

**ORDINANCE NO. 2020-961-O**

**AN ORDINANCE FOR A COMPREHENSIVE PLAN MAP CHANGE OF 1.03 ACRES FROM COMMERCIAL (C) TO HIGH DENSITY RESIDENTIAL (RH), FOR PROPERTY LOCATED ALONG S. PACIFIC HWY. AND AT 441 TALENT AVE.**

WHEREAS: The City Council finds the proposed Comprehensive Plan Map change is consistent with the Oregon Statewide Planning Goals and the City's Comprehensive Plan.

WHEREAS: The City Council finds that the applicant participated in a pre-application meeting, as required under TMC 18.190.080(C), on October 16, 2019 as evidenced in the record and on the land use application.

WHEREAS: The City Council finds the proposed Comprehensive Plan Designation is consistent with the residential high-density designation on adjacent lands.

WHEREAS: The City Council finds that proposed Comprehensive Plan Map amendment application was duly noticed in the Mail Tribune and to property owners within 250 feet on April 4, 2020.

WHEREAS: The City Council is considering this application in conjunction with file REZ 2019-001.

WHEREAS: The Planning Commission recommended approval of the proposed Comprehensive Plan Map change during a public hearing held on March 10, 2020.

**THE CITY OF TALENT ORDAINS AS FOLLOWS:**


SECTION 1. MAP DESIGNATION CHANGE: That the Comprehensive Plan designation of the westerly 1.03 acres of Tax Lot 5800, Jackson County Map Number 381W-26AA, as shown on the map labeled as Exhibit A, attached, be changed from Commercial (C) to High Density Residential (RH).

SECTION 2. That the proposed Comprehensive Plan Map change as described herein has been advertised and publicly noticed in accordance with TMC 18.190.060.

SECTION 3. Under the provisions of the 2017 Talent Charter, Chapter VIII, Section 33, the provisions of this ordinance shall take effect 30 days after adoption.

Duly enacted by the City Council in open session on May 6, 2020 by the following vote:

AYES: 6                      NAYS: 0                      ABSTAIN: 0                      ABSENT: 0

  
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Gabriella Shahi, City Recorder