



NOTICE OF PUBLIC HEARING

TALENT HEARING OFFICER ELECTRONIC MEETING

September 1, 2020 at 6:30 PM

PLANNING ACTION: Appeal, APL 2020-002 (file SUB 2020-001)

SUBJECT PROPERTY: Township 38 South, Range 1 West, Section 36, Tax Lot 1001, located at 201 Belmont Rd.

OWNER/APPLICANT: Tony & Tori Nieto, Owner; CSA Planning LTD, Applicant; Cable Huston LLP, Agent

DESCRIPTION: Appeal hearing for the Planning Commission Denial of a Subdivision Preliminary Plat (file SUB 2020-001)

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 HEARINGS OFFICER on the meeting date and time shown above. In keeping with the Governor's Executive Order #20-16, 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/webinar/register/WN_iCTTKIhKSDGxrAe8tk1rKg

Password: **569568**

You can join the meeting by landline or mobile phone by dialing 1 669 900 6833 and using the following information:

Webinar ID: **832 0280 0701**

Oregon law and Section 8-3M.150 of the Talent Zoning Code provide the procedures for quasi-judicial reviews. Testimony, arguments, and evidence must be directed toward the approval criteria, or other criteria in the Ordinance which the person believes apply to the application. Failure to raise an issue during the hearing, in writing, orally 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.

A copy of the record will be available on-line and as an attachment to the hearing 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 2020-002" by 10:00 a.m. on Monday, August 31, 2020. Written testimony received by this deadline will be available for Hearings Officer 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 4:00 p.m. the date of the hearing. If you would like to provide visual information to supplement oral testimony, you must provide visual testimony with the request for oral comment/testimony. Visual testimony provided via email must be in PDF, JPG or PowerPoint format and must be received prior to 4:00 p.m. the date of the hearing. When an opportunity for applicant rebuttal is allowed as part of the hearing procedures, the applicant may provide rebuttal via email prior to the close of the hearing. **Late submittals (not including applicant rebuttal) will not be accepted.** You must include your name and residential address for the record.

Alternatively, for those that do not have access to email, printed written or visual information on public comment on agenda or non-agenda items can be submitted to the Community Development Department using the utility payment drop box located at the front of Talent City Hall, 110 E. Main Street or via US mail. Written correspondence or visual information provided as a supplement to oral comment/testimony placed in the drop box or sent via US Mail, must be received by 10:00 a.m. on the Monday prior to the meeting to be included in the meeting record.

City of Talent, Community Development Department
P.O. Box 445,
110 East Main Street
Talent, Oregon 97540

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