



# NOTICE OF PUBLIC HEARING

## TALENT PLANNING COMMISSION ELECTRONIC MEETING

January 26, 2021 at 6:30 PM

**PLANNING ACTION:** CPA 2020-001 and REZ 2020-001

**SUBJECT PROPERTY:** Township 38 South, Range 1 West, Section 23D, Tax Lot 1900, located at 300 W. Valley View Rd.

**OWNER/APPLICANT:** West Valley View LLC / Rogue Planning and Development Services LLC

**DESCRIPTION:** *Consideration of a Comprehensive Plan Amendment and Zone change from Commercial to Residential.*

NOTICE IS HEREBY GIVEN that a PUBLIC HEARING with respect to the Talent Comprehensive Plan and Zoning Code on the above described request will be conducted electronically by the TALENT PLANNING COMMISSION on the meeting date and time shown above. In keeping with the Governor's Executive Order #20-16, this meeting will be held electronically. You can stream the meeting via the internet or listen via telephone using the link or telephone number below:

**This meeting will be held electronically via Zoom. There are two ways to join the meeting:**

You can join the meeting with your computer or smart phone using the following link and password:

<https://us02web.zoom.us/j/86462984999?pwd=R1JGbVI1bElOTDBhMmZJb2JZaDZrZz09>

Password: **0112358**

You can join the meeting by landline or mobile phone by dialing 1 669 900 6833 and using the following information:

Webinar ID: **864 6298 4999**

Oregon law and §18.190.060 of the Talent Municipal Code (TMC) 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.

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.

A copy of the application, including all documents, evidence and applicable criteria relied upon by the applicant, and a copy of the staff report and proposed final order will be available on-line and as an attachment to the Planning Commission agenda at [www.cityoftalent.org](http://www.cityoftalent.org) seven days prior to the hearing. Anyone wishing to provide testimony can submit comments via e-mail to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "CPA 2020-001" by 10:00 a.m. on Monday, January 25, 2021. Written testimony received by this deadline will be available for Commissioners to review before the hearing and will be included in the meeting record. Oral testimony will only be taken during the hearing if you have pre-registered. To pre-register, email your request to [publictestimony@cityoftalent.org](mailto:publictestimony@cityoftalent.org) with the subject line "Request for Oral Comment/Testimony" by 4:00 p.m. the date of the hearing. You must include your name and residential address for the record.

Alternatively, respondents may comment in writing and return it to the Community Development Department using the utility payment drop box or via US mail. Written correspondence submitted in the drop box or via US Mail, must be received by 10:00 a.m. on Monday, January 25, 2021 to be included in the meeting record.

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

**OVER**

# Comment Form

# REZ 2020-001/CPA 2020-001

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

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- We encourage denial of this request for the following reasons:

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- 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*