



# NOTICE OF PUBLIC HEARING

## TALENT PLANNING COMMISSION ELECTRONIC MEETING

**FEBRUARY 28, 2023 at 6:30 PM**

**PLANNING ACTION: VAR 2023-001**

**SUBJECT PROPERTY:** Oak Valley Planned Community

**OWNER/APPLICANT:** Oak Valley Homeowner's Association

**DESCRIPTION:** The request is for a variance from TMC 18.90.030(B)(5), to extend an unenclosed patio a total of five feet (5') into the rear setback, and allow the patio to have a roof or canopy cover that also extends five feet (5') into the rear setback. Decisions are based on the approval criteria found in Zoning Ordinance 18.160; 18.40; 18.90.030 of the Talent Municipal Code. The property is zoned High Density Residential (RHD).

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 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/82308134619?pwd=VzVuTjJrQjZuVldSU0ZPaGJndzI0Zz09>

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: **823 0813 4619**

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](http://www.cityoftalent.org) seven days prior to the hearing. Anyone wishing to provide testimony can submit comments via e-mail to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "**VAR 2023-001**" by 10:00 a.m. on Tuesday, February 28, 2023. 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](mailto: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 the Community Development Department at 541-535-7401 or by email to [building@cityoftalent.org](mailto:building@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 27, 2023 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**

# Comment Form

VAR 2023-001

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

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

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- Please let us know the results.

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

Comments by: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_