



ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 7502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

May 24, 2017

Zac Moody
City of Talent
PO Box 445
Talent, OR 97540

**Re: MLP 17-005 (Tax Lot 500, Map 38 1W 26AD),
REF: PA 2014-005, REZ-2016-001, CPA-2016-003, SUB-2016-001, VA-2016-001**

Zac,

RVSS comments for William Way Subdivision were submitted for the above referenced file numbers on January 5th 2016. The comments submitted are still applicable and can be referenced for this application.

Feel free to call me if you have any questions.

Nicholas R. Bakke

Nicholas R. Bakke, PE
District Engineer

From: [Wanda Derry](#)
To: [Zac Moody](#)
Subject: RE: Request for Agency Comment - City of Talent MLP 2017-005
Date: Tuesday, May 23, 2017 11:56:38 AM

Zac,

TID does not have any facilities and this parcel does not have irrigation rights.

Thanks,

Wanda

From: Zac Moody [mailto:ZMoody@cityoftalent.org]
Sent: Tuesday, May 23, 2017 10:56 AM
To: Bret Marshall <BMarshall@cityoftalent.org>; nbakke@rvss.us; p.townsend@rvtd.org; Wanda Derry <tid@talentid.org>
Cc: Chance Metcalf <cmetcalf@cityoftalent.org>
Subject: Request for Agency Comment - City of Talent MLP 2017-005

Local Agency,

Attached is an application for the **partition of a single legal lot of record into three separate legal lots. (381W26AD500)**. Please provide any comments/questions you may have by **6/6/17** and be sure to provide your name and agency as well as contact number in all responses. Email responses are encouraged.

Respectfully,
Zac Moody

Zac Moody
Community Development Director
City of Talent
110 E. Main Street
Talent, Oregon 97540

Office: 541-535-7401
www.cityoftalent.org

City of Talent
PO Box 445
110 East Main St.
Talent, OR 97540

www.CityofTalent.org

The City of Talent is an Equal Opportunity Provider

PUBLIC RECORDS LAW DISCLOSURE: This is a public document. This e-mail is subject to the

State Retention Schedule and may be made available to the Public.

CONFIDENTIALITY NOTICE: This internet email message, replies and/or forwarded copies (and the materials attached to it, if any) are private and confidential. The information contained in this email or materials is privileged and is intended only for the use of the addressee. If you are not the intended addressee, be advised that the unauthorized use, disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone (541-535-1566) AND by email that you have received this email in error and have deleted it.

[Talent, Oregon](#)



REQUEST FOR AGENCY OR PUBLIC COMMENT

Notice Date: **May 23, 2017**
Planning File No.: **MLP 2017-005**
Address: **Talent Avenue (near Rapp Rd.)**
Map & Taxlot: **381W26AD500**

An application for a **Minor Land Partition** to divide a 4.37-acre parcel into three legal lots has been received by the City of Talent. This is a Type-2 (Administrative) land use application, which the Community Development Director approves or denies based on the criteria in Sections 8-2.3 of the Talent Subdivision Code and 8-3C.2 of the Talent Zoning Ordinance. Appeals are subject to review by the Planning Commission. The property is zoned Industrial - Light (IL).

Applicant: Suncrest Homes, LLC

Please fill out the comment form on the reverse side and return by **June 7, 2017** so your comments, if any, may be expressed in the staff report. The staff report will be available for review or purchase at City Hall on or after **June 16, 2017**. If you would like additional information, please contact Zac Moody in the Community Development office at 541-535-7401 or via e-mail at zmoody@cityoftalent.org.

Return form via mail to:

City of Talent, Community Development Department
P.O. Box 445
Talent, Oregon 97540

Or, return form in person to:

City of Talent, Community Development Department
110 East Main Street
Talent, Oregon 97540

OVER

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

- 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:

I thought this land we received from Bear Creek Corp. was to be used for industrial park uses, and a park! "only"

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Jim Walker

Mailing Address: 408 S. PAC Hwy
Talent, Or.

Date: 5-24-2017

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost or on the City's website at www.cityoftalent.org. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.