



REQUEST FOR AGENCY OR PUBLIC COMMENT

Notice Date: **July 28, 2022**
Planning File No.: **SPR 2022-005**
Address: **111 Talent Avenue**
Map & Taxlot: **38-1W-23DC-2000**

A **Site Plan Review** application has been submitted to incorporate one (1) commercial space, one (1) residential dwelling unit, and one (1) live-work unit into the existing concrete shell structure of the historic Malmgren Garage. The live-work unit is comprised of commercial space and a rear residential unit with bathroom and kitchen facilities. This is a Type-2 (Administrative) land use application, which the Community Development Department approves or denies based on the criteria in Chapters 18.50 and 18.150 of the Talent Municipal Code. Appeals are subject to review by the Planning Commission. The property is zoned Central Business District (CBD) and is within the Old Town Design overlay. The Taxlot size is approximately 0.17 acres.

Applicant: Bonnie Morgan, Owner

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.

Please fill out the comment form on the reverse side and return by **AUGUST 11, 2022** 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 **AUGUST 18, 2022**. For additional information, the application can be found online at: www.cityoftalent.org/currentplanning please direct questions to the Community Development Department at 541-535-1566.

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

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Comment Form

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- 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.