

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-4 Land Use Application — Legislative Review – City Council

Meeting date: June 6, 2018
File no: DCA 2018-001
Prepared by: Zac Moody, Community Development Director
Item: Accessory Dwelling Units

GENERAL INFORMATION

PetitionerCity 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 based on a ratio of the size of the ADU versus the dwelling.

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 May 8, 2018 Planning Commission Public Hearing. Some minor revisions were recommended by the Commission during the hearing 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 signed Planning Commission Final Order and the unanimous recommendation of the Planning Commission, staff recommends City Council approval of the proposed amendments.

RECOMMENDED MOTION

“I move to adopt Ordinance 18-943-O, an ordinance amending Ordinance 458, Talent Zoning Code, 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:

- Draft Ordinance 18-943-0 Exhibit A
- Proposed Final Order – Exhibit B



Zac Moody, Community Development Director

May 31, 2018
Date

Staff has recommended these amendments for approval, but it will require at least 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 City Council on June 6, 2018 at 6:45 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 zmody@cityoftalent.org.