

City of Talent

Department of Planning & Community Development



NOTICE OF DECISION

Type-IV Action — Legislative Review — City Council

Date approved: **March 15, 2017**

Date mailed: **March 20, 2017**

In the matter of: **TYPE IV LEGISLATIVE LAND USE DECISION (CPA 2016-001; REZ 2016-001; SUB 2016-001; VAR 2016-001)** 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 and a request for 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.

Applicant: **Bradley Properties, LLC.**

Owner: **Bradley Properties, LLC.**

All interested parties who responded to the original public notice and those providing oral or written testimony at the Planning Commission or Council's public hearing are receiving this "Notice of Decision." Written notice of a Type-IV decision shall be mailed to the applicant and to all participants of record after the Council's decision. Failure of any person to receive mailed notice shall not invalidate the decision, provided that a good faith attempt was made to mail the notice.

Materials concerning this decision are available for review or copying during regular business hours, Monday through Friday at Talent City Hall located at 110 E. Main Street; Talent, OR, or on the City's website at www.cityoftalent.org.

This decision of the Talent City Council may be appealed to the Land Use Board of Appeals (LUBA) by filing an intent to appeal within 21 days of this notice in accordance with Oregon Revised Statutes 197.830 to 197.845 which can be viewed here: (<http://www.leg.state.or.us/ors/197.html>)

If you have any questions regarding the above decision, please contact:

Zac Moody
Community Development Director
541-535-7401
zmoody@cityoftalent.org