

City of Talent

Community Development Department - Planning



STAFF REPORT

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

Meeting Date: August 25, 2020
File No: DCA 2019-001
Prepared By: Zac Moody, Community Development Director
Item: Housing Code Amendments

GENERAL INFORMATION

PetitionerCity of Talent

Requested ActionAmendments to Title 18 of the Talent
Municipal Code (TMC)

I. BACKGROUND

On June 9, 2020, the Planning Commission moved to close the public hearing on the Title 18 amendments and began the deliberation process.

Deliberations began with a discussion of Chapter 18.15 and 18.20 (Definitions and Land Use Classification). It was decided that the Commission would hold off on reviewing Chapter 18.15 until all revisions had been discussed. Chapter 18.20 was approved with the condition that staff create a process for disputes of classification whereby the Planning Commission would hear the dispute. This process has not yet been defined but will prior to the final recommendation of the amendments to the Council.

The last section that was discussed at the June 9th meeting was Chapter 18.25 – Residential Zone – Low Density. This section was approved by roll call vote of the Commission and passed with a 6-1 vote.

II. REVIEW

The purpose of this meeting is to continue deliberations. Deliberations on a chapter by chapter basis will begin with Chapter 18.30 – Residential Zone – Medium Density. During the June 9th meeting, staff was made aware that Chapter 18.30 was missing from the amendment packet. On June 15, 2020, staff updated the amendment packet and posted it to the City’s website for review by the public. It is being included with this staff report for your review.

III. CONCLUSION

The proposed amendments to the Talent Municipal Code (TMC) Title 18 are consistent with the applicable criteria in the City of Talent Comprehensive Plan, Talent Municipal Code (TMC), Oregon Revised Statutes and Oregon Administrative Rules.

IV. EXHIBITS

- A. Chapter 18.30 – Residential Zone – Medium Density



Zac Moody, Community Development Director

August 18, 2020

Date

Staff has recommended these amendments for approval, but it will require at least one additional public hearing before the City Council for a decision once a recommendation has been made by the Planning Commission. The Talent Municipal Code establishes procedures for legislative hearings in Section 18.190.060.

A deliberation hearing on the proposed action is scheduled before the Planning Commission on August 25, 2020 at 6:30 PM and will be held electronically in compliance with the Governor’s Executive Order 20-16.