



HOUSING CODE UPDATE PROJECT

PLANNING COMMISSION

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An aerial photograph of a town, likely in a mountainous region, showing residential houses, commercial buildings, and parking lots. 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.

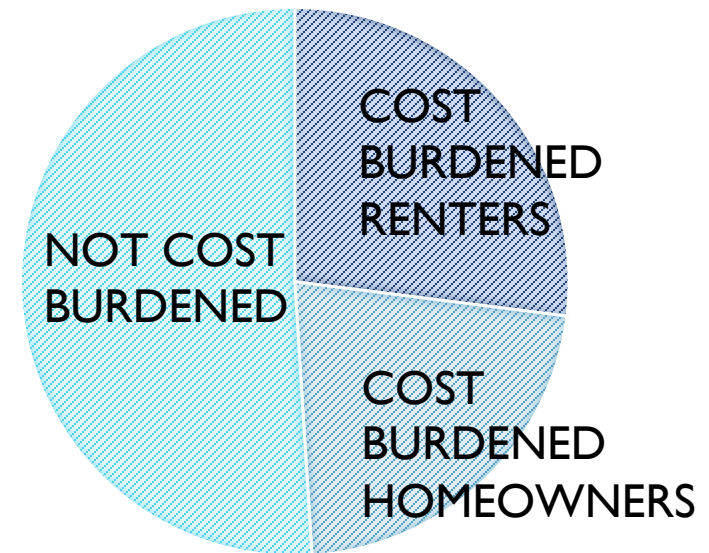
PROJECT OVERVIEW

- Background
- Goals
- Project Timeline

GOAL: GREATER AFFORDABILITY

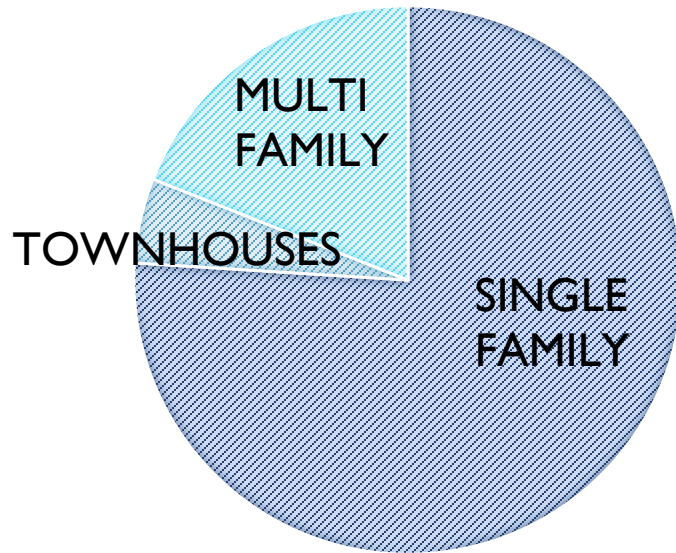
- **PROBLEM:** 49% of households in Talent are cost burdened, paying over 30% of their income for housing
- **GOAL:** To remove regulatory barriers to the development of a wide variety of housing types to better meet the City's identified needs for housing

HOUSEHOLDS IN TALENT

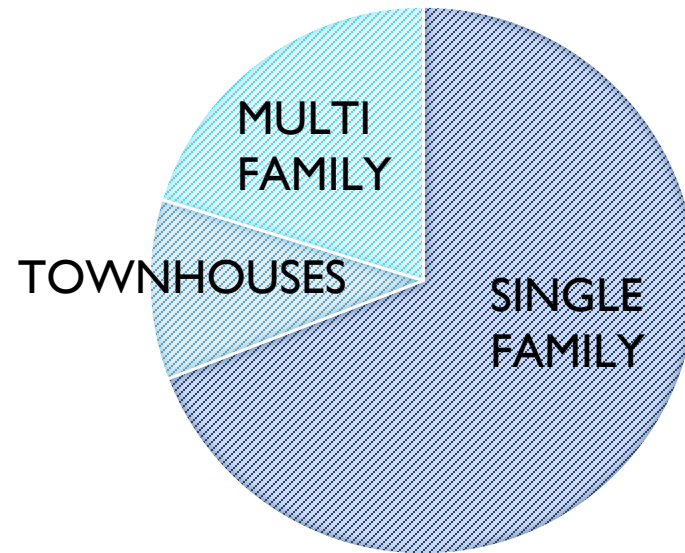


GOAL: ADDITIONAL HOUSING VARIETY

CURRENT HOUSING MIX

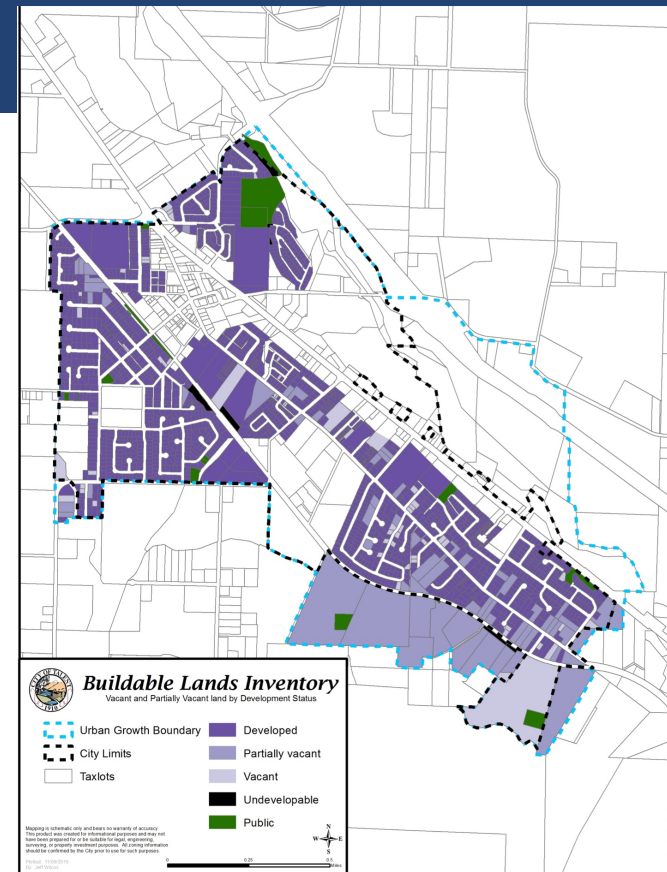


FUTURE HOUSING MIX



GOAL: EFFICIENT USE OF LAND

- **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



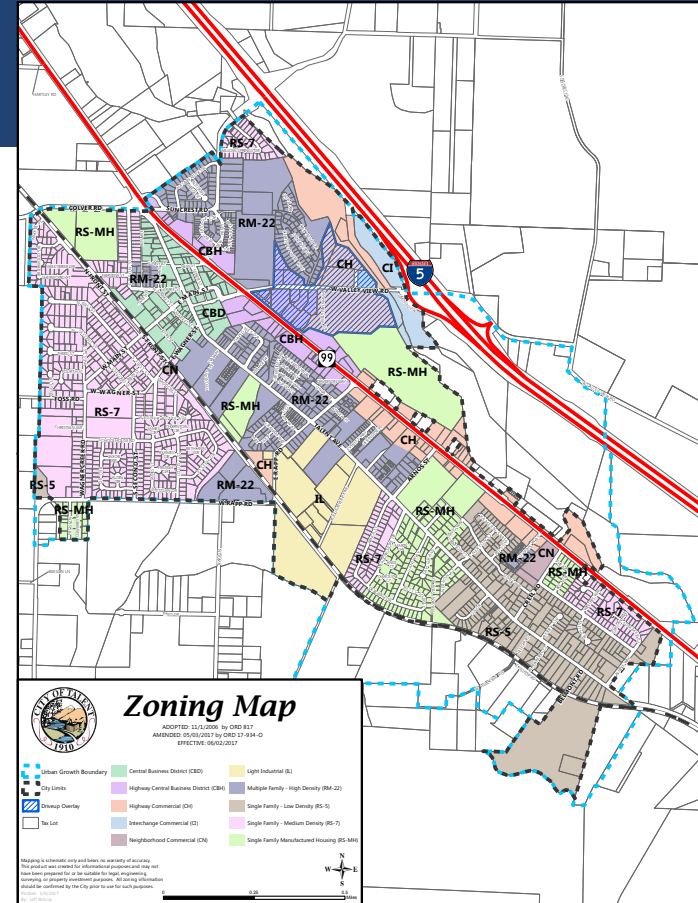
RESIDENTIAL PLANNING CONTEXT

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

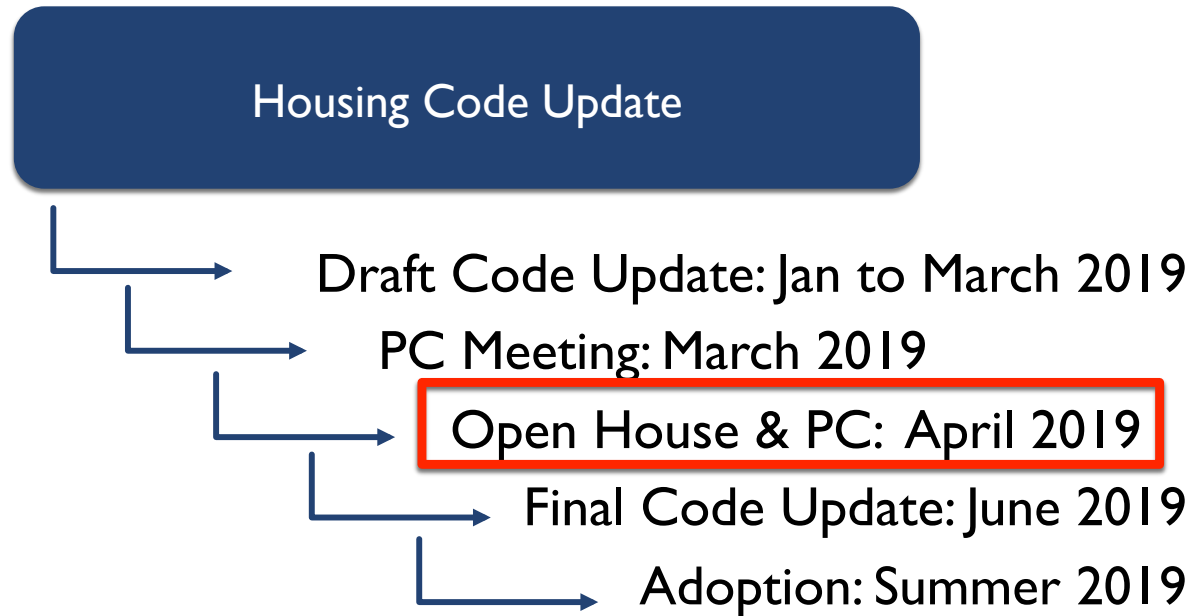


ROLE FOR ZONING CODE

- 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 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



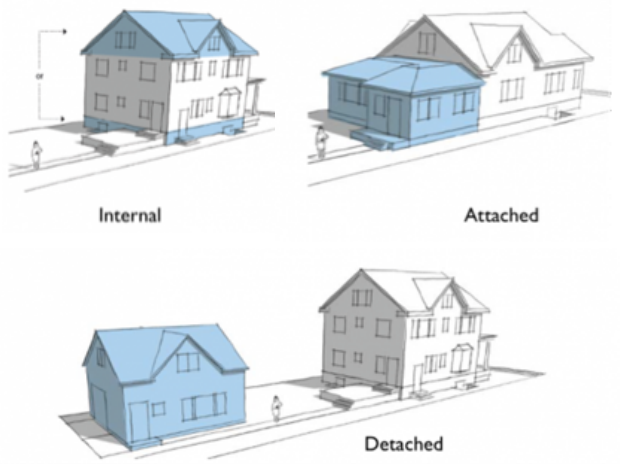
LOW AND
MEDIUM
DENSITY
ZONES



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





HIGH DENSITY
ZONES

GREATER VARIETY AT SIMILAR DENSITIES

- Expand options beyond apartments to include townhouses and cottage clusters

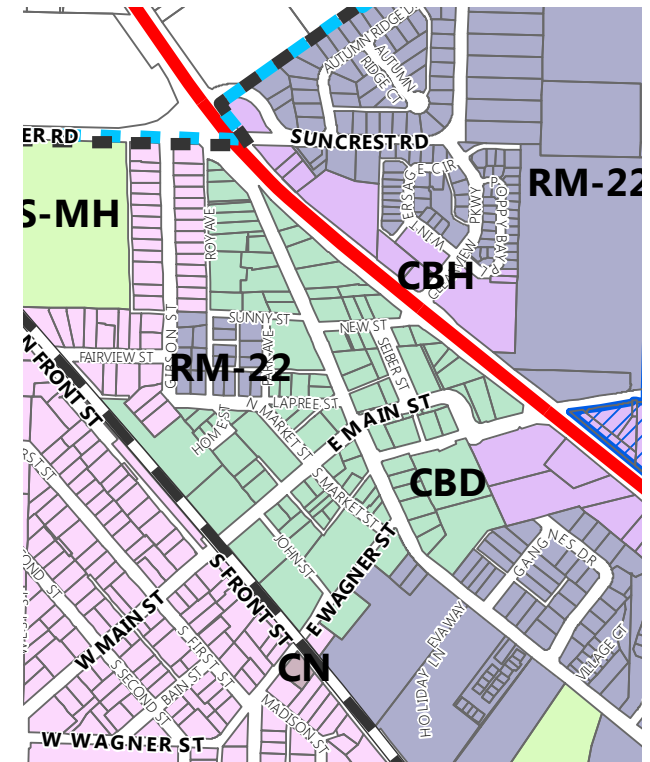


MIXED-USE IN COMMERCIAL ZONES



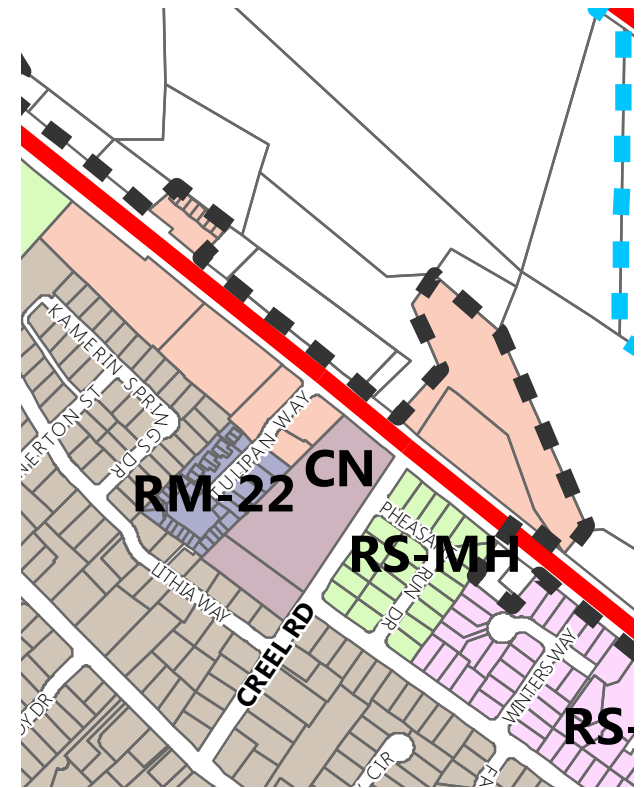
VERTICAL MIXED-USE

- Increase allowed height in the CBD zone to encourage upper-story residential use



FLEXIBLE MIXED-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

OPPORTUNITY FOR PUBLIC INVOLVEMENT

Developing standards for future projects



Reviewing individual projects



NEXT STEPS

- Planning Commission Meeting (June 4)
- Adoption Process (July onward)
- *Feedback to Zac Moody any time during the process*