



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Talent Planning Commission will hold a public hearing on **Thursday, April 28, 2016 at 6:30 p.m.** in Town Hall located at 206 East Main Street, Talent, Oregon. The purpose of the public hearing is for the:

*Consideration of a Site Development Plan allowing the construction of a commercial building and parking lot located at 105 W. Valley View Rd. and described as Township 38 South, Range 1 West, Section 23DD, Tax Lots 3200 & 3201. Files: **SPR 2016-002 & SPR 2016-004.** Decisions are based on the approval criteria found in Zoning Ordinance 8-3D.3 and 8-3L.1. Applicant: Embree Asset Group, Inc.*

Oregon law and Section 8-3M.150(C)(2) of the Talent Development Regulations (Title 8 of the General Ordinances of the City of Talent) state that testimony, arguments and evidence must be directed toward the approval criteria (attached), or other criteria in the Regulations that 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 based on that issue. A copy of the rules (8-3M.150(D)) 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 during department business hours prior to the hearing, and can be provided at minimal cost. They are also available online at www.cityoftalent.org.

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 Staff Report and all documents and evidence relied upon for the review of the application is available for inspection at least seven days prior to the hearing at no cost and can be provided at reasonable cost, if requested. Additional information is available by contacting Community Development, 110 East Main Street, Talent, Oregon 97540. Additional information is available by contacting Zac Moody, Community Development Director at 541-535-7401 or by email to zmoody@cityoftalent.org.

Alternatively, respondents may comment by using the comment sheet on the reverse side and return it to the Community Development Department in person or via mail to:

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

- 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:

- Please let us know the results.

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

Comments by: _____

Mailing Address: _____

_____ Date: _____

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. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.