

ORDINANCE NO. 2019-952-O

AN ORDINANCE AMENDING ORDINANCE 949, TALENT ZONING CODE, TITLE 18, DIVISION VIII, CHAPTER 18.137, SUPPLEMENTARY PROVISIONS, AMENDING TITLE 18, DIVISION III RESIDENTIAL ZONES AND AMENDING TITLE 18, DIVISION II, CHAPTER 18.15, DEFINITIONS PROVIDING REVIEW PROCEDURES FOR SHORT-TERM RESIDENTIAL RENTAL 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 divisions within Title 18 have been amended as described in EXHIBIT A attached herein:

- Division VIII, Chapter 18.137, Supplementary Provisions

- Division III, Chapter 18.25, 18.30, 18.35, and 18.40 Residential Zones
- Division II, Chapter 18.15 Definitions

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 Title 18, Division XI, Chapter 18.190.

Duly enacted by the City Council in open session on April 17, 2019 by the following

vote: Ayes: 4 Nays: 2 Abstain: 0 Absent: 0



Gabriella Shahi, City Recorder and Custodian of City records