



**BEFORE THE TALENT PLANNING COMMISSION
STATE OF OREGON, CITY OF TALENT**

IN THE MATTER OF PLANNING COMMISSION FILE NO. DCA 2018-)
004, AMENDMENTS TO THE TALENT ZONING AND SUBDIVISION)
CODES AMENDING TITLE 8, CHAPTER 2 AND TITLE 8, CHAPTER 3,)
REPEALING AND REPLACING THE TEXT TO CONFORM TO THE)
NUMBERING STYLE OF THE TALENT MUNICIPAL CODE, THE) ORDER
TALENT PLANNING COMMISSION FINDS THE FOLLOWING:)

1. The Planning Commission held a properly noticed public hearing on this matter on January 8, 2019;
2. The Planning Commission requested that the Community Development Director present a staff report and a proposed final order with the proposed changes;
3. The proposed amendments are consistent with the numbering convention of the Talent Municipal Code enacted in November 2018; and
4. At the public hearing the proposed amendments were presented by the Community Development Director and the public was given an opportunity to comment;

IT IS HEREBY ORDERED THAT based on the information presented in the staff report and the following findings of fact, the Talent Planning Commission recommends approval of the amendments to the Talent Subdivision and Zoning Codes, Title 8, Chapter 2 and Title 8, Chapter 3, repealing and replacing the text of both chapters to conform to the numbering style of the Talent Municipal Code.

In the following, any text quoted directly from City codes appears in *italics*; staff findings appear in regular typeface.

TALENT ZONING CODE

8-3M.160(G) Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:

1. *The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes (ORS) Chapter 197 (for Comprehensive Plan amendments only);*

FINDING: Not applicable as this is not a Comprehensive Plan amendment. A development code amendment is presumed to enact policies in the Comprehensive Plan; No changes to the text of either the Subdivision or Zoning Code are being proposed. The purpose of this amendment is to modify the numbering style of both the Subdivision and Zoning Codes to be consistent with the newly adopted Talent Municipal Code. **The provisions of this section have been met.**

2. *Comments from any applicable federal or state agencies regarding applicable statutes or regulations;*

FINDING: The City sent the full text of the proposed amendment to the Department of Land Conservation and Development (DLCD), which has exclusive oversight of code amendments to ensure compatibility with State Goals, Statues and Administrative Rules. **The provisions of this section have been met.**

3. *Any applicable intergovernmental agreements; and*

FINDING: No intergovernmental agreements were found to be applicable to the proposed ordinance amendments. **The provisions of this section are not applicable.**

4. *Any applicable Comprehensive Plan policies and provisions of the Talent Zoning Code that implement the Comprehensive Plan. Compliance with Section 160 of this Article shall be required for Comprehensive Plan Amendments, Zoning Map, and Text Amendments.*

FINDING: All applicable provisions of the Talent Zoning Code have been addressed. **The provisions of this section have been met.**

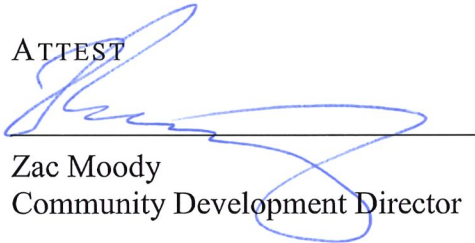


Derek Volkart
Chairperson

1/28/19

Date

ATTEST



Zac Moody
Community Development Director

1/28/19

Date