

# City of Talent

## NOTICE OF DECISION



Type 2 — Administrative

City of Talent, Community Development Department  
P.O. Box 445, Talent, Oregon 97540 Ph: (541) 535-7401 Fax: 535-7423

Date: November 12, 2021  
File no.: SPR 2021-012  
Map and tax lot no. 38-1W-223D 201  
Location: 249 West Valley View, Talent, OR

The City Planner has tentatively **approved with conditions** an application to construct 12 space fueling station and a 7,600 square foot building to contain a convenience store and fast food restaurant. Applicants' agent is MAA Group LLC. This is a type-2 (administrative) land use decision, which the city planner reviews based on the criteria in Talent Municipal Code 18.190.040. Appeals are subject to review by the Planning Commission.

You may request a copy of the city's decision (Staff Report) by contacting the Planning Department at 541-535-1566.

All property owners who responded to the original public notice are receiving this Notice of Decision. Written notice of a type-2 decision shall be mailed to the applicant and to all participants of record after the Planning Department decision. Failure of any person to receive mailed notice shall not invalidate the decision, provided that a good faith attempt was made to mail the notice.

This decision becomes final unless appealed on November 26, 2021

If you would like to appeal this decision to the Planning Commission, the following standards must be met and steps completed:

**Who may appeal?** The following people have legal standing to appeal: the applicant; any person who was mailed written notice of the decision; or any other person who participated in the proceeding by submitting written comments; any person who is adversely affected or aggrieved.

**Notice of appeal.** Any person with standing to appeal, as provided above may appeal a type-2 decision by filing a Notice of Appeal according to the following procedures:

**Time for filing.** A Notice of Appeal (in the form of a business letter) shall be filed with the City Planner within 14 days of the date the Notice of Decision was mailed;

**Content of notice of appeal.** The Notice of Appeal shall contain:

- An identification of the decision being appealed, including the date of the decision;
- A statement demonstrating the person filing the Notice of Appeal has standing to appeal;
- A statement explaining the specific issues raised on appeal;
- A \$257 deposit will be required as a filing fee to cover the cost of staff time to process the request for an appeal.

If you need additional information or have questions about the appeals process, please contact Kristen Maze at (541) 535-7401 or via e-mail at [kmaze@cityoftalent.org](mailto:kmaze@cityoftalent.org).