



NOTICE OF PUBLIC HEARING

TALENT PLANNING COMMISSION ELECTRONIC MEETING

June 28, 2022 at 6:30 PM

PLANNING ACTION: APL 2022-001 (SPR 2022-001)

SUBJECT PROPERTY: Township 38 South, Range 1 West, Section 25B, Tax Lot 2902, located at 461 Arnos

OWNER/APPLICANT: Gangnes Family Trust, owner; Oregon Architecture, applicant

DESCRIPTION: An **Appeal** of the Type II (administrative) decision to deny a Site Plan Review application (SPR 2022-001) to construct a 3-story multi-family building with 11 residential units at 461 Arnos will be heard by the planning commission. The denial of SPR 2022-001 was based on the criteria in Chapters 18.40 and 18.150 of the Talent Municipal Code. The property is zoned High Density Residential (RHD). The Taxlot size is approximately 0.22 acres.

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/89267710102?pwd=Rzc3UFpHd1RnbnFHQTlhais1TloyUT09>

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: **892 6771 0102**

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, 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 "**APL 2022-001**" by 10:00 a.m. on Tuesday, June 28, 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 541-535-7401 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, June 27, 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

Comment Form

APL 2022-001

- 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: _____