



NOTICE TO PROPERTY OWNER

This is to notify you that the City of Talent has proposed a land use regulation that may affect the allowed uses of your land.

NOTICE IS HEREBY GIVEN that on **Tuesday, February 12, 2019 at 6:30 p.m.** the City of Talent Planning Commission will hold the first of at least two public hearings regarding the adoption of Ordinance Number 19-950-O. The City of Talent has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zones, and may change the value of your property. **Note: Your property value will only be potentially affected if you intend to develop your property in the future at a density below the multi-family high density that the current zoning allows. Please contact the Talent Community Development if you have any questions about the impacts of the proposed ordinance.**

Information regarding Ordinance Number 19-950-O may be obtained at the City News link www.cityoftalent.org, Talent Community Development office located at 110 E. Main St., Talent, Oregon 97540 or by calling Zac Moody, Community Development Director at 541-535-7401.

The purpose of the public hearing is for the:

Consideration of Text Amendments to the Talent Zoning Code amending Title 8, Chapter 3, Division C, Article 4, Multiple-Family – High-Density. **Amended language removes the maximum allowable density, requires that a minimum density be achieved and discontinues the allowance of single-family attached or detached dwellings.** File: DCA 2018-003. Applicant: City of Talent.

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 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.

This notice is provided as required by ORS 227.186 (Measure 56).