



## NOTICE OF DECISION

Date mailed: **September 6, 2018**

In the matter of: An appeal from the Decision of City of Talent Community Development Department denying an application for an expedited land division for 49 lots on a 26.59-acre parcel located at 201 Belmont Road, and described as Tax Lot 1001, Township 38, Range 1 West, Section 36, in the City of Talent, Oregon.

Applicant: Tony and Tory Nieto

Appellant: Tony and Tory Nieto

On September 5, 2018, having reviewed all of the evidence, arguments, and applicable criteria, the Expedited Land Division Referee for the City of Talent ORDERS as follows:

1. The appeal of Applicant Tony and Tory Nieto is hereby DENIED.
2. The Application for subdivision approval to the City of Talent under File No. SUB 2018-001 and APL 2018-001 is hereby REMANDED to the City of Talent Community Development Department for appropriate review as described in ORS 197.375(4)(a).
3. Applicant Tony and Tory Nieto are hereby assessed costs of \$500.00 pursuant to ORS 197.375(6).

Materials concerning this decision, including the decision and final order dated September 5, 2018, are available for review during the regular office hours of 8:30 a.m. to 5:00 p.m. Monday through Friday at Talent City Hall located at 110 E. Main Street, Talent, on the City's website at [www.cityoftalent.org](http://www.cityoftalent.org) or copies may be purchased at Talent City Hall.

### APPEAL NOTICE

The Referee's Decision and Final Order may be appealed. Any party to the proceeding before the Referee 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 Referee 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.

*The City of Talent is an Equal Opportunity Provider*