

City of Talent

Community Development Department - Planning



STAFF REPORT

Type III Land Use Application — Planning Commission

Meeting date: August 23, 2022

File no: CUP 2022-004

Prepared by: Kim Trimiew

Item: Homeschool Educational Co-op

GENERAL INFORMATION

ApplicantDeborah Scholom

Assessor's Map Number38-1W-25DC Tax Lot 3500

Site Location1715 Talent Avenue

Site Area.....1 Acre (43,560 sq. ft.)

ZoningRLD – *Single Family Low Density Residential*

Adjacent zoning and land uses.....North: RLD
West: RLD
East: Alpine Way
South: Talent Avenue

Applicable Code SectionsArticles 18.25 and 18.155

PROPOSAL

The proposal is to allow the operation of a homeschool co-op with 4-9 students aged 10-14 within a residential zoning district. The proposed school would operate 9am – 2pm Monday through Thursday from a residence located in the Low Density Residential zone.



PROPERTY CHARACTERISTICS

The site is located on Talent Avenue near the intersection of Alpha Way. The property is approximately 1 acre and is surrounded by other single family dwellings. The subject parcel is in an area is generally developed with low density development, providing adequate space between dwellings.

APPROVAL CRITERIA

TMC 18.25 & 18.155

AGENCY COMMENTS

RVSS has provided a comment letter, which is included as an attachment to this staff report. No other agency comments were received for this application.

PUBLIC COMMENTS

One public comment was received in support of this project.

RECOMMENDATION

Based on the findings for the Conditional Use Permit stated in the Proposed Final Order, staff recommends **APPROVAL** of the Conditional Use Permit, with conditions outlined in the Proposed Final Order.

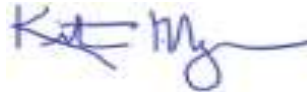
POTENTIAL MOTIONS

"I move that the proposed Conditional Use Permit, file CUP 2022-004, be approved by Community Development Staff with conditions met."

ATTACHMENTS

The following information was submitted regarding this application:

- Proposed Final Order (Attachment A)
- Applicant's Statement and Proposed Plan (Attachment B)



Kristen Maze, Community Development Director

August 23, 2022
Date

Staff has recommended this proposal for approval, but it will require at least one public hearing before the Planning Commission for a decision. The Talent Zoning Code establishes procedures for quasi-judicial hearings in TMC 18.190.050(F).

An electronic public hearing on the proposed action is scheduled before the Planning Commission via Zoom on August 23, 2022 at 6:30 PM. Instructions for public participation can be found on the Meeting Agenda.

For copies of any public documents or more information related to this application, please contact Talent Community Development at 541-535-7401 or via e-mail at building@cityoftalent.org.