



HOUSING CODE UPDATE PROJECT

OPEN HOUSE

APRIL 24 2019

*Elizabeth Decker, JET Planning
Anais Mathez, 3J Consulting*

An aerial photograph of a town, likely in a mountainous region, showing residential houses, commercial buildings, and a main road. The background features rolling hills and mountains under a clear sky. A dark blue semi-transparent box is overlaid on the left side of the image, containing the title and a list of items.

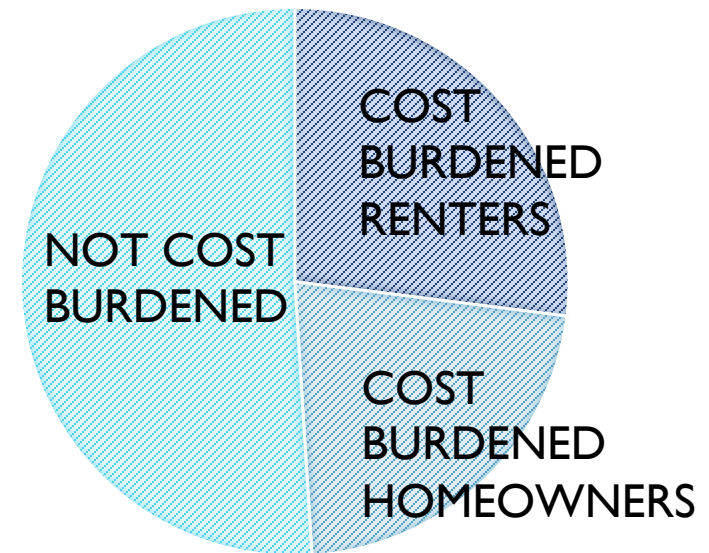
PROJECT OVERVIEW

- Background
- Goals
- Project Timeline

TALENT CODE UPDATE PROJECT GOAL

- **PROBLEM:** 49% of households in Talent are cost burdened, paying over 30% of their income for housing
- **GOAL:** To remove regulatory barriers to the development of a wide variety of housing types to better meet the City's identified needs for housing

HOUSEHOLDS IN TALENT



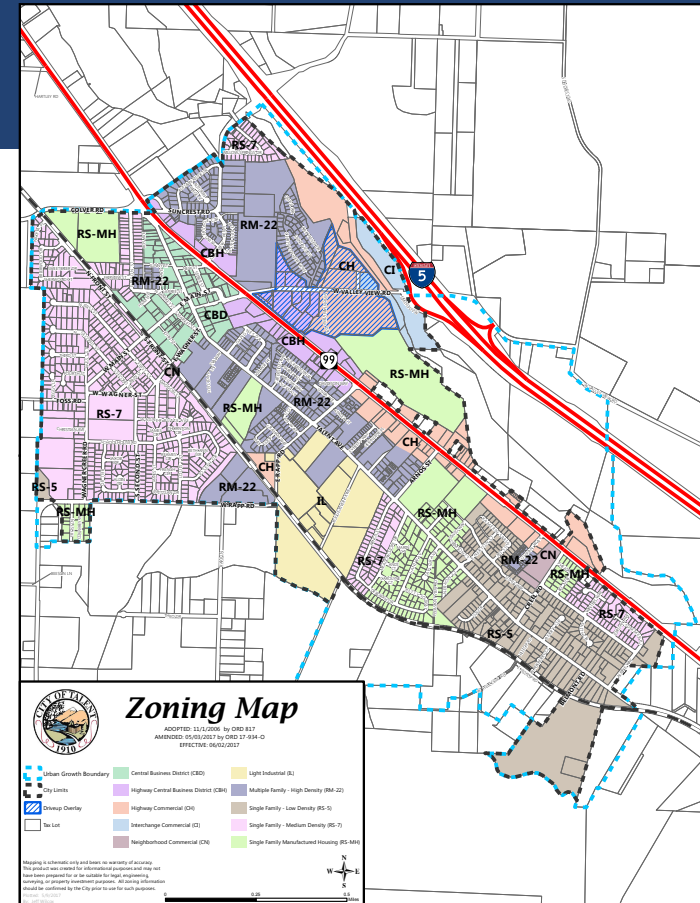
RESIDENTIAL PLANNING CONTEXT

- State level requirements:
 - Clear and objective standards
 - HB 2001 for 'missing middle' housing
- Local community needs:
 - Smaller households
 - Older households
 - Range of income levels

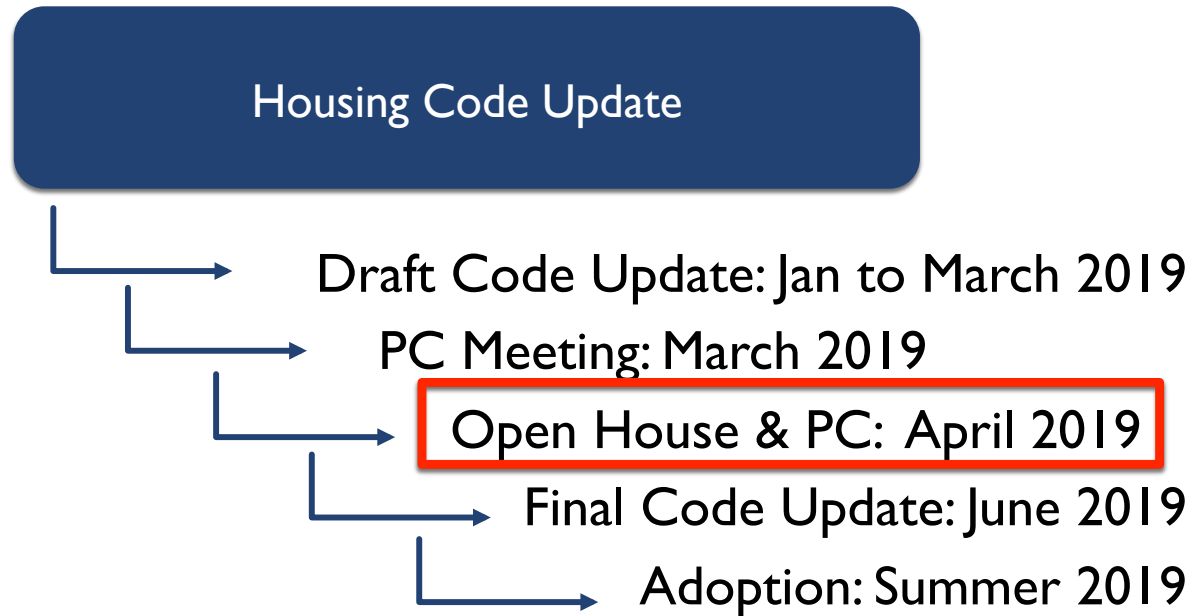


ROLE FOR ZONING CODE

- Development regulations:
 - DO govern what, where, and how housing can be developed
 - DO NOT require development of specific sites or types of housing, or set prices



PROJECT TIMELINE



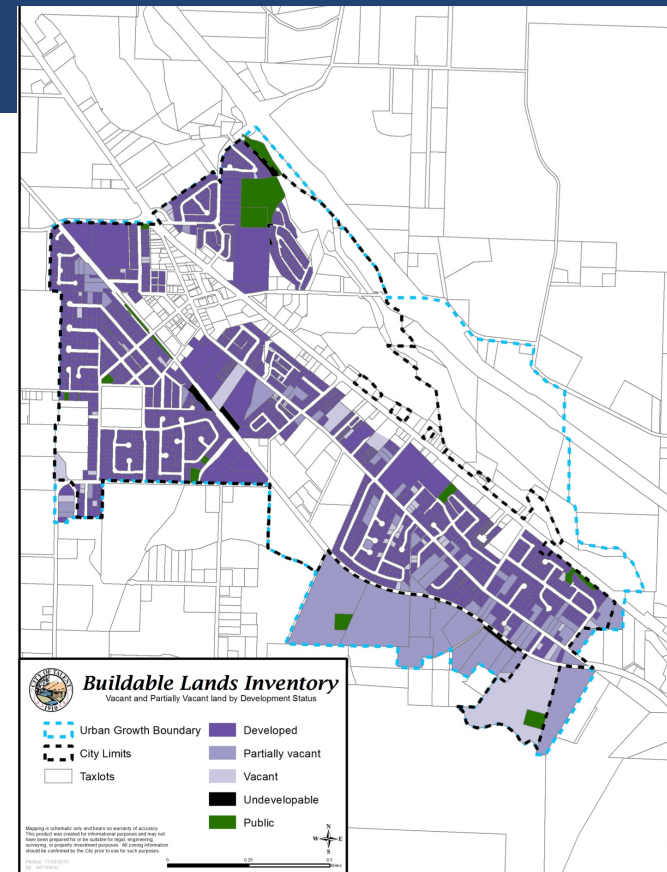
MAIN STRATEGIES

- Development
- Policies



PRIMARY DEVELOPMENT STRATEGIES

- **New construction** at higher density with more variety of homes on vacant land
- **Sensitive infill** in existing neighborhoods
- **Mixed-use residential** in existing commercial areas



MAIN POLICY IDEAS

1. Introduce “missing middle” types in low and medium-density zones, with corresponding development standards, including cottage cluster housing
2. Allow more variety of residential types in high-density zone
3. Allow more residential options in commercial zones
4. Provide clear and objective standards and review processes for residential development



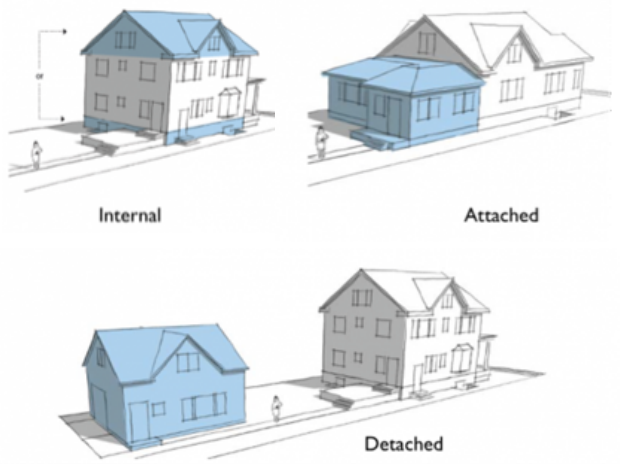
LOW & MEDIUM DENSITY ZONES



SINGLE FAMILY AND TOWNHOUSES



ACCESSORY DWELLING UNITS (ADUs)



DUPLEXES, TRIPLEXES, AND QUADPLEXES





COTTAGE CLUSTERS



MANUFACTURED HOMES/PARKS



POLICY CHANGES

- Realign existing single-family zones: low density, medium density, and manufactured home park
- Allow broader spectrum of missing middle uses
- Adjust dimensional standards to fit individual housing types



A photograph of a modern, multi-story residential building with a courtyard. The building features light-colored horizontal siding and large windows. A prominent feature is a section of the building with bright green and yellow panels. In the foreground, there is a courtyard with artificial green grass, a wooden pergola structure, and several raised garden beds containing various plants and a small tree. A paved walkway leads towards the building entrance.

HIGH DENSITY ZONES

GREATER VARIETY AT SIMILAR DENSITIES

- Expand options beyond apartments to include townhouses and cottage clusters



MIXED-USE IN COMMERCIAL ZONES



COMMERCIAL AND MIXED-USE

- Increase allowed height in the CBD zone to encourage upper-story residential use
- Permit residential uses in the NC zone in vertical and horizontal mixed-use configurations



DEVELOPMENT REVIEW



DEVELOPMENT REVIEW PROCEDURES



- Develop clear and objective review standards and procedures for residential projects
 - Approval criteria
 - Type I, II staff reviews
- Retain discretionary, Type III public hearings for complex projects

STAY INVOLVED

- Open House and PC Meeting (April 24 and 25)
- Planning Commission Meeting (June 4)
- Adoption Process (July onward)

Project website

Point of contact: Zac Moody, Community Development Director



POSTER
QUESTION
AND
ANSWER