

ORDINANCE NO. 16-906-O

AN ORDINANCE FOR A ZONE CHANGE OF 5.40 ACRES FROM COMMERCIAL INTERCHANGE (CI) TO COMMERCIAL HIGHWAY (CH), FOR PROPERTY ALONG VALLEY VIEW ROAD, PREVIOUSLY OCCUPIED BY THE TALENT TRUCK STOP.

WHEREAS: The City Council finds that the applicant participated in a pre-application meeting, as required under TMC 8-3M.160 (A), on September 1, 2015 as evidenced in the record and on the land use application.

WHEREAS: The City Council finds the proposed zone change (zoning map amendment) is consistent with the City's Comprehensive Plan and identified Commercial designation.

WHEREAS: The City Council finds the proposed rezoning is consistent with the existing zoning in the area, making it possible for alternative commercial uses to be considered.

WHEREAS: The City Council finds that proposed rezoning application was duly noticed, including a noticed hearing by the Talent Planning Commission on December 17, 2015.

WHEREAS: The City Council finds that the Planning Commission recommended approval of the proposed zone change as shown in the Final Order dated December 21, 2015.

THE CITY OF TALENT ORDAINS AS FOLLOWS:

SECTION 1. REZONING: That the zoning designation of Tax Lot 200 and 201, Jackson County Map Number 381W-23D, as shown on the map labeled as Exhibit A, attached, be changed from Commercial Interchange (CI) to Commercial Highway (CH).

SECTION 2. That the proposed rezoning as described herein has been advertised and publically noticed in accordance with Section 8-3M. Article 1 of the Talent Zoning Code.

SECTION 3. 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 _____, 2015 by the following vote:

AYES: _____ NAYS: _____ ABSTAIN: _____ ABSENT: _____

Melissa Huhtala, City Recorder and Custodian of City records