

## TALENT HOUSING CODE UPDATE PROJECT: Title 18 Zoning

### Planning Commission/Advisory Committee Meeting Discussion Guide

July 18, 2019



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Discussion points are summarized for proposed zoning code revisions, organized by individual chapter, with particular question areas noted in *italics* for PC/AC discussion and feedback to guide code revisions.

#### **Definitions (TMC 18.15)**

1. Revisions for consistency throughout the code, including residential terms and types of housing.

#### **Land Use Classification (TMC 18.20)**

1. Establishes process to determine how proposed uses should be classified, resolving earlier PC/AC question about when staff and PC have authority to make use classifications.

#### **Residential Lot Improvement Standards (TMC 18.95)**

1. Establishes development and limited design standards for single-family, duplex, triplex and quadplex dwellings. Manufactured home parks, multiple-family dwellings, and cluster housing are subject to separate standards.
2. Recommendation to strike TMC 18.95.040.A requiring the owner of a dwelling to the owner of the tax lot, which is an unusual zoning standard and has potential for exclusionary effects. Any legal separation of ownership between dwellings and tax lots would be covered through condominium law.
3. New duplex standards proposed in TMC 18.95.045, requiring uniform design details for both units to make duplexes look more similar to single-family homes and improve integration into neighborhoods with variety of unit types.
4. *Consider additional standards for townhouses, limiting total number of attached units in a single building to 4-8, and limiting presence of driveways and garages to 50% of lot width, potentially requiring alley access or shared driveways.*
5. *Consider additional standards for triplexes and quadplexes, similar to duplex standards requiring identical design details on each unit for a more cohesive appearance, and limiting presence of driveways and garages similar to townhouses.*

#### **Multiple-Family Design (TMC 18.96)**

1. Two-track design review process for multifamily, allowing an objective or discretionary design review option to address the same design objectives. *Are there any individual standards or guidelines to adjust to improve design outcomes and reduce development barriers, or that are not clear and objective?*
2. *Consider whether to add a standard requiring windows in every room that overlook a common area to create "eyes on the street," or playground or parking lot, to deter crime. While this is a common standard for multifamily, it is not recommended here because no such similar standard exists for any other type of development, large or small, and it can perpetuate a stereotype that multifamily development is more crime-prone than other types of development.*

### **Site Development Plan (TMC 18.150)**

1. Clearer delineation of Type II Minor Site Development Plan Review (staff) and Type III Major review (PC), with differentiated approval criteria appropriate for respective review authorities.

### **Procedures for Review of Applications and Appeals (TMC 18.190)**

1. Table 18.190.020 summarizing type of review required is updated to reflect changes throughout the code, primarily increasing Type II reviews and decreasing Type III reviews.
2. 100-day, rather than standard 120-day, review timeline established for certain affordable housing projects to expedite development, implementing state requirements from 2017.
3. No changes are proposed to appeal procedures, which provide option to appeal Type I decisions to LUBA rather than a local appeal option. Type II and III decisions may be appealed locally to the PC or the hearings officer, respectively.
4. Neighborhood meetings prior to application submittal, in addition to public notice and/or hearings during the review process, are required for subdivisions and site plan applications within residential districts, which would include triplexes, quadplexes, cluster housing, and multifamily residential. *Consider limiting neighborhood meetings to subdivisions and larger multifamily residential (12+ or 20+ dwelling units), and exempting smaller residential projects. Which conditional uses in residential districts should require a neighborhood meeting?*