

## PUBLIC NOTICE

**NOTICE IS HEREBY GIVEN** that on Tuesday, February 7, 2017, at 6:00 p.m. the Willamina Planning Commission will conduct a public hearing to consider and decide upon the following request. The hearing will be held at the West Valley Fire District, 825 NE Main Street, Willamina, OR, 97396.

**REQUEST:** Approval of a Tentative Plan for a 3-parcel partition. Parcel 1: 1.71 acres, Parcel 2: 2.38 acres, Parcel 3: 11.14 acres  
**APPLICANT:** Norman Bickell  
**OWNER:** Ridge Enterprises, LLC  
**ASSESSOR MAP:** Yamhill County Assessor's Map and Tax Lot: 067W01/500  
**LOCATION:** Highlands Loop, See other side  
**SIZE:** 15.23 acres  
**ZONE:** Two-Family Residential (R-2)  
**CRITERIA:** Willamina Development Code, Sections 2.102 (R-2) and 3.106 (Partitions)  
**FILE NUMBER:** PAR 2016-02

Persons wishing to speak for or against this proposal may appear in person or by representative at the date and time listed above. A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and copies will be provided at reasonable cost.

Written testimony is received up to one week prior to the hearing at the City of Willamina, 411 "C" Street (City Hall), or by mail at P.O. Box 629, Willamina, Oregon 97396, or presented at the hearing.

An issue which may be the basis for an appeal to the Land Use Board of Appeals (LUBA) shall be raised not later than the close of the record at or following the final evidentiary hearing on the proposal. 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 Planning Commission's decision to the Willamina City Council based on that issue, or of the City Council's decision to the Oregon Land Use Board of Appeals based on that issue.

A staff report related to this application will be available for inspection one week prior to the hearing at no cost and a copy will be provided at reasonable cost.

The hearing will begin with a staff report followed by the applicant's testimony and supporters of the application, followed by opponents of the application and by a rebuttal by the applicant. The time allowed for each party's testimony may be limited by the Chairperson to three minutes. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application.

For additional information 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.

