



Oregon

John A. Kitzhaber, M.D., Governor

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 11/07/2014
Jurisdiction: City of Talent
Local file no.: DCA 2014-001
DLCD file no.: 001-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 11/06/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 38 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 001-14 {22424}
Received: 11/6/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Talent

Local file no.: **DCA 2014-001**

Date of adoption: 11/5/2014

Date sent: 11/6/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 8/18/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No

Local contact (name and title): Zac Moody, Community Development Director

Phone: 541-535-7401

E-mail: zmoody@cityoftalent.org

Street address: 110 E. Main Street

City: Talent

Zip: 97540-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres: Non-resource – Acres:
 Forest – Acres: Marginal Lands – Acres:
 Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
 Rural Commercial or Industrial – Acres: Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres: Non-resource – Acres:
 Forest – Acres: Marginal Lands – Acres:
 Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
 Rural Commercial or Industrial – Acres: Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Title 8, Chapter 3, Division D & F, Title 8, Chapter 3, Division L, Article 2

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from to Acres:
 Change from to Acres:
 Change from to Acres:
 Change from to Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: Acres added: Acres removed:

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: City of Talent

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.



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

IN THE MATTER OF PLANNING COMMISSION FILE NO. DCA)
2014-001, AMENDMENTS TO THE TALENT ZONING CODE,) ORDER
TITLE 8, CHAPTER 3 DIVISION D & F AND TITLE 8, CHAPTER)
3, DIVISION L, ARTICLE 2, THE CITY OF TALENT PLANNING)
COMMISSION FINDS THE FOLLOWING:)

1. The Planning Commission held a properly noticed public hearing on this matter on September 25, 2014;
2. The City properly notified effected property owners that land use regulations were being proposed that may affect the permissible uses of their property and other properties through a Measure 56 notice;
3. The Planning Commission requested that the Community Development Director present a staff report and a proposed final order with code language, findings and recommendations;
4. At the public hearing evidence was presented by the Community Development Director and the public was given an opportunity to comment;

IT IS HEREBY ORDERED THAT the Talent Planning Commission recommends approval of the amendments to the Talent Zoning Code, Title 8, Chapter 3, Division D & F and Title 8, Chapter 3, Division L, Article 2 as proposed in Exhibit A and based on the information presented in the staff report and the following findings of fact:

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

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: The proposal does not include changes to the Comprehensive Plan and is therefore not applicable. A development code amendment is presumed to enact policies in the Comprehensive Plan; the findings validating that presumption are outlined below. **The provisions of this section are not applicable.**

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 Department of Land Conservation and Development (DLCD), which has exclusive oversight of code amendments to insure compatibility with State Goals and Statues. At the present time, no responses from either DLCD or any other public agencies have occurred. **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 amendment. **The provisions of this section have been met.**

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: Considering the scope of the proposed changes are limited to allowed uses in the zone and the establishment of criteria for conditional uses, there is only one applicable Comprehensive Plan policy that needs to be addressed. The policy is listed below followed by findings detailing adherence.

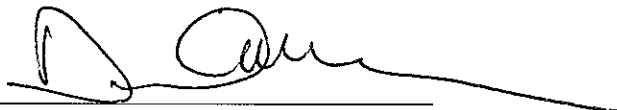
Element E: Economy – Policy 2 Family Wage Jobs

Objective: Increase the number of family wage jobs in the City of Talent

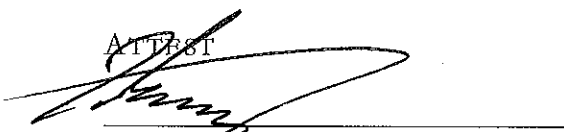
IMPLEMENTATION STRATEGIES

2. *Encourage business incubators that support people who have been left out of traditional business development loan/access to credit programs.*

The addition of breweries, wineries, and distilleries encourages redevelopment of the commercial area and has the potential to serve as a catalyst for the development of a type of business that can grow with the local residents. Small breweries and wineries often times lead to larger future businesses that create a draw from other communities. **The provisions of this section have been met.**



Daniel Wise
Chairperson



Zac Moody
Community Development Director

ORDINANCE NO. 14-876-O

AN ORDINANCE AMENDING THE TALENT ZONING ORDINANCE, NO. 458, REPEALLING AND REPLACING TITLE 8, CHAPTER 3, DIVISION D & F AND TITLE 8, CHAPTER 3, DIVISION L, ARTICLE 2 REGARDING ALLOWED USES IN THE COMMERICAL AND INDUSTRIAL ZONE AND CONDITIONAL USE PERMITS

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

THE CITY OF TALENT ORDAINS AS FOLLOWS:

SECTION 1.

Article 8-3D.130(A) BUILDINGS AND USES SUBJECT TO Type-2 SITE DEVELOPMENT PLAN REVIEW is hereby amended to read as follows:

- A. *Retail stores (excluding sales of medical or recreational marijuana), shops and offices supplying commodities or performing services for residents of the surrounding community, such as food stores, bakeries (retail), drug or variety stores, and hardware stores.*

Article 8-3D.150(B) BUILDING AND USES PERMITTED SUBJECT TO CONDITIONAL USE REVIEW is hereby amended to read as follows:

- B. *Temporary Medical Hardship, subject to the supplemental provisions of 8-3L.246.*

Article 8-3D.230(B) BUILDINGS AND USES SUBJECT TO Type-2 SITE DEVELOPMENT PLAN REVIEW is hereby amended to read as follows:

- B. *Retail stores (excluding sales of medical or recreational marijuana) and offices; personal, business and repair services, not including automotive repair. Such uses may not exceed 6,000 square feet. Automotive parts and sales are permitted provided that the activity happens fully within enclosed buildings.*

Article 8-3D.250 BUILDINGS AND USES PERMITTED SUBJECT TO CONDITIONAL USE REVIEW is hereby amended to read as follows:

The planning commission may grant or deny a conditional use permit in accordance with the procedure and provisions set forth in Article 8-3L.2.

- A. *Any uses permitted conditionally in the Neighborhood Commercial Zone (CN).*
- B. *Brewery, Distillery, Winery not exceeding 6,000 square feet (pub or tasting room required).*
- C. *Commercial or trade schools.*
- D. *Buildings over two-and-a-half (2½) stories or thirty (30) feet in height, whichever is the lesser. Buildings more than 30 feet in height are permitted only if they include residential uses.*
 - 1. *The maximum height allowed through conditional use review is forty (40) feet. The proposed building must include site design and architectural elements such that it is compatible with the small town character of Talent. Building elements to be considered include, but are not limited to, size, proportion, massing, articulation, detailing and location. Landscaping, buffering, fencing and similar elements may also be considered, but not as the only method of ensuring compatibility.*
- E. *Temporary uses.*
- F. *Pump stations and water reservoirs.*
- G. *Other buildings or uses that the planning commission determines to be similar to other uses permitted conditionally in the CBD zone.*

ARTICLE 8-3D.330(B) BUILDINGS AND USES SUBJECT TO TYPE-2 SITE DEVELOPMENT PLAN REVIEW is hereby amended to read as follows:

- B. *Retail stores (excluding sales of medical or recreational marijuana) and offices; personal, business and repair services.*

ARTICLE 8-3D.350 BUILDINGS AND USES PERMITTED SUBJECT TO CONDITIONAL USE REVIEW is hereby amended to read as follows:

The planning commission may grant or deny a conditional use permit in accordance with the procedure and provisions set forth in Article 8-3L.2.

- A. *Automobile service stations.*

- B. *Commercial amusement establishments, including bowling alleys, pool halls, or similar amusements.*
- C. *Craft Manufactory & Retail uses with more than 15 employees at any one time.*
- D. *Brewery, Distillery, Winery not exceeding 6,000 square feet (pub or tasting room required).*
- E. *Contractor offices and storage yards.*
- F. *Retail and wholesale business and service establishments providing home furnishings, drapery and floor coverings; nursery supplies; retail lumber, paint and wallpaper; plumbing, heating and electrical sales or service and retail sales of medical and recreational marijuana.*
- G. *Guest Lodging.*
- H. *Commercial or trade schools.*
- I. *Buildings over two-and-a-half (2½) stories or thirty (30) feet in height, whichever is the lesser. Only residential units are permitted above 30 feet in height.*
 - 1. *The maximum height allowed through conditional use review is forty (40) feet. The proposed building must include site design and architectural elements such that it is compatible with the small town character of Talent. Building elements to be considered include, but are not limited to, size, proportion, massing, articulation, detailing and location. Landscaping, buffering, fencing and similar elements may also be considered, but not as the only method of ensuring compatibility.*
- J. *Drive-in, drive-up and drive-through facilities.*
- K. *Temporary uses.*
- L. *Pump stations and water reservoirs.*
- M. *Other buildings or uses that the planning commission determines to be similar to other uses permitted conditionally in the CBH zone.*

ARTICLE 8-3D.430 (F) BUILDINGS AND USES SUBJECT TO type-2 SITE DEVELOPMENT PLAN REVIEW is hereby amended to read as follows:

- F. *Retail (excluding retail sales of medical or recreational marijuana) and wholesale*

business and service establishments providing home furnishings; nursery supplies; retail lumber, paint and wall paper; plumbing, heating and electrical sales and service; drapery, floor covering and tile sales.

ARTICLE 8-3D.450 BUILDINGS AND USES PERMITTED SUBJECT TO CONDITIONAL USE REVIEW is hereby amended to read as follows:

The planning commission may grant or deny a conditional use permit in accordance with the procedure and provisions set forth in Article 8-3L.2. The following uses permitted conditionally in the CH zone meet the description and purpose set forth in Article 8-3L.2.

- A. *"Drive-in," "drive-up" or "drive-through" facilities.*
- B. *Wholesale establishments other than those listed above.*
- C. *Brewery, Distillery, Winery (with or without pub or tasting room).*
- D. *Retail sales of medical or recreational marijuana.*
- E. *Overnight recreation vehicle parks.*
- F. *Caretaker or watch person dwelling on the premises of a non-residential use.*
- G. *Drive-in theater, golf driving range.*
- H. *Public utility buildings and structures.*
- I. *Automobile wrecking yards.*
- J. *Temporary Medical Hardship, subject to the supplemental provisions of Section 8-3L.246.*
- K. *Buildings over two and one-half (2 ½) stories in height or thirty (30) feet in height, whichever is the lesser.*
- L. *Light manufacturing, assembly, fabricating or packaging of products from materials such as cloth, plastic, paper, fiberglass, leather, precious or semi-precious metals or stones, subject to the provisions and requirements of the IL zone.*
- M. *Manufacture of electric, electronic or optical instruments or devices, subject to the provisions and requirements of the IL zone.*
- N. *Manufacture of food products, pharmaceuticals, and the like, but not including the*

production of fish, meat or fermented foods such as vinegar, or the rendering of fats and oils, subject to the provisions and requirements of the IL zone.

- O. *Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, subject to the provisions and requirements of the IL zone.*
- P. *Light fabrication and repair shops such as blacksmith, cabinet, electric motor, heating, machine, sheet metal, stone monuments, upholstery, welding, auto body and auto and truck repair, subject to the provisions and requirements of the IL zone.*
- Q. *Mobile Home sales business. (6-2-83 p.c.action.File SUD-83-2)*
- R. *Adult Business as defined in Article 8-3B.1 (Ord. No. 654).*

ARTICLE 8-3D.530(G)(1) BUILDINGS AND USES SUBJECT TO type-2 SITE DEVELOPMENT PLAN REVIEW is hereby amended to read as follows:

- G. *Uses customarily incidental to the above uses, including:*
 - 1. *Necessary or customarily incidental services maintained as a convenience to the traveling public, such as barber shop, beauty shop and dress shop, when carried on in the same building or on the same lot as the service station, gift shop, restaurant, bar, hotel or motel to which they are accessory (excluding the retail sales of medical or recreational marijuana).*

ARTICLE 8-3F.130(C) BUILDING AND USES SUBJECT TO type-3 SITE DEVELOPMENT PLAN REVIEW is hereby amended to read as follows:

- C. *Manufacture of food products, pharmaceuticals, and the like, including the compounding of medical or recreational marijuana. Manufacturing of food products does not include the production of fish, meat or fermented foods, or the rendering of fats and oils.*

Article 8-3L2 CONDITIONAL USE PERMIT is hereby repealed and replaced with the following text:

8-3L.210 DESCRIPTION AND PURPOSE

All uses permitted conditionally are declared to be in possession of such unique and special characteristics as to make questionable or impractical their being included as outright uses in any of the various zones herein defined. The purpose of the conditional

use process is to determine the desirability of certain uses and to allow proper integration into the community of uses, which may be suitable only on certain conditions and at appropriate locations. The reasons for requiring special consideration may involve, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems inherent in the operation of the use, and/or the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole.

8-3L.215 AUTHORIZATION TO GRANT OR DENY CONDITIONAL USES

A conditional use listed in this Chapter shall be permitted, altered or denied upon authorization of the Planning Commission in accordance with the standards and procedures set forth in this Article and may be subject to Site Plan Review. Relaxation of any of these standards requires a variance in accordance with 8-3L.4.

- A. In taking action on a conditional use permit application, the Planning Commission may either approve or deny the application.*
- B. If an application is denied, the action must be based on reasons related to non-compliance with the Comprehensive Plan, incompatibility of the proposed use within the zone or to adjacent land uses, or inappropriate site location or failure to meet all applicable standards listed in this ordinance.*
- C. In approving a conditional use permit application, the Planning Commission shall impose any conditions which are necessary to insure compliance with the standards of the Talent Land Development Ordinance or other appropriate State, County and City standards, rules, regulations and laws and standards established by any other City resolution.*
- D. The Planning Commission may require that the applicant for a conditional use furnish the City with a performance bond or similar contractual arrangement of up to the value of the cost of the improvements to be guaranteed by such bond, in order to assure that the conditional use is completed according to the plans as approved by the Planning Commission.*

8-3L.220 RESERVED

8-3L.230 ALTERATION OF USE OR STRUCTURE PERMITTED CONDITIONALLY

In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use, substantial alteration, a change in use or in lot area or " of any structure or use, which is permitted as a conditional use. "Substantial alteration" shall include, for purposes of this Article, any modification to the structure, use, or premises which will change the use, increase the intensity of operation, increase the floor area or the space devoted to the use, or which is otherwise likely to increase noise, odors, traffic, dust or other sources of potential significant impacts upon abutting properties or their occupants. Alterations, which are not "substantial" as defined herein, will be permitted without applying for a conditional use permit.

8-3L.240 APPLICATION PROCEDURE

- A. *Application. Application for a conditional use permit shall be made in writing to the Planning Commission on a form prescribed by the Commission. Application must be accompanied by a legal description of the property (a copy of the deed, title papers or recorded survey), a copy of a site development plan, and a filing fee.*
- B. *Site development plan. The site development plan shall be drawn to scale and shall include all of the information required in 8-3L.140, "Site Development Plan—Required Data."*

8-3L.242 PUBLIC HEARING

A public hearing shall be held before the Planning Commission on each application for a conditional use permit. Notice of the public hearing shall be provided as set forth in 8-3M.130. To grant the conditional use permit, the Planning Commission must find that the proposed use meets the conditions listed in 8-3L.244-246 of this Article. No conditional use permit granted by the Planning Commission shall become effective until after the appeal period expires.

8-3L.244 GENERAL CRITERIA FOR APPROVAL

In judging whether or not a conditional use permit shall be approved or denied, the Planning Commission shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable. A conditional use may be granted only if:

- A. *The proposed use is consistent with the City of Talent Comprehensive Plan.*
- B. *The proposed use is consistent with the purpose of the zoning district.*

- C. *The proposed use and development is found to meet the required findings of 8-3L.150, "Required Findings for Approval of Plan," set forth for approval of a site development plan review.*
- D. *The proposed use will not adversely affect the livability, value, and appropriate development of abutting properties and the surrounding area, compared to the impact of uses that are permitted outright. Testimony of owners of property located within two hundred and fifty (250) feet of the boundaries of the property in question shall be considered in making this finding.*
- E. *All required public facilities have adequate capacity to serve the proposal. System Development Charges will be assessed at the time a building permit is issued. Additional SDCs will be assessed for change in use that are more intense than a pre-existing use.*
- F. *The site size, dimensions, location, topography, and access are adequate considering such items as the bulk, coverage or density of the proposed development; the generation of traffic; environmental quality impacts; and health, safety or general welfare concerns.*
- G. *The City of Talent has adequate firefighting equipment to protect the structure, as verified by the Talent Fire Chief, or arrangements have been or will be made by the developer to insure that adequate equipment will be available before the occupancy of the building for any use.*

8-3L.246 SPECIAL STANDARDS GOVERNING CONDITIONAL USES

Certain conditional uses shall meet the following standards:

- A. *Daycares and Preschools*
 - 1. *At least 75 square feet of outdoor play and socializing area per child or adult shall be provided, but in no case shall the total area be less than 500 square feet.*
 - 2. *If planned for children, the outdoor plan shall be adequately fenced in order to provide for their safety.*
 - 3. *If the day care facility is not a residential use as provided in ORS 657A.440, the day care facility shall not be located in a single-family*

residence.

4. *The facility shall be readily accessible for fire and other emergency vehicles.*
5. *The facility shall meet all applicable state licensing requirements. Proof that these requirements are met shall be provided.*
6. *Adequate space must be provided on-site to allow for drop-off of the children or adults, preferably a circular drive. L-shaped drives and alley drop-offs may also be approved.*
7. *Parking areas and ingress-egress points are designed so as to facilitate traffic, bicycle, and pedestrian safety; to avoid congestion; and to minimize curb cuts on arterial and collector streets.*

B. Temporary Medical Hardship

1. *The mobile home will be occupied by an infirm person, or by one or more individuals engaged in caring for the infirm person, whose infirmity renders that person incapable of maintaining a residence on separate property.*
2. *The infirmity must be due to physical or mental impairment verified by a written statement from a medical doctor or other responsible individual or agency, which clearly indicates that the infirm person is not capable of maintaining a residence on separate property. Financial hardship, childcare and other convenience arrangements not relating to physical or mental impairment are not considered infirm conditions for which a permit can be issued.*
3. *The mobile home shall not be occupied until it is connected to the public sewer system.*
4. *The location of the mobile home will not violate the minimum yard setbacks required in the zone in which it will be located.*
5. *The applicant has agreed to vacate the mobile home within forty-five (45) days after the unit has ceased to be used for the purpose for which the permit was issued, and to remove the mobile home within*

ninety (90) days after the unit has ceased to be used for such purpose. In any event, the mobile home shall be removed from the premises by the day of the expiration of the permit unless the permit has been renewed in conformance with subsection F below.

6. *A conditional use permit for a temporary mobile home will be valid for one (1) year from the date of issuance and must be renewed on an annual basis, unless a shorter time limit is placed upon the permit by the Planning Commission. The applicant shall be responsible for applying to the Planning Commission for renewal at least thirty (30) days before the expiration date of the permit.*

C. *Neighborhood Commercial*

1. *Located on a lot of not more than 12,000 square feet in area and where the exterior appearance has a residential appearance similar to the residences on adjacent properties.*
2. *Permitted Uses. Uses shall be limited to small-scale establishments that serve the neighborhood or the community that do not exceed 2,000 square feet of floor area and are located at the intersection of a designated arterial and/or collector street. Allowable uses include those allowed in the Community and Broadway Commercial Zoning Districts.*
3. *Outdoor Activities Prohibited. All business operations except off-street parking and temporary activities associated with an established business shall be conducted entirely within an enclosed building.*
4. *Automobile-Oriented Uses Prohibited. Prohibited automobile-oriented uses include:*
 - a. *Businesses that repair, sell, rent, store, or service automobiles, trucks, motorcycles, buses, recreational vehicles, boats, construction equipment, and similar vehicles and equipment.*
 - b. *Drive-up, drive-in, and drive-through facilities.*
5. *Maximum Size. The maximum commercial floor area shall not exceed 2,000 square feet per neighborhood commercial site. There*

may be up to four neighborhood commercial sites at one intersection (one on each corner).

6. *Signs. One sign for each facing street per business or use conducted within the building, not to exceed twenty (20) square feet in area. Signs attached flat against the building shall not project more than twelve (12) inches from the wall nor project above the roof or parapet wall. Freestanding signs shall be located on the property and shall not project beyond the property line.*
 7. *Additional Standards. The Planning Commission may limit the type, extent, and hours of operation of a proposed use and may require additional standards to protect adjacent property owners based upon evidence submitted at the public hearing.*
- D. *Buildings over two-and-a-half (2½) stories or thirty (30) feet in height, whichever is the lesser.*
1. *Subject to the provisions of Section 5.01(E)(2) of the Talent Zoning Code.*
- E. *The having, keeping or maintaining of any apiary (beehives) of more than two colonies.*
1. *The number of colonies is limited to two (2) colonies per legal lot with a minimum of 8,000 sq. ft. of lot area, plus one (1) additional colony per each additional 8,000 sq. ft. of lot area, up to a maximum of four (4) colonies regardless of lot size.*
 2. *Colonies shall be located in the side or rear yard, and set back no less than 10 feet from the nearest property line.*
 3. *Hives shall be placed on property so the general flight pattern of bees does not unduly impact neighboring properties or their inhabitants. If any portion of a hive is located within thirty (30) feet of a public or private property line, a flyaway barrier at least six (6) feet in height shall be established and maintained around the hive. The flyaway barrier shall be located along the property boundary or parallel to the property line, and shall consist of a solid wall, solid*

fencing material, dense vegetation or combination thereof extending at least ten (10) feet beyond the colony in each direction, so that all honey bees are forced to fly at an elevation of at least six (6) feet above ground level over the property lines in the vicinity of the colony.

- 4. Colonies shall be maintained in movable-frame hives with adequate space and management techniques to prevent overcrowding.*
 - 5. Every beekeeper shall maintain a supply of water for the bees located within 10 feet of each hive. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.*
 - 6. Hives shall be actively maintained. Hives not under human management and maintenance shall be dismantled or removed.*
 - 7. In any instance in which a colony exhibits unusually aggressive characteristics or a disposition toward swarming, it shall be the duty of the beekeeper to promptly re-queen the colony with another queen, or the colony will be destroyed.*
- F. Standards for high impact transportation and recreation facilities such as community centers, fraternal or lodge buildings, sports complexes, bowling alleys, pool halls, stadiums, equestrian arenas, golf courses, swimming pools, heli-ports, heli-stops, and bus or train terminals.*
- 1. Major noise generators shall be located a minimum of 30 feet from residential property lines and shall be screened by a noise attenuating barrier.*
 - 2. Transportation facilities must be consistent with or incorporated into the Transportation System Plan (TSP).*
 - 3. Major public recreation facilities must be consistent with or incorporated into the Parks, Recreation, and Open Space Plan.*
 - 4. A traffic impact and parking study may be required in accordance with the Talent Comprehensive Plan. The development project must*

include mitigation for any decrease in level of service or operational safety of the transportation system.

G. Standards for automobile service stations, automobile wrecking yards and contractor offices and storage yards.

- 1. All activities associated with automotive repair and service, with the exception of maintenance activities such as pumping gas or changing tires, shall take place within a building constructed to ensure that noise or odor do not disturb the normal operation or livability of neighboring uses.*
- 2. Storage of vehicles to be repaired shall be screened by a sight-obscuring fence, wall, or hedge.*
- 3. There shall be a minimum of a ten (10) foot front yard setback that is landscaped.*
- 4. There shall be a physical barrier between the driving surfaces and pedestrian areas.*
- 5. All areas of the site where vehicles, vehicle parts or equipment will be stored, repaired, or displayed must be paved.*
- 6. The areas around fuel pumps and over underground storage tanks must be paved with concrete.*
- 7. Public restroom facilities must be available within the building.*

All stormwater runoff must be pretreated with pollution control devices before entering into the public stormwater system.

H. Drive-in, drive-up and drive-through facilities.

- 1. Drive-up uses may be approved in areas as identified CBH, CH and CI Zoning Districts only and only in these zoning districts along Valley View Road and east of a line drawn perpendicular to South Pacific Highway and west of Bear Creek (refer to attached Drive-up Overlay Map).*

2. *Drive-up uses in existence at the time of this ordinance's adoption or amendments thereof and not within the area identified on the drive up overlay map, are considered legal-conforming uses except for the following circumstances:*
 - a. *If such uses are abandoned or the drive-up window function of the business is abandoned for a period of six months, the drive-up window function would not be permitted to re-open.*
 - b. *If such uses are substantially altered (40% of the building's exterior walls are modified, added on to, etc.), at least three of the design standards identified below in Section C.5 shall be incorporated into the final site or building design.*
3. *Drive-up lines, including menu speaker, service window and stacking area shall be to the side or rear of the building with the intent to minimize the visibility of these elements from the public street and adjacent residential dwellings. Infill of existing parking lots along a street's frontage is encouraged.*
4. *Drive-up menu speakers and service windows shall be at least 200 feet from the nearest residentially zoned property line. Menu speakers shall not have a noise decibel reading greater than 55 decibels at the property line and shall otherwise comply with Talent Ord. #749 relating to unnecessary noises.*
5. *Drive-up buildings shall have their primary orientation toward the public street rather than the parking area. Building entrances shall be oriented toward the street and shall be accessed from a public sidewalk. Where buildings are located on a corner, the building entrance shall be oriented toward the higher order street or to the lot corner at the intersection of the streets. Buildings shall be located as close to the intersection corner as practicable. Exceptions may be granted for topographic constraints, lot configuration, designs where a greater setback results in an improved access or for sites with multiple building spaces such as shopping centers where this standard is met by other building storefronts.*

6. *In addition to the Parking Area Improvements required as part of Article 8-3J.575, parking areas shall be designed to incorporate 5 of the 8 following design elements for visual, aesthetic and environmental relief:*
 - a. *One shade tree per seven parking spaces;*
 - b. *Bio-swale plant and filtration system;*
 - c. *Storm water oil separators;*
 - d. *Decorative landscape walls, max 24" in height;*
 - e. *Porous concrete in "plaza" areas (sidewalks, plaza space, outdoor dining space, etc.);*
 - f. *Mounded earth landscaping;*
 - g. *15' landscape or hardscape buffer between sidewalk and parking area;*
 - h. *Use light colored paving materials with a high solar reflectance index (SRI) of at least .29 to reduce heat absorption for a minimum of 50% of the parking surface area.*
7. *Drive-up buildings shall incorporate one square foot of "plaza space" for every 10 square feet of gross floor area. The plaza space must incorporate 3 of the 6 following design elements:*
 - a. *Seating – 1 seat for each 500 square feet of building area;*
 - b. *Shelter or windbreaks for inclement weather;*
 - c. *Trees – 1 tree per 500 square feet of plaza space;*
 - d. *A mixture of areas that provide both sunlight and shade;*
 - e. *Water feature or art (may include decorative surface art);*
 - f. *Outdoor eating areas.*
8. *Drive-up buildings shall have a minimum first floor area ratio of 35% (building footprint area to lot size area). Plaza space may be*

considered as part of first floor area, but not greater than 30% of the required floor area ratio.

9. *Drive-up buildings shall incorporate transparent window glazing and shall be encouraged to use window awnings in order to reduce heat gain.*
10. *Drive-up lanes shall either be flat or downhill to minimize excessive fuel consumption and exhaust during the wait in line.*
11. *Drive-up lanes shall be designed to provide as much natural ventilation as possible to eliminate the buildup of exhaust gases.*
12. *Drive-up lanes shall provide sufficient stacking to ensure that public rights-of-way, including sidewalks, are not obstructed.*
13. *Drive-up buildings shall be fixed buildings with standard foundations. No temporary structure such as a vending cart, mobile or trailer is permissible.*
14. *Areas along the street without building frontage, between the street and the parking area or drive-thru lane, shall be landscaped in order to minimize visibility of vehicles and asphalt.*
15. *Trash and recycle areas shall be screened from the public right-of-way.*

I. Retail Sales of Medical & Recreational Marijuana

1. *Establishments vending medical or recreation marijuana shall be located at least 100 feet from a residential zone, 100 feet from a mixed use building with a residential unit, at least 750 feet from a public or private park and at least 1,000 feet from an existing public or private elementary, secondary or career school primarily attended by minors. For purposes of determining the distance between the establishment and the aforementioned areas, within the specified distance means a straight line measurement in a radius extending for specified distance or less in every direction from any point on the boundary line of a residential zone, public or private park or from an*

existing public or private elementary, secondary or career school primarily attended by minors.

2. *Establishments vending medical or recreational marijuana shall obtain a conditional use permit from the city of Talent on an annual basis. A laps in the renewal of a conditional use permit subsequently leading to no approved conditional use permit shall be grounds for denial of the renewal or a new conditional use permit.*
3. *No extracts, oils, resins or similar products from marijuana shall be produced on site and the use of open flames for the preparation of any products is prohibited.*
4. *Marijuana and tobacco shall not be used at onsite.*
5. *Establishment shall have air filtering and ventilation systems that confine odors to the premises.*
6. *Minors are not allowed on the premises unless they are a medical marijuana cardholder and accompanied by a parent or guardian.*
7. *Owners, operators and employees who have been convicted of manufacturing or delivering drugs once in the past five years or twice in their lifetime may not operate or own a medical or recreational marijuana retail establishment.*
8. *Prior to operation, background checks for all owners, operators and employees shall be provided to the City. Not providing required background checks for all owners, operators and employees at any time is grounds for revocation of the conditional use permit.*
9. *Establishments shall keep financial records that are subject to audit. (if tax is implemented)*
10. *Establishment shall not have security bars and shall not operate a drive-thru facility.*

J. Overnight Recreation Vehicle Parks.

1. *The park shall consist of a minimum of one (1) acre.*
 2. *There shall be a minimum of a twenty (20) foot landscaped buffer on all property lines.*
 3. *The public transportation system must be able to support large trucks and trailers.*
- K. *Caretaker or watch person dwelling on the premises of a non-residential use.*
1. *Only one (1) dwelling may be situated upon a particular piece of property unless approved by the Planning Commission.*
 2. *The dwelling shall be separated by at least ten (10) feet from all other buildings on the property.*
 3. *Setbacks of the dwelling from all property lines shall be the same as for the zone in which the dwelling is located or ten (10) feet whichever is greater.*
 4. *If the home is a manufactured dwelling, it shall be constructed to the State of Oregon Manufactured Dwelling Standards enacted on June 15, 1976 or any subsequent amendments thereto and have the Oregon Insignia of Compliance. It shall be a minimum of twelve (12) feet in width and 40 feet in length. It shall be provided with a kitchen having a sink with hot and cold running water and at least one bathroom equipped with a water closet, lavatory and bathtub and/or shower. A building permit must be submitted and approved by the building inspector to ensure that the manufactured dwelling has been properly placed on and securely anchored to state approved foundation and stabilizing devices.*
 5. *All plumbing fixtures shall be connected to a public water supply system and to a public sewerage disposal system and be equipped with running water. All water and sewer lines connecting the dwelling with public water and sewer lines shall comply with the standards of the City and Rogue Valley Sewer.*
 6. *If a manufactured dwelling is used, the wheels and tongue or hitch shall be removed within 60 days unless a temporary use permit*

provides for an extended date.

7. *Unless placed upon a continuous permanent foundation, the manufactured dwelling shall be completely enclosed with a continuous concrete wall or skirting which shall consist of non-decaying, non-corroding material extending to the ground or to an impervious surface.*
8. *Skirting and foundation enclosing walls shall have provisions for ventilation and access to the space under the units as follows:*
 - a. *The walls or skirting shall have a net ventilation area of not less than 1-1/2 square feet for each 25 linear feet of exterior wall.*
 - b. *Openings shall be arranged to provide cross ventilation on opposing sides and shall be protected with corrosion-resistant wire mesh.*
 - c. *All foundation areas shall be provided with a 16x24 inch access way and shall be secured against entry.*
9. *No additional or accessory buildings shall be permitted in conjunction with a dwelling except as follows:*
 - a. *One carport or garage not to exceed 500 square feet in area.*
 - b. *One covered or uncovered patio not to exceed 300 square feet in area.*
 - c. *One storage building not to exceed 100 square feet in area and which shall be attached to and made a part of a carport or garage and which shall be included as a part of the maximum area provided for the carport or garage.*
10. *A caretaker residence may be accessory to an existing commercial or industrial use that is in need of protection. The duration of the conditional use may be for the life of the commercial or industrial use and temporary vacancy periods for up to two (2) years. If at the end of the conditional use, the manufactured dwelling is removed*

from its permanent foundation, the owner of the property shall sign and record a development agreement approved by the City Attorney to remove the foundation and all additions to the manufactured dwelling and permanently disconnect and secure all utilities. The development agreement authorizes the City to perform the work and place a lien against the property for the cost within 30 days from the date on which the manufactured dwelling is moved from its foundation. This condition shall not apply in the event that another approved manufactured dwelling is placed within 30 days of the original unit's removal.

11. *Two (2) off-street parking spaces for the dwelling shall be provided.*

8-3L.247 **CONDITIONS AND RESTRICTIONS**

Conditional uses, including those not listed in 8-3L.246 above may be subject to additional standards. In permitting a new conditional use or the substantial alteration of an existing conditional use, the Planning Commission may impose conditions and require the installation of improvements which it considers necessary to conform to the provisions of this Chapter and to protect the best interests of the surrounding area or the City as a whole, and may require guarantees and evidence that such conditions are being or will be complied with. These conditions and improvements may include, but are not limited to, the following:

- A. *Limiting the hours, days, place and or manner of operation; Duration of use;*
- B. *Conditions, requirements, and improvements required by the Talent Zoning Code;*
- C. *Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, air pollution, water pollution, glare, odor and to minimize effects of and on known natural hazards;*
- D. *Increasing the required setbacks, lot size and/or lot depth or width;*
- E. *Limiting the building height, size, lot coverage or location on the site;*
- F. *Designing the project to complement the visual context. Utilizing techniques such as architectural design, site design, use of native landscaping, and choice of colors and building materials in such a manner that facilities are*

screened from of site observers and blend with the natural visual character of the area;

- G. *Requiring street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved to City standards;*
- H. *Increasing or reducing the number of required off-street parking and/or loading spaces; designating the size, number, location and nature of vehicle and access points;*
- I. *Requiring installation of needed public facilities and services to serve the use or in such sizes as may be needed to serve other properties in the future; or requiring the establishment of a local improvement district, or other appropriate mechanism to accomplish the same;*
- J. *Requiring berms, screening, landscaping or other measures to protect adjacent or nearby property and designating standards for their installation and maintenance including, but not limited to a recorded development agreement approved by the City Attorney;*
- K. *Requiring landscaping, screening, drainage, water quality facilities, and/or improvements of parking and loading areas;*
- L. *Designating the size, number, location and/or design of vehicle access points or parking areas;*
- M. *Protecting public safety, especially from vandalism and trespass;*
- N. *Timing construction to minimize disturbances;*
- O. *Requiring and designating the size, height, location and/or materials for fences;*
- P. *Limiting or setting standards for the location, design, and/or intensity of outdoor lighting and illuminated signs;*
- Q. *Requiring the protection and preserving existing trees, vegetation, water resources, wildlife habitat, historic resources, or other significant natural or cultural resources;*

- R. *Designating special areas of concern such as the Greenway, wetlands, or other significant features on final development plans and on site prior to commencement of excavation, grading, or construction;*
- S. *Requiring special easements, access and restrictive covenants;*
- T. *Any other reasonable conditions, restrictions and safeguards that would uphold the purpose and intent of this Chapter and any adopted City plan and mitigate any adverse effect upon the adjoining properties that may result by reason of the conditional use being allowed.*

8-3L.260 USE PERMIT PREREQUISITE TO BUILDING

No building permit shall be issued to any case where any conditional use permit is required by the terms of this Chapter unless and until such land use permit has been granted by the Planning Commission, and then only in accordance with the terms and conditions of the conditional use permit granted. Any proposed change in the approved plan shall be submitted to the Planning Commission as a new application for a conditional use. Building permits involving an approved conditional use shall not be issued until the appeal period as specified in 8-3M.150 has passed.

8-3L.270 TIME LIMIT ON A CONDITIONAL USE PERMIT

Authorization of a conditional use shall be void after one (1) from the date of final decision unless substantial construction or development in conformance with the plan has occurred. However, the Planning Commission may extend authorization for an additional period not to exceed one (1) year, upon request. Within 90 days of the affirmative decision by the approval authority, a complete final site development plan map shall be prepared and filed with Community Development, including all required modifications and conditions. Approved conditional use permits that do not have a complete final site development plan map submitted within 90 days of the original approval shall be void.

8-3L.280 TERMINATION OF A CONDITIONAL USE

A conditional use may be revoked or modified by the Planning Commission, after public hearing, on any one or more of the following grounds:

- A. *Approval of the conditional use was obtained by fraud or misrepresentation.*
- B. *The use for which approval was granted has ceased to exist.*

- C. *The use does not meet the conditions specifically established for it at the time of the approval of the application.*
- D. *The use is in violation of any provision of this ordinance or of any other applicable statute, ordinance or regulation.*

8-3L.290 *LIMITATION*

No request for a conditional use shall be considered by the Planning Commission within the one year period immediately following a denial of such request, except the Planning Commission may consent to a new hearing, if, in the opinion of the Planning Commission, new evidence or a change of circumstances warrants it.

8-3L.300 *TRANSFERRING A CONDITIONAL USE PERMIT*

A Conditional Use Permit may not be transferred from one parcel to another parcel. Conditional Use Permits may be transferred from one owner to a new owner for the same parcel and the same use when the new owner submits an affidavit to the City of Talent certifying that the new owner understands the conditions of the Conditional Use Permit and that the continued use shall comply wholly with the conditions stated in the permit as well as all applicable laws, rules and regulations.

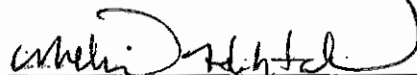
SECTION 2. That the amendment as described herein complies with all applicable Comprehensive Plan Policies of the City of Talent as well as all applicable State and Federal Laws.

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

SECTION 4. Under the provisions of the Talent Charter of July 1998, Chapter VIII, Section 33, the provisions of this ordinance shall take effect 30 days after adoption.

Duly enacted by the City Council in open session on November 5, 2014 by the following vote:

Ayes: 4 Nays: 0 Abstain: 0 Absent: 1



Melissa Huhtala, City Recorder and Custodian of City records

City of Talent

Community Development Department - Planning



STAFF REPORT and **FINDINGS OF FACT**

Type-4 Land Use Application — Legislative Review — Talent City Council

Meeting date: October 15, 2014
 File no: DCA 2014-001
 Prepared by: Zac Moody, Community Development Director
 Item: Adoptions of regulations relating to Conditional Uses and Use Zones.

GENERAL INFORMATION

Petitioner City of Talent

Requested Action Amendments to the City of Talent’s Zoning Code, Title 8, Chapter 3, Division L, Article 2 allowing the addition of Conditional Use criteria for uses outline as such in Title 8, Chapter 3, Division D & F as well as the amendment of Title 8, Chapter 3, Division D & F adding and removing allowed uses in each zoning district.

Amended Codes Title 8, Chapter 3, Division D, Article 1-4
 Title 8, Chapter 3, Division F, Article 1
 Title 8, Chapter 3, Division L, Article 2

PROPOSAL

Staff has been asked by the Council to prepare amendments to the Talent Zoning Code related to the establishment of Medical Marijuana Facilities and the keeping of Bees in residential zones.

AGENCY COMMENTS

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

PUBLIC COMMENTS

Although no written comment was received when noticed at the Planning Commission meeting, staff did receive approximately 15-20 calls inquiring about the Measure 56 notice they received. Most simply wanted to know what amendments were being considered that would affect the value of their property.

BACKGROUND

The last major amendment to the Talent Zoning Code was in 2006. Since that time there have been many requests to interpret whether different uses in the City's commercial zones are allowed. The existing code allows for some interpretation for similar type uses by the Planning Commission, but fails to provide a process for obtaining that interpretation. Staff has reviewed notes from the past two Planning Directors, has added new uses at the direction of the Council and incorporated requests from the public. The following are proposed additions to uses in commercial zones:

- **Neighborhood Commercial:** None. However, medical marijuana facilities have been excluded.
- **Central Business District:** Brewery, distillery, and winery. Medical marijuana facilities have been excluded.
- **Central Business District Highway:** Retail Sales of Medical/Recreational Marijuana (CUP), brewery, distillery, and winery (CUP).
- **Highway Commercial:** Retail Sales of Medical/Recreational Marijuana (CUP), brewery, distillery, winery (CUP).
- **Interchange Commercial:** None
- **Light Industrial:** Brewery, distillery, winery (with or without pub), and compounding of medical marijuana. (both are noticed decisions).

Over the course of the past few months, there have been several requests to open breweries and distilleries. Staff feels that there are zones that this would be allowed, but the use is not specifically listed and creates some question to the validity of the use. By adding the use in an appropriate zone, it eliminates the need for interpretation and there is no longer a need for making a discretionary determination of the use. As stated above, a Conditional Use Permit would be required for breweries, distilleries and wineries and the language in the use section limits the size of these uses to a maximum square footage in the Central Business District.

Over the course of the past two months, Staff has multiple work sessions with both the Planning Commission and City Council to obtain consensus on these standards. Specifically, staff presented maps with various buffer options. After much discussion, both the Planning Commission and Council requested staff prepare language that required buffers for both residential and park areas. With the guidance of both the Planning Commission and Council, staff has included language that excludes medical marijuana facilities, including retail sales and sales by wholesalers, producers or processors within 100 feet of a residential zone or mixed use structure and 750 feet of a public or private park.

Conditional uses are uses that are permitted in the zone, but require additional standards or criteria to ensure the proper integration into the community. The current Conditional Use section of the zoning code has two sections that provide criteria for the Planning Commission to consider. The first set of criteria requires the Planning Commission to make a finding for each of the criteria regardless if it is applicable. The second set of criteria was established to

allow the Planning Commission to use some discretion and add necessary conditions of approval. While this is acceptable, it is not the best route for providing consistency.

Considering that, a new proposed section has been added that provides specific conditions for nearly all of the conditional uses. This structure ensures that each time a conditional use is requested, the same standards and criteria are applied. Specific standards and criteria also provide the City with a means of modifying a standard or criteria for a specific use should it decide in the future the standards as proposed do not work in the manner they were intended.

The final significant change to the conditional use section is the addition of retail sales of medical and recreation marijuana facilities as well as the keeping of more than two colonies of bees. Much of the language for the retail sales marijuana was developed using language from other jurisdictions, but was tailored to the City of Talent. It should also be noted that some of the language for the retail sales of marijuana was developed to provide standards and criteria for recreational sales should it be legalized. Should it not be legalized, the recreational use of marijuana would be illegal under state law and therefore illegal in the City.

Recently, the City of Talent became a Bee City USA and as such will be encouraging the keeping of bees on residential parcels within the City. To ensure that beekeeping will not become a nuisance to neighboring properties and to ensure the public review process is maintained, new standards and criteria have been proposed for the keeping of more than two colonies of bees (conditional use to keep more than two colonies). Similar to that of the retail sales of marijuana, much of the bee keeping language was developed using language from two other jurisdictions because of the similarities in language.

RECOMMENDATION

Based on the staff's recommendation and the Planning Commission's signed final order, staff recommends approval of the proposed amendments.

ATTACHMENTS

The following information was submitted regarding this application:

- PC Signed Final Order – Exhibit A
- Proposed Amendments – Exhibit B
- Proposed Ordinance – Exhibit C



Zac Moody, Community Development Director

October 6, 2014

Date

Staff has recommended these amendments for approval, but it required 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 City Council on October 15, 2014 at 6:30 PM at the Community Center.

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 zmoody@cityoftalent.org.