



CITY OF TALENT • COMMUNITY DEVELOPMENT

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NOTICE OF DECISION

DATE MAILED: January 22, 2016

IN THE MATTER OF: **TYPE IV LEGESLATIVE LAND USE DECISION (REZ 2015-001);** *Zone Change from Interchange Commercial (CI) to Highway Commercial (HC) on two parcels of land located at 251 W. Valley View and described as Township 38 South, Range 1 West, Section 23D, Tax Lot 200 and 201.*

APPLICANT: Richard Steven & Associates, INC.

On January 20, 2016, the Talent City Council **approved** a request for a zone change from Commercial Interchange (CI) to Commercial Highway (CH) for a 5.40 acre tract of land located at 251 W. Valley View previously occupied by the Talent Truck Stop. This is a Type IV land use application, which the City Council decides in a public hearing. The Council based its decision on the approval criteria for zone changes in Section 8-3M.160 (Type IV Procedures) of the Talent Zoning Code. The approved zone change was adopted by Ordinance 16-906-O on January 20, 2016.

Materials concerning this decision, including the adopted Ordinance dated January 20, 2016, are available for review during the regular office hours of 8:30 a.m. to 5:00 p.m. Monday through Friday at Talent City Hall located at 110 E. Main Street, available online at www.cityoftalent.org or copies may be purchased at Talent City Hall.

All property owners who responded to the original public notice and those providing oral or written testimony at the 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 hearings body 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.

If you would like to appeal this decision to the Land Use Board of Appeals, the following standards must be met and steps completed.

Who may appeal? The following people have legal standing to appeal: the applicant; any person who was mailed written notice of the original decision; or any other person who participated in the proceeding by submitting written comments.

Notice of appeal. Any person with standing to appeal, as provided above, may appeal a Type-IV decision to the Land Use Board of Appeals within 21 days of the mailing of this Notice.

If you need additional information or have questions about the appeals process, please contact Zac Moody at (541) 535-7401 or via e-mail at zmoody@cityoftalent.org.