



Planning Commission Agenda Report

Meeting Date:	April 10, 2018	Primary Staff Contact:	Zac Moody
Department:	Community Development	E-Mail:	zmoody@cityoftalent.org
Staff Recommendation:	See Below	Estimated Time:	5 Minutes

ISSUE BEFORE THE COMMISSION

Accessory Dwelling Unit Study Session

BACKGROUND

While Oregon's population continues to expand, the supply of housing, already impacted by a lack of building during the recession, has not kept up. To address the lack of housing supply, House Speaker Tina Kotek introduced legislation to remove barriers to development. Among the provisions that passed into law is the requirement that cities and counties over a certain population allow accessory dwelling units (ADUs) in areas zoned for single-family dwellings.

Staff will be used the Department of Land Conservation & Development's model code to draft the required ADU regulations. Following the Study Session, Staff will ask that the Planning Commission hold a public hearing and make a formal recommendation to the Council. Since the new requirements must be effective on July 1, 2018, it will be necessary for the Council to have the first and second readings of the Ordinance completed by June 1, 2018. The timeline is short, however, the model code provided by DLCDC should help expedite the process.

RECOMMENDATION

Considering the short time frame for adoption of these regulations, Staff recommends that a Public Hearing is held in May (preferably the first Thursday) to allow time for additional Planning Commission and Council public hearings if necessary.

RELATED COMMISSION POLICIES

None

POTENTIAL MOTIONS

None

ATTACHMENT

Draft ADU Regulations

Current ADU Regulations

Sample ADU Regulations (City of Ashland, Central Point, Eagle Point, and Phoenix)