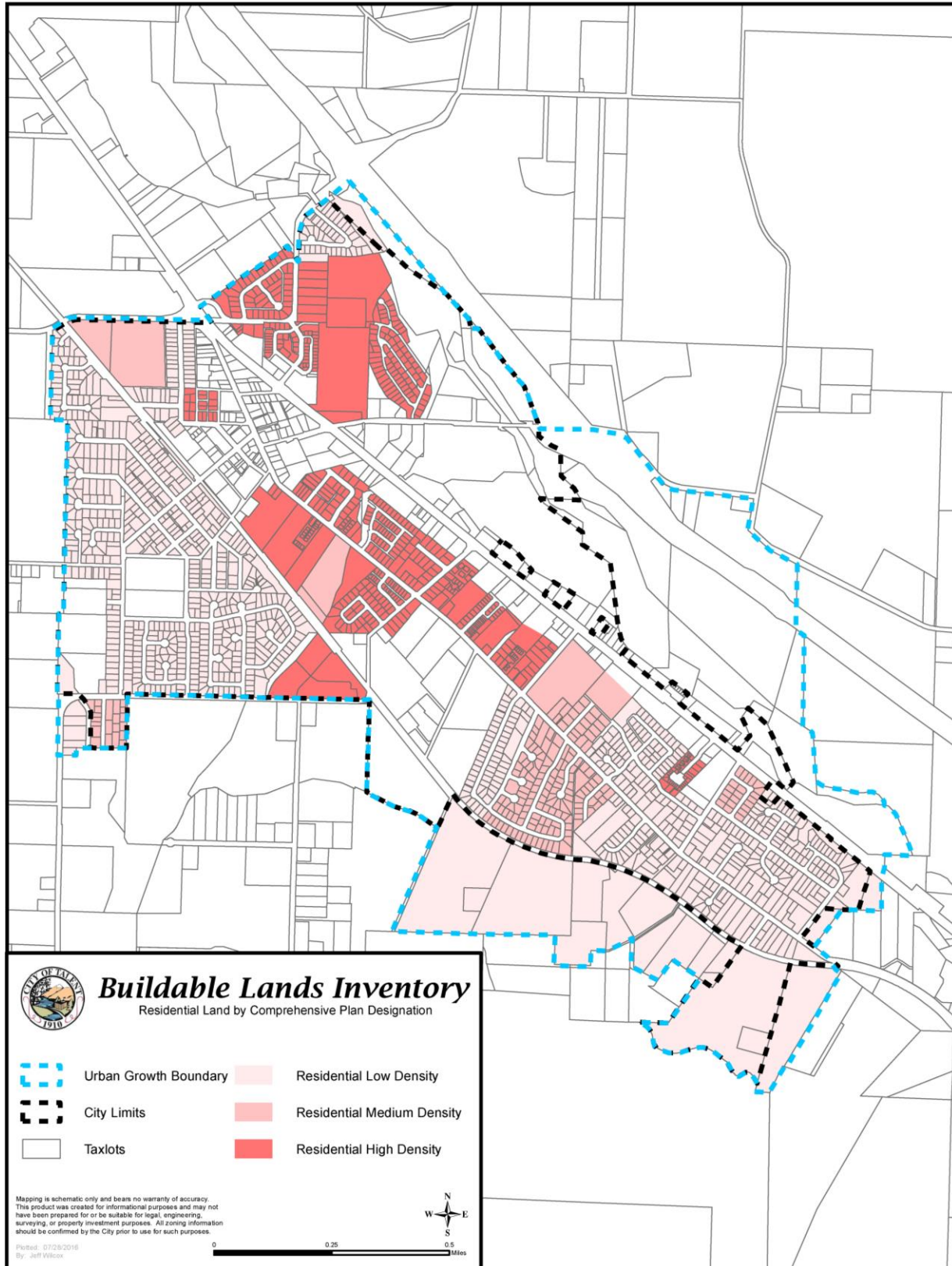
Consistent with state guidance on buildable lands inventories, ECO deducted portions of residential tax lots that fall within certain constraints from the buildable lands including wetlands and steep slopes. Categories used were consistent with OAR 660-008-0005(2):

- Lands within floodways. We used FEMA FIRM maps to identify lands in floodways. No parcels with residential Plan Designations fell within a floodway. As a result, no land was deducted for this constraint.
- Lands in regulated wetlands. We used Talent Local Wetlands Inventory data (1997) to identify wetlands.
- Land with slopes over 25%. Jackson County GIS calculated steep slopes using a digital elevation model file to identify areas with slopes over 25%, which is consistent with the Division 9 rule.

The inventory was completed primarily using Geographic Information Systems (GIS) mapping technology. The output of this analysis is a database of land inventory information, which is summarized in both tabular and map format. Although data for the inventory was gathered and evaluated at the parcel level, the inventory does not present a parcel - level analysis of lot availability and suitability. The results of the inventory have been aggregated by comprehensive plan designations, consistent with state planning requirements. As such, the inventory is considered to be accurate in the aggregate only and not at the parcel level. The Residential Buildable Land Inventory includes a review of the following residential comprehensive plan designations:

- Residential Low Density (RL)
- Residential Medium Density (RM)
- Residential High Density (RH)

Map A-1: Residential Comprehensive Plan Designations, Talent UGB, 2016



Source: City of Talent analysis of Jackson County GIS data

RESIDENTIAL BUILDABLE LAND INVENTORY RESULTS

Table A-1 shows residential land in Talent by classification (development status). The results show that Talent has 539 total acres in residential plan designations. By classification, about 61% of the land is developed, 26% is partially vacant, 9% is vacant, 4% is public and 1% is undevelopable. About 24% of residential land is in the residential high density designation (RH); 12% in residential medium density designations (RM) and 64% in residential low density designations (RL).

Table A-1. Residential Land by Classification, Talent UGB, 2016

Development Status	Plan Designation					Total	Percent of Total
	Inside Talent city limits			Outside of city limits, within urbanizing area			
	Residential Low Density (RL)	Residential Medium Density (RM)	Residential High Density (RH)	Residential Low Density (RL)			
Developed	163	59	104	1	327	61%	
Partially vacant	34	3	8	95	140	26%	
Vacant	33	3	9	1	46	9%	
Public	8	0	11	4	23	4%	
Undevelopable	2	1	0	0	3	1%	
Total	240	66	132	101	539	100%	
Percent of Total	45%	12%	24%	19%	100%		

Source: ECONorthwest analysis of City of Talent GIS data

Table A-2 shows land in all residential plan designations by development and constraint status. Talent has 539 acres in 1,792 tax lots in residential plan designations. About 64% of total residential land (346 acres) is built, 11% (61 acres) is constrained, and 22% (117 acres) is buildable.

Table A-2. Residential Land by Comprehensive Plan Designation

Plan Designation	Total			Constrained Acres	Buildable Acres
	Tax Lots	Acres	Built Acres		
RL-City Limits	993	240	175	27	38
RL-Urban Growth Boundary	26	101	5	25	71
RM	194	66	61	2	3
RH	579	132	107	7	18
Total	1792	539	348	61	130
Percent of Total		100%	65%	11%	24%

Source: City of Talent analysis of Jackson County GIS data

*Two taxlots along OR-99 fall under two different plan designations: residential and commercial. The portion of these lots that are designated residential has been included in this analysis.

Table A-3 shows buildable acres (e.g., acres in tax lots after constraints are deducted) for vacant and partially vacant land by plan designation. The results show that Talent has about 130 buildable residential acres. Of this, about 27% are in tax lots classified as vacant, and 73% are in tax lots classified as partially vacant. Just over half of all buildable residential land (69 acres) is in the residential low density plan designation and currently outside city limits. Thirty-three

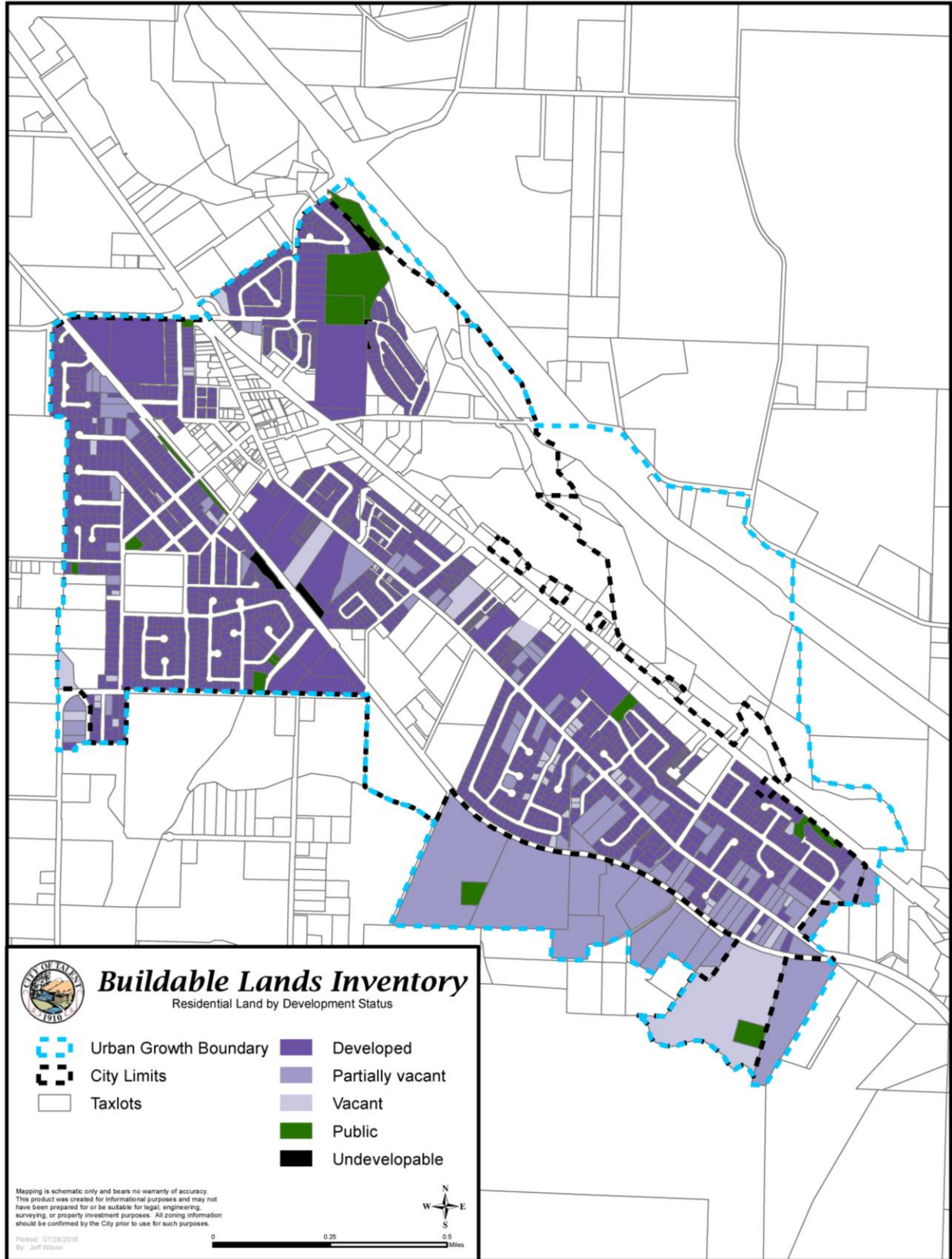
percent of the remaining buildable land is within the residential low density plan designation within city limits. Residential medium and high density land is sparse, together comprising only 14% of total remaining buildable lands.

Table A-3. Buildable acres in vacant and partially vacant tax lots by plan designation, Talent UGB, 2016

Development Status	Plan Designation				Percent of	
	RL-CL	RM	RH	RL-UGB	Total	Total
Partially vacant	21	2	4	68	95	73%
Vacant	22	3	9	1	35	27%
Total	43	5	13	69	130	100%
Percent of Total	33%	4%	10%	53%	100%	

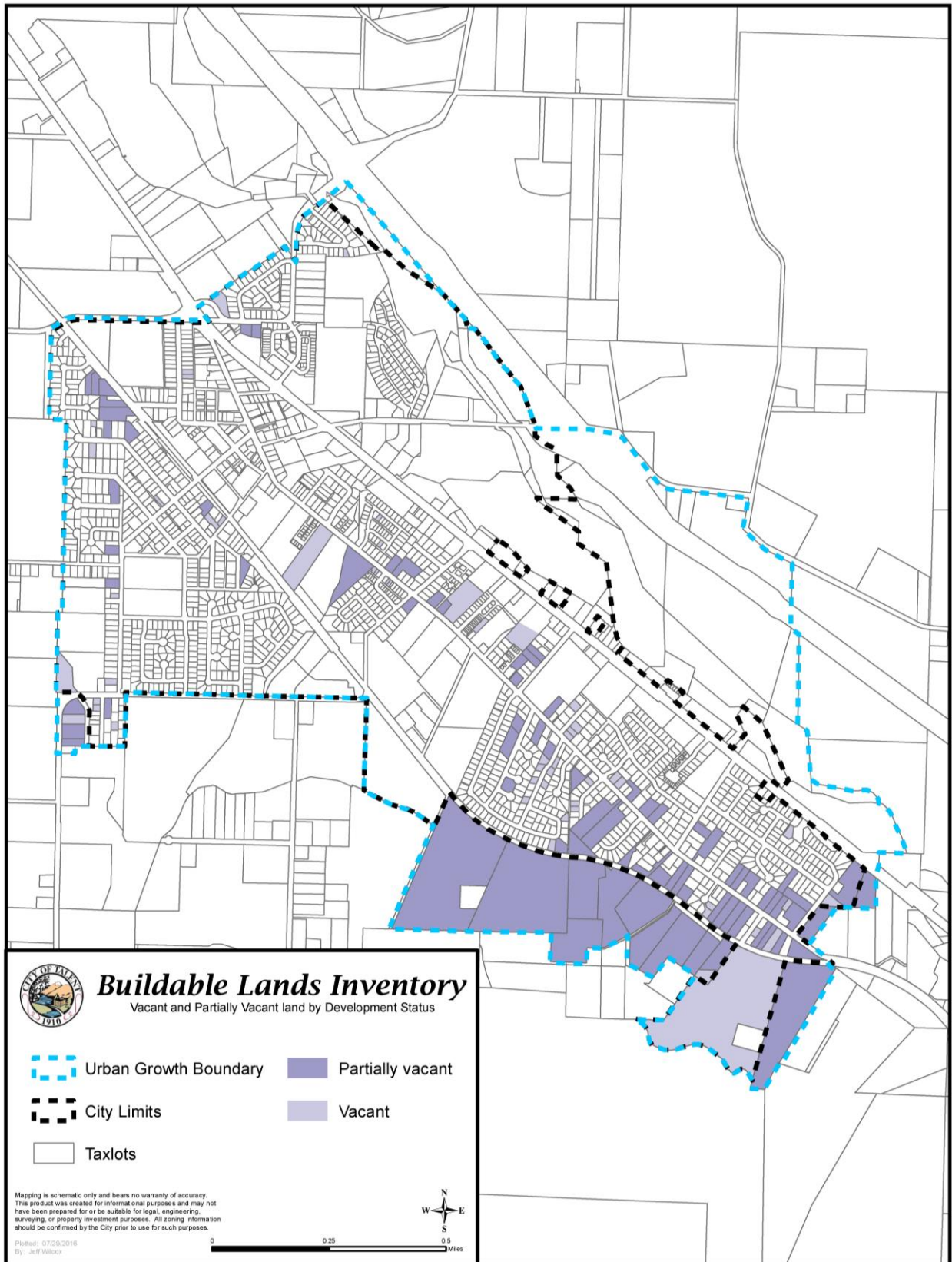
Source: City of Talent analysis of Jackson County GIS data

Map A-2: Residential land by development status



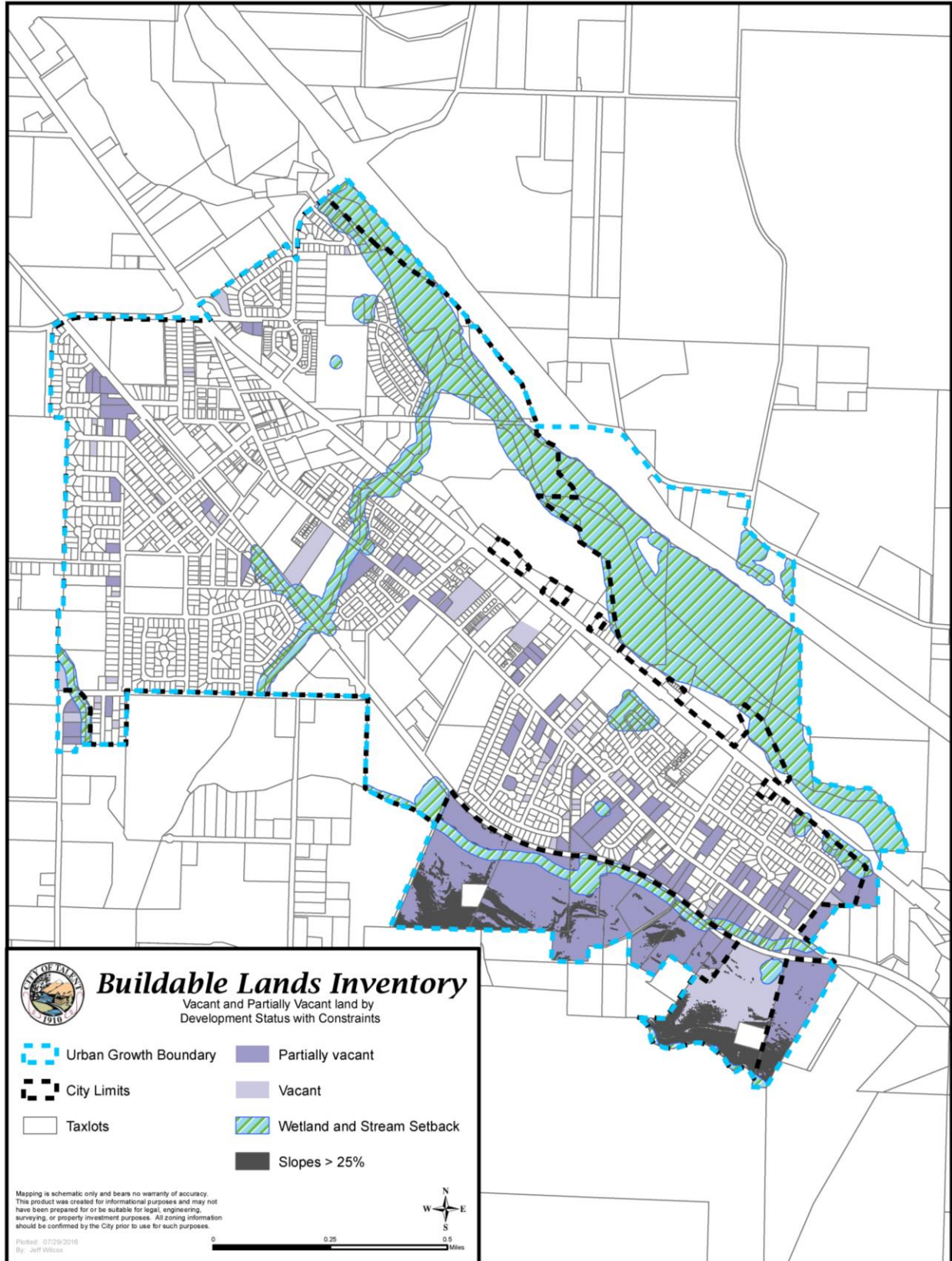
Source: City of Talent analysis of Jackson County GIS data

Map A-3: Vacant and partially vacant residential land.



Source: City of Talent analysis of Jackson County GIS data

Map A-4: Vacant and partially vacant residential land and development constraints



Source: City of Talent analysis of Jackson County GIS data