



NOTICE OF PUBLIC HEARING

And REQUEST FOR COMMENTS

NOTICE IS HEREBY GIVEN that the Talent Planning Commission will hold a public hearing on **Tuesday, February 15, 2022 at 6:30 p.m.**

PLANNING ACTION: SPR 2021-015

SUBJECT PROPERTY: Township 38 South, Range 1 West, Section 23CA, Tax Lot 200, located at 210 N. Pacific Hwy.

OWNER/APPLICANT: *Owner: Good Nite LLC; Applicant: Rogue Planning and Development Services*

DESCRIPTION: *Mixed Use (Commercial/Residential) development; 4,800 SF commercial building with a detached 12-unit multi-family residential development consisting of two buildings with six units each. A commercial development pad for a building of similar size and required parking is also being proposed for a future phase of construction. Decisions are based on the approval criteria found in Zoning Ordinance 18.150.050 and 18.55.*

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING with respect to the Talent Zoning Code on the above described request will be conducted electronically by the TALENT PLANNING COMMISSION on the meeting date and time shown above. This meeting will be held electronically, you can stream the meeting via the internet or listen via telephone using the link or telephone number below:

This meeting will be held electronically via Zoom. There are two ways to join the meeting:

You can join the meeting with your computer or smart phone using the following link and password:

<https://us02web.zoom.us/j/88382707753?pwd=dFZ2Q0JLLzRhQmxNSXkrTIZEcW8zdz09>

Password: **049610**

You can join the meeting by landline or mobile phone by dialing 1 669 900 6833 and using the following information:

Webinar ID: 883 8270 7753

Oregon law and §18.190.050(C)(2) of the Talent Zoning Code state that testimony, arguments and evidence must be directed toward the approval criteria, or other criteria in the Regulations that the person believes apply to the application. Failure to raise an issue at the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the hearing body an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Notice to mortgagee, lienholder, vendor, or seller: The City of Talent Zoning Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report and proposed final order will be available on-line and as an attachment to the Planning Commission agenda at www.cityoftalent.org seven days prior to the hearing. Anyone wishing to provide testimony can submit comments via e-mail to publictestimony@cityoftalent.org with the subject line "SPR 2021-015" by 10:00 a.m. on Monday, February 14, 2022. Written testimony received by this deadline will be available for Commissioners to review before the hearing and will be included in the meeting record. Oral testimony will only be taken during the hearing if you have pre-registered. To pre-register, email your request to publictestimony@cityoftalent.org with the subject line "Request for Oral Comment/Testimony" by 5:00 p.m. the date of the hearing. You must include your name and residential address for the record. Additional information is available by contacting Kim Trimiew, Planning Technician, at 541-535-1566 ext. 1011 or by email to ktrimiew@cityoftalent.org.

Alternatively, respondents may comment in writing and return it to the Community Development Department using the utility payment drop box or via US mail. Written correspondence submitted in the drop box or via US Mail, must be received by 10:00 a.m. on Monday, February 14, 2022 to be included in the meeting record.

City of Talent, Community Development Department, P.O. Box 445,110 East Main Street,Talent, Oregon 97540

OVER

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: _____

Mailing Address: _____

_____ Date: _____

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.