



NOTICE OF PUBLIC HEARING

TALENT HEARING OFFICER IN-PERSON MEETING (Zoom Optional)

August 22, 2022 at 5:30 PM, at the Talent Community Center

NOTICE IS HEREBY GIVEN that the City of Talent Hearings Officer will hold an appeal hearing on **Monday, August 22, 2022 at 5:30 p.m.** at the Talent Community Center, located at 104 East Main St. behind City Hall, in Talent, Oregon. The meeting can also be accessed via the Zoom link below. The purpose of the appeal hearing is for the:

Appeal hearing for the Planning Commission Approval of an application to construct a 3-story multi-family building with 11 residential units located at and described as Township 38 South, Range 1 West, Section 25B, Tax Lot 2902, 461 Arnos Road. APL 2022-002 (file APL 2022-001; SUB 2022-001)

Applicant: Gangnes Family Trust
Agent: Oregon Architecture
Appellant: Ryan Fassari and Shel Harris

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING with respect to the Talent Zoning and Subdivision Code on the above described request will be conducted **both in-person and electronically** by the TALENT HEARINGS OFFICER on the meeting date and time shown above. You can attend the meeting in-person, stream the meeting via the internet or listen via telephone using the link or telephone number below:

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

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

<https://us02web.zoom.us/j/88114750049?pwd=RjlJM0xPUEpweXBHOEFvckNTN0dyUT09>

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: **881 1475 0049**

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 record will be available on-line and as an attachment to the hearing 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 "**APL 2022-002**" by 10:00 a.m. on Friday, August 19, 2022. Written testimony received by this deadline will be available for Hearings Officer 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 4:00 p.m. the date of the hearing. If you would like to provide visual information to supplement oral testimony, you must provide visual testimony with the request for oral comment/testimony. Visual testimony provided via email must be in PDF, JPG or PowerPoint format and must be received prior to 4:00 p.m. the date of the hearing. When an opportunity for applicant rebuttal is allowed as part of the hearing procedures, the applicant may provide rebuttal via email prior to the close of the hearing. **Late submittals (not including applicant rebuttal) will not be accepted.** You must include your name and residential address for the record.

Alternatively, for those that do not have access to email, printed written or visual information on public comment on agenda or non-agenda items can be submitted to the Community Development Department using the utility payment drop box located at the front of Talent City Hall, 110 E. Main Street or via US mail. Written correspondence or visual information provided as a supplement to oral comment/testimony placed in the drop box or sent via US Mail, must be received by 10:00 a.m. on the Friday prior to the meeting 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: _____