

# City of Talent

Community Development Department - Planning



## STAFF REPORT

Type-4 Land Use Application — Legislative Review — Planning Commission

Meeting date: April 27, 2017  
File no: DCA 2017-001  
Prepared by: Zac Moody, Community Development Director  
Item: Adoption of regulations relating to special use standards.

### 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 changes to the City's marijuana cultivation, allowance of backyard chickens and temporary uses to address mobile food carts and other types of temporary uses.

Attached to this report is a proposed draft of the amendments for review. Staff reviewed these proposed changes with the Planning Commission at the public hearing on March 23, 2017 requested that the Planning Commission keep the public hearing open to take additional citizen comments. Since the last meeting, Staff made the changes recommended by the Planning Commission and prepared a final order consistent with those proposed changes.

### AGENCY COMMENTS

As of the date of this staff report, no agency comments has 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 the Proposed Final Order, staff recommends City Council approval of the proposed amendments.

## RECOMMENDED MOTION

*"I move to recommend approval of the proposed amendments to the Talent City Council, as described in the attached Exhibit A, amending the Talent Zoning adding Title 8, Chapter 3, Division J, Article 11, Supplementary Provisions"*

## ATTACHMENTS

The following information was submitted regarding this application:

- Proposed Amendments – Exhibit A
- Proposed Final Order – Exhibit B



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Zac Moody, Community Development Director

April 20, 2017

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Date

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Staff has recommended these amendments for approval, but it will require at least one public hearing before the Planning Commission and one public hearing before the City Council 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 Planning Commission on April 27, 2017 at 6:30 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 [zmoody@cityoftalent.org](mailto:zmoody@cityoftalent.org).