

ORDINANCE NO. 18-947-O

AN ORDINANCE AMENDING ORDINANCE 458, TALENT ZONING CODE, AMENDING TITLE 8, CHAPTER 3, DIVISION J, ARTICLE 11 SUPPLEMENTARY PROVISIONS. AMENDED LANGUAGE PROVIDES REVIEW PROCEDURES FOR SHORT-TERM RESIDENTIAL RENTALS DWELLINGS WITHIN THE CITY OF TALENT.

WHEREAS, after due consideration, the City of Talent has made certain findings in connection with the proposed amendments and have followed the statutory procedures.

WHEREAS, the City has an interest in the livability and preservation of character of its residential neighborhoods; and

WHEREAS, the City is experiencing a shortage of affordable housing for its residents and prospective residents; and

WHEREAS, the City believes that unregulated short-term residential rental dwellings may negatively impact its available affordable housing stock by removing long-term rentals from the rental pool; and

WHEREAS, the City has an interest in regulating short-term residential rentals to ensure that they are operated appropriately and meet existing health, life and safety regulations; and

WHEREAS the City has an interest in providing adequate housing options for tourists and transient visitors, and ensuring that transient occupancy taxes are collected and remitted on a fair and equitable basis; and

WHEREAS, the ability to provide short-term residential rentals allows owners and lessees to use their property interest in their housing to improve their economic circumstances; and

WHEREAS, the City has determined that the establishment of rules and regulations to permit short-term residential rentals is a reasonable means to ensure the safety and convenience of transient visitors as well as preserve the peace, safety and general welfare of long-term residents of residential zones,

NOW, THEREFORE, THE CITY OF TALENT ORDAINS AS FOLLOWS:

SECTION 1. That the following sections within Title 8, Chapter 3 have been amended as described in EXHIBIT A attached herein:

Division J, Article 11, Supplementary Provisions

SECTION 2. That the amendments as described herein comply with all applicable Comprehensive Plan Policies of the City of Talent as well as all applicable State and Federal Laws.

SECTION 3. That the amendments as described herein have been advertised and publically noticed in accordance with Section 8-3M. Article 1 of the Talent Zoning Ordinance.

Duly enacted by the City Council in open session on October 3, 2018 by the following vote:

Ayes:

Nays:

Abstain:

Absent:

Gabriella Ciprazo, City Recorder and Custodian of City records

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