

# City of Talent

Community Development Department - Planning



## STAFF REPORT

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

Meeting date: July 19, 2017  
File no: DCA 2017-001  
Prepared by: Zac Moody, Community Development Director  
Item: Adoption of regulations relating to special uses.

### GENERAL INFORMATION

Petitioner .....City of Talent

Requested Action ..... *Consideration of Text Amendments to the Talent Zoning Code adding Title 8, Chapter 3, Division J, Article 11, Supplementary Provision. New language provides additional regulations for uses in the City, including marijuana related uses, backyard chickens and ducks and temporary uses. **File: DCA2017-001.** Applicant: City of Talent.*

### BACKGROUND

Staff has been asked by the City Council to work through a variety of potential zoning code amendments. These amendments include the addition of marijuana cultivation regulations, regulations for backyard chickens and ducks as well as temporary uses to address mobile food carts and other types of temporary uses. Attached to this report are the proposed amendments approved by the Planning Commission including the signed Planning Commission Final Order.

### PROPOSAL

As proposed, the Supplementary Provisions section of the code has been developed to provide additional standards for permitted land uses that do not require a Conditional Use Permit, but warrant special standards to ensure the livability of residential and commercial communities within the City. The intent is to provide some control of the scale and compatibility of the identified uses and to identify when and if the special use requires a planning review.

The three special standards being proposed at this time are specific to marijuana cultivation, backyard chickens and ducks and temporary uses. While these uses are commonly allowed outright (except marijuana related businesses), general standards of approval and an approval process needs to be defined.

Marijuana related uses cover homegrown cultivation, including indoor and outdoor cultivation regulations as well as marijuana related business regulations. In addition to marijuana related uses, the Supplementary Provisions section provides clear and objective standards for backyard chickens and ducks and provides standards for temporary uses, specifically mobile food vendors and other types of temporary outdoor sales.

**AGENCY COMMENTS**

As of the date of this staff report, no agency comments have been received.

**PUBLIC COMMENTS**

As of the date of this staff report, no public comments have been received.

**RECOMMENDATION**

Based on the findings for the proposed amendments outlined in signed Planning Commission Final Order, staff recommends City Council approval of the proposed amendments.

**RECOMMENDED MOTION**

*“I move to approve Ordinance 17-935-O, an ordinance amending Ordinance 458, Talent Zoning Code, adding Title 8, Chapter 3, Division J, Article 11, Supplementary Provisions, providing standards for the cultivation of marijuana, backyard chickens and ducks and temporary uses.”*

**ATTACHMENTS**

The following information was submitted regarding this application:

- Proposed Ordinance 17-935-O – Attachment 1
- Signed Final Order – Attachment 2



---

Zac Moody, Community Development Director

July 11, 2017

---

Date

Staff has recommended these amendments for approval and has held a properly noticed Planning Commission public hearing. An additional public hearing before the City Council is required for a decision. The Talent Zoning Code establishes procedures for legislative hearings in Section 8-3M.160.

**A continued public hearing on the proposed action is scheduled before the City Council on July 19, 2017 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](mailto:zmody@cityoftalent.org).