



NOTICE OF PENDING DECISION AND REQUEST FOR AGENCY OR PUBLIC COMMENT

Notice Date: **December 15, 2021**
Planning File No.: **2021-007**
Address: **420 Rogue River Parkway**
Map & Taxlot: **38-1W-25BC-1900**

A **Minor Land Partition** application to divide one parcel (.20 acre) into two legal lots has been received by the City of Talent. This is a Type-2 (Administrative) land use application, which the Community Development Department approves or denies based on the criteria in Title 17 Chapter 17.15; 17.20 of the Talent Subdivision Code and Title 18 Chapter 18.190.040 of the Talent Zoning Code. Appeals are subject to review by the Planning Commission. The property is zoned Residential High Density (RHD).

Applicant: Pacific Geographic Consultants, LLC Owner: Greg and Ann Goebelt, Suncrest Homes, LLC

Please fill out the comment form on the reverse side and return by **December 29, 2021** 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 **January 8, 2021**. If you would like additional information, please contact Kristen Maze Community Development Director at 541-535-1566 or KMaze@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

Notice to mortgagee, lienholder, vendor, or seller: the city of Talent Zoning Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

Encl: map

OVER

Comment Form

File No. 2021-007

420 Rogue River Parkway

- 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.

Any person with standing to appeal, as provided in Talent Municipal Code Ch 18.190.040 (E)(5)(a), may appeal a Type II administrative decision by filing a notice of appeal according to the procedures outlined in Ch 18.190.040 E(5)(b).

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.