



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Talent Planning Commission will hold a public hearing on **Thursday, October 22, 2015 at 6:30 p.m.** at Town Hall located at 206 East Main Street, Talent, Oregon. The purpose of the public hearing is for the:

*Consideration of a Type III Variance allowing the construction of a new single family dwelling with reduced setbacks located at 413 Creel Rd., Talent, Oregon and legally described as Township 38 South, Range 1 West, Section 25DC, Tax Lot 105. File: VAR 2015-001. Decisions are based on the approval criteria found in Section 8-3L.4 of the Talent Zoning Code. The property is zoned RS-5 (Single-Family Low Density). Applicant: Suncrest Homes.*

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 SIGN UP SHEET WILL BE PROVIDED AT THE HEARING AND WHEN YOUR NAME IS CALLED YOU MAY GIVE YOUR ORAL TESTIMONY. 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 proposed amendments, all documents and evidence relied upon for the amendments and applicable criteria is available for inspection at no cost and will be provided at reasonable cost, if requested. 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. Additional information is available by contacting Zac Moody at the City of Talent Community Development Department, 110 E. Main Street, Talent, Oregon 97540 or by phone at 541-535-7401 or by email at [zmoody@cityoftalent.org](mailto:zmoody@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, Oregon 97540

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

**Comment Form**

File No. **VAR 2015-001**

- 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.