

City of Talent

Community Development Department - Planning



STAFF REPORT

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

Meeting date: October 25, 2018
File no: DCA 2018-002
Prepared by: Zac Moody, Community Development Director
Item: Short-term Rentals

GENERAL INFORMATION

PetitionerCity of Talent

Requested Action *Consideration of Text Amendments to the Talent Zoning Code amending Title 8, Chapter 3, Division J, Article 11, Supplementary Provision. Amended language provides review procedures for short-term residential rental dwellings within the City of Talent.*

PROPOSAL

Amendments to the Talent Zoning and Subdivision Codes must meet the goals and objectives in the Talent Comprehensive Plan. The proposed updates better address the Housing Element goals identified in Element G of the Talent Comprehensive Plan and generally address the policies and goals of the Economic Element.

The proposed changes include a new review process that is standards-based and allows for short-term rentals provided specific zoning conditions have been met.

AGENCY COMMENTS

None

PUBLIC COMMENTS

As of the date of this staff report, Staff has received one comment (attached).

BACKGROUND

On August 14, 2018 the Commission held a study session to discuss a proposed ordinance for regulating short-term rentals in the city. Based on feedback from that meeting, staff prepared a final ordinance presented at the September 27, 2018 Commission meeting.

RECOMMENDATION

Based on the findings for the proposed amendments outlined in the Proposed Final Order, staff recommends City Council approval of the proposed amendments at a public hearing to be scheduled on November 21, 2018.

RECOMMENDED MOTION

“I move to recommend approval of the proposed amendments to the Talent City Council, as described in the attached Exhibit A, Text Amendments to the Talent Zoning Code amending Title 8, Chapter 3, Division J, Article 11, Supplementary Provisions providing review procedures for short-term residential rental dwellings within the City of Talent.”

ATTACHMENTS

The following information was submitted regarding this application:

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



Zac Moody, Community Development Director

October 18, 2018

Date

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 public hearing on the proposed action is scheduled before the Planning Commission on October 25, 2018 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.