



NOTICE OF DECISION

Date mailed: **September 16, 2022**

In the matter of: A City of Talent Hearings Officer denial of an Appeal of 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

On September 16, 2022, having reviewed all of the evidence, arguments, and applicable criteria, the City of Talent Hearings Officer ORDERS as follows:

File APL2022-002 is DENIED and the site development plan application SPR 2022-001 is conditionally approved with amended findings, amended conditions and an additional condition of approval.

Materials concerning this decision, including the decision and final order dated September 16, 2022, are available for review during the regular office hours of 8:30 a.m. to noon and 1 p.m. to 4:00 p.m. Monday through Thursday at Talent City Hall located at 110 E. Main Street, Talent, on the City's website at www.cityoftalent.org or copies may be purchased at Talent City Hall.

APPEAL NOTICE

This decision may be appealed to the Oregon Land Use Appeals Board (LUBA) within 21 days of the date it is mailed. Any party to the proceeding before the Hearings Officer may seek judicial review of the above Decision and Final Order in the manner provided for review of final orders of the Land Use Board of Appeals under ORS 197.850 (Judicial review of board order) and ORS 197.855 (Deadline for final court order). The Court of Appeals shall review the decision of the Hearings Officer in the same manner as provided for review of final orders of the Land Use Board of Appeals in those statutes. Please note the bases for appeal contained in ORS 197.375(8).

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

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