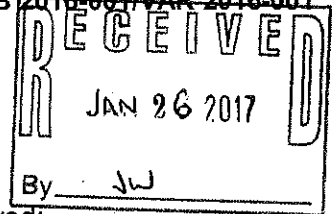


Comment Form

REZ 2016-001/CPA 2016-003

J SUB 2016-001/VAR 2016-001



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

Please approve this project for the sake of Talent and all the folks
who'd like to move here. Housing prices are skyrocketing and my friends
are getting priced out of town.

This is a good looking project in a great neighborhood close to parks &
transportation line and I support it!

- 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: Gina Velando

Mailing Address: 108 School House Rd.

Talent, OR 97540

Date: 1/26/17

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.

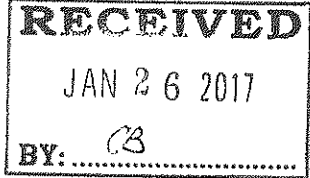
Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

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

Comment Form

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



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

It seems that when ever I talk
to & with my own experience
the lack of housing is a great
concern

- 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: Garth W. Evey
Mailing Address: 102 N. Talent Ave
Talent, OR. 97540

Date: 1/26/2017

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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.

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The City of Talent is an Equal Opportunity Provider

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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: MICHAEL NELSON
121 MAX LOOP
TALENT, OR 97540

Date: 1/25/17

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.

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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:

I just bought a house built in 1973,
a real ~~fixer~~ fixer upper. Talent needs
this subdivision badly, as Ashland prices have
become absurd. Close to services, parks, etc.

- 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: Ben LaMore

Mailing Address: 302 E. RAPP RD.
TALENT, OR 97540

Date: 1-24-17

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.

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The City of Talent is an Equal Opportunity Provider

Holtz Family Trust

P.O. Box 335
Talent, OR 97540

January 26, 2017

City of Talent Planning Commission
110 E. Main Street
Talent, OR 97540

Re: Comprehensive Plan Map Amendment – Bradley Properties, LLC.

Commission Members:


The members of the Holtz Family Trust purchased land in the Talent Industrial Park with the intention of expanding light industrial operations to benefit the community of Talent. Keeping in mind the property was designated as light industrial, it has always been the intention, as landowners, to take care of the property and reduce the industrial impact to the city while providing an opportunity for employment.

The Holtz Family Trust is concerned about the re-zoning of the property with the intention of mixing multi-family high density residential use with industrial use. The following is a listing of concerns the Holtz Family Trust has in regards to the proposed re-zoning:

1. The possible loss in value to any existing development.
2. The possibility the re-zoning will reduce the desirability of any future development on undeveloped land.
3. The liability which might arise, in the event any future residents wander onto the adjoining industrial property and are injured or suffer a loss.
4. The possible litigation which might arise due to residents being disturbed during normal conditions of an industrial operation.
5. The additional impact due to the requirement of the Transition Buffer as defined in 8-3J.450 of the City Of Talent Zoning Code.
6. The additional impact due to requirement of 8-3F.196 of the City Of Talent Zoning Code.
7. Additional possible impact of 8-3F.160 of the City f Talent Zoning Code.

The Holtz Family Trust requests the City of Talent Planning Commission takes items stated above and their impact, when reviewing the proposed zoning change.

Sincerely,



Harvey R. Holtz, Trustee
Holtz Family Trust



Fabricated Glass Specialties, inc.

January 26, 2017

City of Talent Planning Commission
110 E. Main Street
Talent, OR 97540

Re: Comprehensive Plan Map Amendment – Bradley Properties, LLC.

Commission Members:

Fabricated Glass Specialties, inc. was established in the Talent Industrial Park in 1978 with a desire to benefit the community. During the years, Fabricated Glass Specialties, inc. has attempted to maintain a positive image within the community. Fabricated Glass Specialties, inc. has always attempted to be a pleasant neighbor to the existing residential occupants, despite being a light industrial operation.

The proposed re-zoning to Multi-Family High Density on adjoining property raises concerns for the future blend of use. The following is a listing of concerns with regards to the proposed re-zoning:

1. The liability which might arise, in the event any future residents wander onto the adjoining industrial property and are injured or suffer a loss.
2. The possible litigation which might arise due to residents being disturbed during normal conditions of an industrial operation.
3. The possible impact upon any future residents from any existing or possible future operations.
4. The possible impact any proposed expansion approval, which might be denied due to the approval of the above proposed zoning change.
5. The additional impact due to the requirement of the Transition Buffer as defined in 8-3J.450 of the City Of Talent Zoning Code.
6. The additional impact due to requirement of 8-3F.196 of the City Of Talent Zoning Code.
7. Additional possible impact of 8-3F.160 of the City of Talent Zoning Code.

Fabricated Glass Specialties, inc. requests the City of Talent Planning Commission takes items stated above and their impact, when reviewing the proposed zoning change.

Sincerely,

JR Holtz
President