



Gold Hill Code Update

Project Background & Revision Summary

Introduction

What encouraged this update?

- Much of the Gold Hill Development Code stems back from SB 100, with much of the current code being from the late 1960's
- The original code was written in a manual format, and transcribing the code to a digital format was a daunting and time-consuming task.
- As years passed where the code wasn't updated, necessary changes accumulated, further exacerbated by state mandated land use changes.
- The City of Gold Hill was awarded a \$25,000 Grant to provide technical assistance in updating the code, enabling RVCOG to assist in the project at a reduced cost.
- Project First started under Ryan Nolan in early 2022, has been overseen by James Schireman since August of 22.

The Code's Role in Gold Hill

How does this affect citizens?

- The code regulates how new development occurs within the city
- If language is clear and defensible, Planners can work quicker, reducing planning costs
- Builder supportive codes can facilitate more development within the city, creating more jobs and amenities
- Upgrading to a digital system allows the city to more easily update the code, enabling the city to respond to land use demands and trends quicker



The Proposed Changes

Which Sections are Largely Different?

Parking

Typically, when a developer proposes construction, a City requires that they provide a certain number of parking spaces. Typically, this number is based on spaces per square foot of development. For example, the old code used the following ratio for retail stores.

1 Parking Space per 200 Square Feet



Parking cont.

However, Parking doesn't directly generate revenue for business

Old Code

- The old code required extensive amounts of parking for new developments.
- This makes new development difficult even on vacant lots, as the larger the building, the more area is taken up by parking.
- Oftentimes, existing buildings can't redevelop as they provoke these parking requirements, and demolishing part of a perfectly fine building would just be a cost to developers.

New Code

- The new code's approach is primarily informed by regulations from DLCD.
- Rather than relying on prohibitive ratios, the new code takes a **Market Driven Approach**
- No minimum amount of parking is required for new development, rather it is up to a developer to decide a reasonable amount.
- This doesn't mean homes can't have garages or driveways, but think of developments with too much parking, like the Rogue Valley Mall

Accessory Dwelling Units

Accessory Dwelling Units, or ADU's, are small dwelling units often located in the back yards or accessory structures of single family homes. They are an excellent way for citizens to add further units to their property without drastically altering neighborhood characters, are ideally suited for family members or solo renters.



Accessory Dwelling Units Contd.

How does the New Code better allow ADU's?

- ADU's are now clearly permitted within the R-1 and R-2 zones.
- Before, provisions limited the height of accessory structures, not just ADU's but workshops and garages!
- This standard was based on the height of the primary dwelling, and nullified what makes implementing an ADU easier than rebuilding a home as a duplex.

What is the desired change?

- We hope that this provisions allow for Gold Hill to increase their density and tax base without losing it's small town feel
- ADU's will likely manifest in above garages on larger lots, while some smaller ones may locate them close to alley entrances to create distinct entries for each resident on the parcel

Downtown Revitalization

Gold Hill's historic downtown is well defined, and everyone driving through the town passes through it. This area should feature a wide array of service and retail uses, serving both locals and tourists to Gold Hill.



Downtown Revitalization Contd.

How would the Downtown be Improved?

- First, the zone will be expanded in the future, to the 3 blocks in between Gustaf and Fredenburg streets
- The zone's permitted uses are being better defined, focusing on tourism and daily need uses like restaurants, hotels, retail stores, and general services.
- We also are allowing for multifamily dwellings to occur on the 2nd story of these buildings. A consistent rental income can help subsidize a more volatile retail business located on the ground floor.

Creation of a Public Zone

The comprehensive plan indicates a public zone on the land use map, the development code lacked a set of regulations to guide what could and could not occur within the zone. In drafting these new set of regulations, staff examined existing land uses within publically zoned areas to ensure it meets is characteristic of the current area.



Lastly, the code benefits from numerous internal improvements that enable city staff to perform their duties more efficiently. Doing so lowers planning expenditures, and allows more time to pursue proactive solutions.





Any Questions?

Next steps, alternatives, concerns?

A wooden signpost with a sign that reads "Welcome to GOLD HILL". The sign features a banner at the top with "Welcome to" and "GOLD HILL" in large, bold letters below it. There is a small circular seal or logo at the bottom of the sign. The sign is set against a background of trees and a blue sky.

THANK YOU!

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