HOUSING CODE UPDATE PROJECT
OPEN HOUSE
APRIL 24 2019

Elizabeth Decker, JET Planning
Anais Mathez, 3J Consulting
PROJECT OVERVIEW

- Background
- Goals
- Project Timeline
TALENT CODE UPDATE PROJECT GOAL

- **PROBLEM:** 49% of households in Talent are cost burdened, paying over 30% of their income for housing.

- **GOAL:** To remove regulatory barriers to the development of a wide variety of housing types to better meet the City’s identified needs for housing.
RESIDENTIAL PLANNING CONTEXT

- State level requirements:
  - Clear and objective standards
  - HB 2001 for ‘missing middle’ housing

- Local community needs:
  - Smaller households
  - Older households
  - Range of income levels
 ROLE FOR ZONING CODE

- Development regulations:
  - DO govern what, where, and how housing can be developed
  - DO NOT require development of specific sites or types of housing, or set prices
PROJECT TIMELINE

Housing Code Update

Draft Code Update: Jan to March 2019
PC Meeting: March 2019
Open House & PC: April 2019
Final Code Update: June 2019
Adoption: Summer 2019
MAIN STRATEGIES

- Development
- Policies
PRIMARY DEVELOPMENT STRATEGIES

- **New construction** at higher density with more variety of homes on vacant land
- **Sensitive infill** in existing neighborhoods
- **Mixed-use residential** in existing commercial areas
MAIN POLICY IDEAS

1. Introduce “missing middle” types in low and medium-density zones, with corresponding development standards, including cottage cluster housing
2. Allow more variety of residential types in high-density zone
3. Allow more residential options in commercial zones
4. Provide clear and objective standards and review processes for residential development
LOW & MEDIUM DENSITY ZONES
SINGLE FAMILY AND TOWNHOUSES
ACCESSORY DWELLING UNITS (ADUs)
DUPLEXES, TRIPLEXES, AND QUADPLEXES
COTTAGE CLUSTERS
MANUFACTURED HOMES/PARKS
POLICY CHANGES

- Realign existing single-family zones: low density, medium density, and manufactured home park
- Allow broader spectrum of missing middle uses
- Adjust dimensional standards to fit individual housing types
HIGH DENSITY ZONES
GREATER VARIETY AT SIMILAR DENSITIES

- Expand options beyond apartments to include townhouses and cottage clusters
MIXED-USE IN COMMERCIAL ZONES
COMMERCIAL AND MIXED-USE

- Increase allowed height in the CBD zone to encourage upper-story residential use
- Permit residential uses in the NC zone in vertical and horizontal mixed-use configurations
DEVELOPMENT REVIEW PROCEDURES

- Develop clear and objective review standards and procedures for residential projects
  - Approval criteria
  - Type I, II staff reviews
- Retain discretionary, Type III public hearings for complex projects
STAY INVOLVED

• Open House and PC Meeting (April 24 and 25)
• Planning Commission Meeting (June 4)
• Adoption Process (July onward)

Project website

Point of contact: Zac Moody, Community Development Director
POSTER
QUESTION
AND
ANSWER