



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Talent Planning Commission will hold a public hearing on **Thursday, December 17, 2015 at 6:30 p.m.** in the Community Center located at 206 East Main Street, Talent, Oregon. The purpose of the public hearing is for the:

*Consideration of Text Amendments to the Talent Zoning Code adding Title 8, Chapter 3, Division L, Article 9, Traffic Impact Study, amending Title 8, Chapter 3, Division M, Article 1, Section 150 (B), amending Title 8, Chapter 3, Division L, Article 2, Section(s) 244 and 246, and amending Title 8, Chapter 2, Section 260. New language allows the City to require a Transportation Impact Study when certain thresholds have been met. **File: DCA2015-001.** Applicant: City of Talent.*

Oregon law and Section 8-3M.160 of the Talent Zoning Code provide the procedures for City sponsored legislative actions. 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 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. A copy of the rules (Talent Zoning Code, Section 8-3M.160) governing conduct of the hearing and submission of evidence and testimony at the hearing may be inspected at the Community Development Department at no cost any time prior to the hearing and can be provided at reasonable cost.

A SIGN UP SHEET WILL BE PROVIDED AT THE HEARING AND WHEN YOUR NAME IS CALLED YOU MAY GIVE YOUR ORAL TESTIMONY. ORAL TESTIMONY ON THIS HEARING SHALL BE LIMITED TO FIVE MINUTES PER PERSON. ADDITIONAL TESTIMONY (BEYOND THE FIVE MINUTE LIMIT) MAY BE SUBMITTED IN WRITING.

NOTICE TO MORTGAGE, LIENHOLDER, VENDOR, OR SELLER: THE TALENT CITY CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

A copy of the proposed amendments, all documents and evidence relied upon for the amendments and applicable criteria is available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the record will be available for inspection seven days prior to the hearing. Failure to specify which ordinance criteria an objection is based on precludes your right of appeal to LUBA on that criterion. Additional information is available by contacting Zac Moody at the City of Talent Community Development Department, 110 E. Main Street, Talent, Oregon 97540 or by phone at 541-535-7401 or by email at zmoody@cityoftalent.org.