

# City of Talent

Community Development Department - Planning



## STAFF REPORT

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

Meeting date: May 8, 2018  
File no: DCA 2018-001  
Prepared by: Zac Moody, Community Development Director  
Item: Accessory Dwelling Units

### GENERAL INFORMATION

Petitioner .....City of Talent

Requested Action ..... *Amendments to the Talent Zoning Code amending Title 8, Chapter 3, Division L, Article 5, Accessory Dwelling Units, amending Title 8, Chapter 3, Division B, Article 1, Definitions, and amending Title 8, Chapter 3, Division C, Articles 1-4, residential zoning uses. Amended language changes the review procedures for ADUs from discretionary to ministerial.*

### 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 and address the requirements of Senate Bill 1051.

The proposed changes include a new review process that is standards based, reducing the review time and simplifying the process. The proposed amendments also allow for multiple ADUs and an increase in the usable development area on a parcel as well as reduced System Development Charges.

### AGENCY COMMENTS

The Department of Land Conservation & Development responded with a few minor suggested corrections and applauded Talent’s efforts to be progressive in its planning process (comments attached).

## **PUBLIC COMMENTS**

As of the date of this staff report, no public comments have been received.

## **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 used the Department of Land Conservation & Development's (DLCD) model code to draft the required ADU regulations and presented the draft at the April 10, 2018 Planning Commission Study Session. Some minor revisions were recommended by the Commission during the study session and those changes have been incorporated into the revised draft. DLCD provided some suggested changes which were also incorporated into the draft.

## **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 L, Article 5, Accessory Dwelling Units, amending Title 8, Chapter 3, Division B, Article 1, Definitions, and amending Title 8, Chapter 3, Division C, Articles 1-4, residential zoning uses."*

## **ATTACHMENTS**

The following information was submitted regarding this application:

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



---

Zac Moody, Community Development Director

---

April 30 2018

Date

---

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 May 8, 2018 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 [zmood@cityoftalent.org](mailto:zmood@cityoftalent.org).