

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on Tuesday, February 7, 2017 at 6:00 pm the Willamina Planning Commission will conduct a public hearing to consider the following request. The Planning Commission will make a recommendation to the City Council, which will conduct a public hearing on Tuesday, February 14, 2017 at 6:00 and will make a decision on the request. Both meetings will be held at West Valley Fire District, 825 NE Main St, Willamina, OR 97396.

FILENUMBER: Annexation, Zone Change, and Comprehensive Plan Map Amendment (ANX ZC CPMA 16-01)

APPLICANT: Edwin Sharer
16500 SE Lafayette Hwy., Dayton, OR 97114

OWNER: Steve Draper
P.O. Box 173, McMinnville, OR 97128

REQUEST: An Annexation, Zone Change and Comprehensive Plan Map Amendment to rezone 14-17 acres within the Willamina City Limits. The property is currently designated as Low Density Residential (LDR) on the City of Willamina Comprehensive Plan and as Suburban Residential (SR) on the County Zoning Map. The proposed zoning designation for the property is Two-Family Residential (R-2), which corresponds to the Moderate Density Residential (MDR) zone on the Comprehensive Plan Map.

PROPERTY: Tax Lot 1100, Polk County Assessor's Map 6S, 7W, Section 12. See other side.

CRITERIA: Oregon Statewide Planning Goals and Guidelines
Willamina Comprehensive Plan
Willamina Development Code

- Section 2.102: Two-Family Residential Zone (R-2)
- Section 3.111: Annexations
- Section 3.102: Zone Change
- Section 3: Procedure for Type III Review

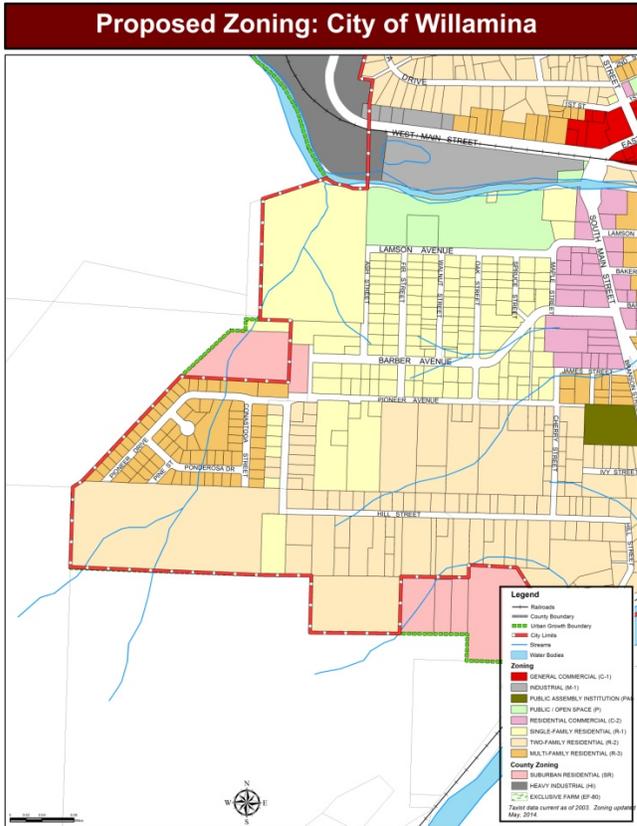
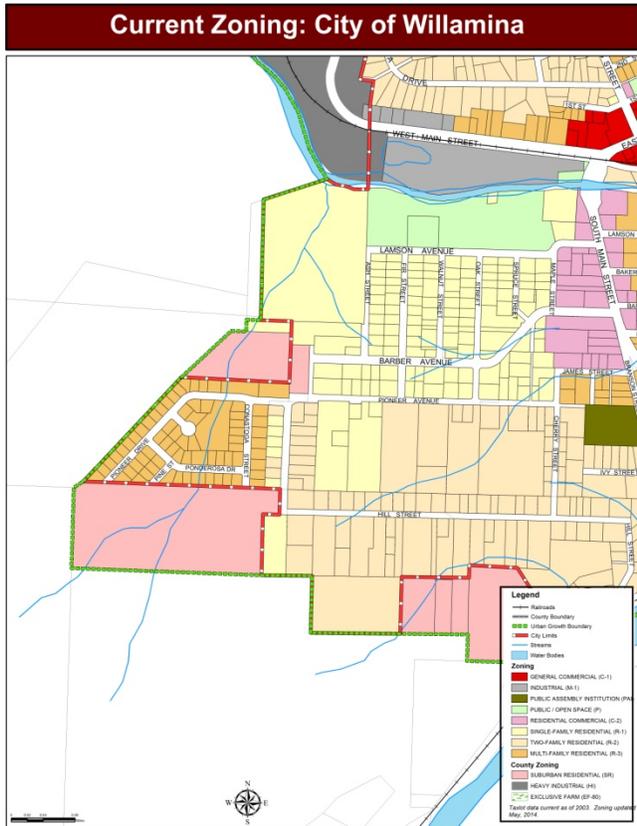
Persons wishing to speak for or against this proposal may appear in person or by representative at the date and time listed above. Written testimony will be received up to one week prior to the hearing in person at City of Willamina, 411 NE "C" Street, Willamina, OR 97396. All testimony should be directed to the applicable criteria.

Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes appeal of the City Council decision to the Land Use Board of Appeals. It is the applicant's responsibility to raise constitutional or other issues relating to any proposed condition of approval. The failure of the applicant to raise such issues with sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes an action for damages in circuit court.

A copy of the application documents and evidence submitted by or on behalf of the applicant and applicable standards are available for inspection at no cost and will be provided at a reasonable cost. A staff report related to this application will be available for inspection seven (7) days prior to the hearing at no cost and copies provided at reasonable cost.

For additional information, please contact Planner, Lisa Brosnan at 503-540-1616.

HEARING CANCELLATION: This public hearing will be cancelled if Willamina Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification will not be sent. Please call the City Recorder at 503-876-2242 for information regarding cancellations or rescheduling.



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