

City of Talent

Community Development Department - Planning



STAFF REPORT

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

Meeting date: March 23, 2017
File no: DCA 2017-001
Prepared by: Zac Moody, Community Development Director
Item: Adoption of regulations relating to special use standards.

GENERAL INFORMATION

PetitionerCity of Talent

Requested Action *Consideration of Text Amendments to the Talent Zoning Code adding Title 8, Chapter 3, Division J, Article 11, Special Use Standards. New language provides regulations for special uses in the City, including marijuana related uses, backyard chickens 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.

Planning Commission held two study sessions in August and November of 2016, working through the language proposed by Staff and during the last Planning Commission meeting determined that the amendments were ready for review at the required public hearings.

Attached to this report is a proposed draft of the amendments for review. It is Staff's goal to review these proposed changes with the Planning Commission at the public hearing scheduled for March 23, 2017 and to take citizen comment as well as make any final changes. Staff would like to open the public hearing to take citizen comments and then continue the hearing until April 27, 2017 to provide staff time to prepare a final order consistent with any proposed changes and give the public another opportunity to comment.

PROPOSAL

As proposed, the Special Use Standards section of the code has been developed to provide additional standards for permitted land uses that may not be subject to a conditional use permit with special requirements. The intent is to provide some control of the scale and compatibility of the proposed use 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 related uses, backyard chickens and temporary uses. While these uses are commonly allowed outright (except marijuana related businesses), general standards of approval and the 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 Special Use Standards section provides clear and objective standards for backyard chickens and provides a list of 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 comment has been received. In an effort to obtain as much feedback as possible, staff reached out again on March 16, 2017 to the appropriate agencies.

PUBLIC COMMENTS

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

RECOMMENDATION

None

RECOMMENDED MOTION

None

ATTACHMENTS

The following information was submitted regarding this application:

- Proposed Amendments – Exhibit A



Zac Moody, Community Development Director

March 16, 2017

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 March 23, 2016 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 zmood@cityoftalent.org.