



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Talent Planning Commission will hold a public hearing on **Thursday, January 26, 2017 at 6:30 p.m.** in the Talent Town Hall located at 206 East Main Street, Talent, Oregon. The purpose of the public hearing is for the:

*Consideration of a Comprehensive Plan Map Amendment from Light Industrial (LI) to Residential High Density (RH) and a Zoning Map Amendment from Light Industrial (IL) to Multiple-Family High Density (RM-22) for property described as Township 38 South, Range 1 West, Section 26AD, Tax Lot 500. The application also requests the consideration of a 35 Lot Subdivision and associated Variance to property setbacks. Decisions are based on the approval criteria found in Zoning Ordinance 8-3M.160 and 8-3L.4 and Subdivision Ordinance 8-2.320 and are also based on compliance with the Talent Comprehensive Plan and Oregon Statewide Planning Goals. **File: REZ 2016-001/CPA 2016-003 and SUB 2016-001/VAR 2016-001.** Applicant: Bradley Properties, LLC.*

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.

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

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 on the City's website, www.cityoftalent.org 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, phone: 541-535-7401 email: zmoody@cityoftalent.org.

OVER

Comment Form

REZ 2016-001/CPA 2016-003 and SUB 2016-001/VAR 2016-001

- 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.

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