



Commission Agenda Report

Meeting Date:	November 26, 2019	Primary Staff Contact:	Zac Moody
Department:	Community Development	E-Mail:	zmoody@cityoftalent.org
Staff Recommendation:	See Below	Estimated Time:	3 hours

ISSUE BEFORE THE COMMISSION

Talent Zoning Code Amendments Discussion (DCA 2019-001)

DISCUSSION

The proposed amendments would adopt changes responding to:

- Oregon Revised Statute, 197.303 for a “clear and objective” review path for all types of housing that does not cause “unreasonable cost or delay” to increase the feasibility and certainty surrounding residential development, and
- Talent’s 2017 Housing Needs Analysis identified a need for more housing to serve all income levels, with greater variety of options beyond traditional single-family detached homes, including townhouses and apartments, and

PROPOSAL

The proposal includes amending Talent Zoning Code Title 18, Chapter 18.15, 18.20, 18.25, 18.30, 18.35, 18.40, 18.45, 18.50, 18.90, 18.95, 18.96, 18.105, 18.150, 18.162, 18.180, 18.190 and the Talent Zoning and Comprehensive Plan Maps, concerning Residential Housing.

APPLICABLE CRITERIA

Talent Zoning Code

- Chapter 18.190 – Administration

Talent Comprehensive Plan

- Element A - Citizen Involvement
- Element B - Parks, Recreation, Open Space and Urban Forestry
- Element D – Transportation
- Element E – Economy
- Element F – Public Facilities
- Element G – Housing



Oregon Land Use Planning Goals

- Goal 10 Housing

Oregon Revised Statutes (ORS)

- ORS 197.303
- ORS 197.307
- ORS 197.480
- ORS 197.485(1)
- ORS 197.610(1) – (6)
- ORS 227.186

Oregon Administrative Rules (OAR)

- OAR 660-008-0015
- OAR 660-012-0060
- OAR 660-018-0020
- OAR 660-015-000

BACKGROUND

The proposal amends the Talent Zoning Code (TZC), revising standards related to housing to support further housing development in line with the City's needs and goals, by expanding residential development opportunities and removing barriers to development. The code amendments generally expand permitted residential uses across zones to expand the mix and density of housing, while removing or amending development standards for those housing types, to provide or enhance a clear and objective approval for residential projects.

The City's 2017 Housing Needs Analysis (HNA) identified a need for more housing to serve all income levels, with greater variety of options beyond traditional single-family detached homes, including townhouses and apartments. The proposed code amendments will help to implement the HNA and Comprehensive Plan goals related to housing, consistent with state law that requires a "clear and objective" review path for all types of housing that does not cause "unreasonable cost or delay" to increase the feasibility and certainty surrounding residential development (ORS 197.307).

The overarching goal for the code amendments is to remove regulatory barriers to the development of a wide variety of housing types in compliance with both the letter and the spirit of Oregon's clear and objective requirements, to better meet the City's identified needs for housing.

The background for this project can be reviewed more completely on the City's website ([Talent Housing Code Update](#)). In summary, many meetings and/or work sessions were held by the Community and Planning Commission, January through late September. In March the Planning Commission met with the consultant to discuss the project overview and in April an open House and survey were conducted to take citizen input. In July and September, there were two additional formal opportunities for the public



to provide comments on the proposed code themes and draft amendments being proposed. After coming to consensus on the proposed direction of the amendments, staff was directed to begin the land use hearings and adoption process to formally allow the Commission to discuss the proposed changes and deliberate.

PROCESS/PROCEDURE

This is the first evidentiary hearing where the Planning Commission will review the proposed changes and can deliberate. Considering the large volume of code changes proposed and the narrow review of the code focused on removing barriers to affordable housing, it is important for the Commission to review the proposed changes in an order that will provide the most efficient review.

At the August 22nd and September 26th meetings, staff provided a discussion guide specific to the Talent Zoning Code amendments (Title 18) that included each section with proposed amendments, questions from the commission and the public along with staff's responses to date. At the close of the meeting on August 22nd, staff had reviewed all the proposed changes to the Talent Zoning Code.

Included with this staff report is an updated version of the proposed code amendments with some minor changes from the last review. As noted above, reviewing the proposed amendments in the order below will help facilitate an efficient review of what is being proposed. The order of review is listed below:

- Chapter 18.90 - General Provisions
- Chapter 18.95 – Residential Lot Standards
- Chapter 18.105 – Landscaping
- Chapter 18.162 – Cluster Housing
- Chapter 18.96 – Multi-Family Housing Design
- Chapter 18.180 – Manufactured Housing Standards
- Chapter 18.150 – Site Plan Review
- Chapter 18.25 – Residential Low Density
- Chapter 18.30 – Residential Medium Density
- Chapter 18.35 – Residential Manufactured Housing
- Chapter 18.40 – Residential High Density
- Chapter 18.45 – Commercial Neighborhood
- Chapter 18.50 – Central Business District
- Chapter 18.190 – Procedures
- Chapter 18.20 – Use Classification
- Chapter 18.15 – Definitions

Reviewing the proposed amendments in this order will allow for many of the substantive changes to be discussed before beginning discussions on procedure and use classifications that rely on sections of the zoning code. Staff has provided an update for your individual binders which has space to make notes on specific changes.



RECOMMENDATION

Close the public hearing and deliberate. Following deliberation, direct staff to prepare Findings of Fact and a Final Order consistent with the proposed amendments. The next meeting to discuss the Findings of Fact and the Final Order will be either December 10, 2019 (second Tuesday) or January 28, 2019.

ATTACHMENTS

Zoning Code Discussion Guide (updated 11/19/2019)

Draft Zoning Code Amendments

Draft Zoning Map

Draft Comprehensive Plan Map

Public Comment