



# City Council Agenda Report

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Meeting Date:	October 7, 2020	Primary Staff Contact:	Zac Moody
Department:	Community Development	E-Mail:	zmoody@cityoftalent.org
Staff Recommendation:	Adopt ordinance (first reading)	Estimated Time:	30 mins

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## **ISSUE BEFORE THE COUNCIL**

Adoption of Ordinance 2020-964-O an ordinance amending Ordinance 458, Talent Municipal Code (TMC) 18.35, Single-Family Manufactured Home (RMH) (first reading), and declaring an emergency.

## **BACKGROUND**

On September 8, 2020, the Almeda fire devastated large portions of the City of Talent, destroying approximately 850 homes and businesses.

The proposed zoning code amendments mark the beginning of the City's efforts to begin protecting some of our most affordable housing options. Nearly two years ago, the City began working on code amendments to encourage more affordable housing options. Though this work is not yet complete, staff believes that one of the most critical changes being proposed is ready for adoption.

The amendment proposed provides immediate protection and preservation of some of the most affordable housing options available to the citizens of Talent. The City is taking the initial step to address the most immediate needs, and then will be coordinating closely with our county, state and federal partners on housing policy issues that go beyond this initial amendment.

Even prior to the Almeda Fire, the City Council had determined that Talent is experiencing a housing crisis, including a severe lack of rental housing that is affordable to lower and moderate-income residents. The Almeda Fire has now exacerbated the City's housing crisis. The fire consumed more than one-third of the land within the city's corporate limits, including the destruction of 665 residential structures, of which nearly 300 were mobile or manufactured homes and nearly 100 were apartments. Adding to the issues is the loss of nearly 150 mobile homes/RVs in Easy Valley, Totem Pole and Talent Mobile Estates mobile home parks.

The amendments as proposed remove single-family dwellings as an allowed use in the zone. Additionally, the amendments remove the ability for a property owner in this zone to apply for and receive approval of a typical single-family subdivision.

As currently written, Section 18.35.020 allows for placement of a manufactured home or single-family dwelling on individual lots. Although it is not totally clear if single-family subdivisions were intended in the zone, Section 18.35.080 provides a minimum lot size that would indicate partitions or subdivision are allowed. Of additional concern is the minimum lot size. The minimum lot size for this zone is consistent with a single-family low to medium density zoning with a minimum lot size of 6,000 square feet.



The proposed amendments remove the option of single-family homes on individual lots and removes the minimum lot size standards. This change, if adopted would allow only manufactured homes in the Manufactured Home Zone and more specifically, allow manufactured homes within a manufactured home park. In addition to the elimination of single-family uses on individual lots, the amendment would require parks that are considering a change in configuration to adhere to new density standards. These new density standards would only apply to parks considering a change in site layout.

As noted above, the amendments proposed as part of this ordinance were derived from the housing code amendments currently under consideration by the Planning Commission. On June 9, 2020, the Commission began deliberating on the proposed amendments and decided as a Commission to review Title 18 chapter by chapter with a motion following each chapter. They further agreed that upon completion of their individual chapter review a final motion of recommendation would be presented. This section of code was reviewed and individually approved by the Planning Commission with no changes. Since the code amendment review has not been completed, a final motion for recommendation has not been completed.

#### **RECOMMENDATION**

Considering the urgency to preserve and protect this zone from the redevelopment of lower density development, Staff recommends Adopt Ordinance 2020-964-O.

#### **RELATED COUNCIL POLICIES**

None

#### **POTENTIAL MOTIONS**

*“I move to adopt Ordinance 2020-964-O, an ordinance amending Ordinance 458, Talent Municipal Code (TMC) 18.35, Single-Family Manufactured Home (RMH), and declaring an emergency.”*

#### **ATTACHMENT**

Ordinance 2020-964-O  
Exhibit A