

# City of Talent

Community Development Department - Planning



## STAFF REPORT

Type-4 Land Use Application — Legislative Review — Planning Commission

Meeting date: February 12, 2019  
File no: DCA 2018-003  
Prepared by: Zac Moody, Community Development Director  
Item: Multiple-Family – High-Density

### GENERAL INFORMATION

Petitioner .....City of Talent

Requested Action ..... *Amendments to the Talent Zoning Code amending Title 8, Chapter 3, Division C, Article 4, Multiple-Family – High-Density.*

### PROPOSAL

Amendments to the Talent Zoning and Subdivision Codes must meet the goals and objectives in the Talent Comprehensive Plan. The proposed updates better address the Housing Element goals identified in Element G of the Talent Comprehensive Plan.

The proposed changes include: the removal of the maximum density of 22 dwelling units per acre and establish a minimum density for the zone. Additionally, the proposed amendments remove single family uses from the zone.

### AGENCY COMMENTS

None

### PUBLIC COMMENTS

None

### BACKGROUND

The City’s zoning and land-use regulations have increased substantially over the decades. These constraints on land development were developed to achieve various safety, environmental, and aesthetic goals and to maintain a livability standard that many residents have come to expect. However, many of the regulations adopted in the early 80’s and 90’s have reduced the supply of multifamily and low-income housing and in some cases have made it impractical to develop at densities that are commonly expected today. With a reduced supply of land, many Talent

residents suffer from housing affordability problems.

One key issue identified in the Housing Needs Analysis was the demand for relatively affordable attached single-family and multi-family housing. The 2017 analysis projected that Talent would need to provide about 1,272 new dwelling units to accommodate the forecasted population through 2037 including nearly 450 attached single-family and multi-family dwellings. For multi-family dwellings, this number accounts for approximately 9 gross acres of land, if the land was developed at its maximum density of 22 units/acre.

Historically, the City's high-density land has been developed predominately with single-family detached housing, counter to the intent of the zone. Exhibit 60 of the Housing Needs Analysis compares the capacity of the existing residential land with the demand for new dwelling units. The comparison was calculated using a gross density of 13.7 units per/acre. If safeguards are not implemented, the continued development of an already stressed supply of residential land with single family detached dwellings will continue.

Last year, the City tasked a Citizen Advisory Committee to identify ways the City could be more efficient with its current land supply. The CAC was also asked to review a series of measures recommended by staff that would allow a wider range of housing in low and medium density zones, re-designate land from lower density to higher density uses and re-designate surplus commercial and industrial land to medium and high density uses. While the CAC's focus was to assist in defining efficiency measures to increase the supply of buildable land, a secondary, but equally necessary focus was on affordable housing and removing barriers to development of more affordable units. One policy recommended by the CAC and ultimately affirmed by the Commission was to establish minimum densities in high density zones.

The proposal before the Planning Commission at this meeting amends the currently language in the RM-22 zone, adding a minimum density of 13.7 units per gross acre (or 18 units per net acre) consistent with the Housing Needs Analysis and the Housing Element. The proposed amendments also remove the maximum density in the zone as a means of supporting increased density and removed single-family residential uses from the zone entirely. The combination of these amendments establishes measures that preserve the RM-22 land for only high-density development and encourage the development of projects with densities higher than the previous maximum. The proposed amendments, along with the code updates being developed through the Oregon Housing Planning Project grant and the affordable housing polices being developed by the Council, if adopted are a step in the right direction to increasing the supply and affordability of housing in Talent.

The proposed amendments are summarized below:

- Section 8-3C.420 (A) & (B) – Single-family uses including manufacture dwellings have been removed.
- Section 8-3C.430 (A) – Amended to clarify that multi-family dwellings, including condos, row houses and townhomes are allowed through a Type 2 review. Additional

language includes the requirement to meet a minimum density.

- Section 8-3C.430 (D) – Removed to provide clarity that single-family uses are not allowed in this zone.
- Section 8-3C.470 (A) & (B) – Removed. As proposed, the RM-22 zone would no longer have a maximum density. Density would ultimately be regulated by site development standards including access, parking and open space.
- Section 8-3C.470(D) – Amended to include provisions for single-family dwelling development on non-conforming lots of record (such as single-family lots in established subdivisions with RM-22 zoning designations).

### **RECOMMENDATION**

Based on the findings for the proposed amendments outlined in the Proposed Final Order, staff recommends City Council approval of the proposed amendments.

### **RECOMMENDED MOTION**

*“I move to recommend approval of the proposed amendments to the Talent City Council, as described in the attached Exhibit A, Text Amendments to the Talent Zoning Code amending Title 8, Chapter 3, Division C, Article 4, Multiple-Family – High-Density uses.”*

## ATTACHMENTS

The following information was submitted regarding this application:

- Proposed Amendments – Exhibit A
- Proposed Final Order – Exhibit B



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Zac Moody, Community Development Director

February 5, 2019

Date

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Staff has recommended these amendments for approval, but it will require at least one public hearing before the Planning Commission and one public hearing before the City Council for a decision. The Talent Zoning Code establishes procedures for legislative hearings in Section 8-3M.160.

**A public hearing on the proposed action is scheduled before the Planning Commission on February 12, 2019 at 6:30 PM at the Talent Town Hall.**

For copies of public documents or for more information related to this staff report, please contact the Community Development Director at 541-535-7401 or via e-mail at [zmoody@cityoftalent.org](mailto:zmoody@cityoftalent.org).