



NOTICE OF PUBLIC HEARING

And REQUEST FOR COMMENTS

NOTICE IS HEREBY GIVEN that the Talent Planning Commission will hold a public hearing on **Tuesday, January 26, 2022 at 6:30 p.m.** agenda and zoom link will be posted on the City of Talent web site. www.cityoftalent.org.

The purpose of the public hearing is for the *Consideration of a variance*. Applicant is requesting to vary from the required 35 foot floodway setback at 232 Willow Springs Drive, Talent, Oregon and legally described as Township 38 South, Range 1 West, Section 23AC, Tax Lot 1300.

File VAR2021-001. Decisions are based on the approval criteria found in Talent Municipal Ch. 18.160 Variance and 15.15.150. Owner: Judith Mueller; Applicant: Buntin Construction, LLC.; Consultant: Richard Stevens & Associates, Inc.

Oregon law and Section 18.190.050(C)(2) of the Talent Municipal Code states “that the failure to raise an issue 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; all testimony, arguments and evidence must be directed toward the approval criteria (attached), or other criteria in the Talent Municipal Code that the person believes apply to the application.. A copy of the rules 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 during department business hours prior to the hearing and can be provided at minimal cost. They are also available online at www.cityoftalent.org. See Ch 18.190.050 D.

RAISE YOUR HAND AT THE ZOOM MEETING TO BE RECOGNIZED. 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.

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 Staff Report and all documents and evidence relied upon for the review of the application is available for inspection at least seven days prior to the hearing at no cost and can be provided at reasonable cost, if requested. Additional information is available by contacting the Community Development Department, 110 East Main Street, Talent, Oregon 97540. Additional information is available by contacting Kristen Maze, Community Development Director at 541-535-1566 or by email to KMaze@cityoftalent.org.

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, Or 97540

OVER

Comment Form

VAR 2021-001

232 Willow Springs Drive
Talent, Oregon 97540

Please return on or before **January 17, 2022** for your comments be included in the staff report.

- 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