NOTICE OF PUBLIC HEARING

Consideration of a Type III Review
For Variance request

When: **You are invited to attend and comment at the Planning Commission public hearing on Thursday Nov. 19th, 2015 at 6:00 pm.**

Where: Council Chamber, City Hall, 1001 Bridge Street Vernonia, OR 97064
Why: To consider a request by Kyle Cota for a variance to wetland/stream buffer for Tax lot ID#5N4W34CD00800, see attached map.

NOTICE IS HEREBY GIVEN that the Vernonia Planning Commission will conduct a public hearing regarding File # VAR 15-03 to consider a variance request from the provisions of Section 9.01.04-60. A copy of the request is available for inspection at Vernonia City Hall located at 1001 Bridge Street, and may be copied for a nominal fee.

The Public Hearing is governed by the Vernonia Title 9 Land Development and Zoning Code Sections:

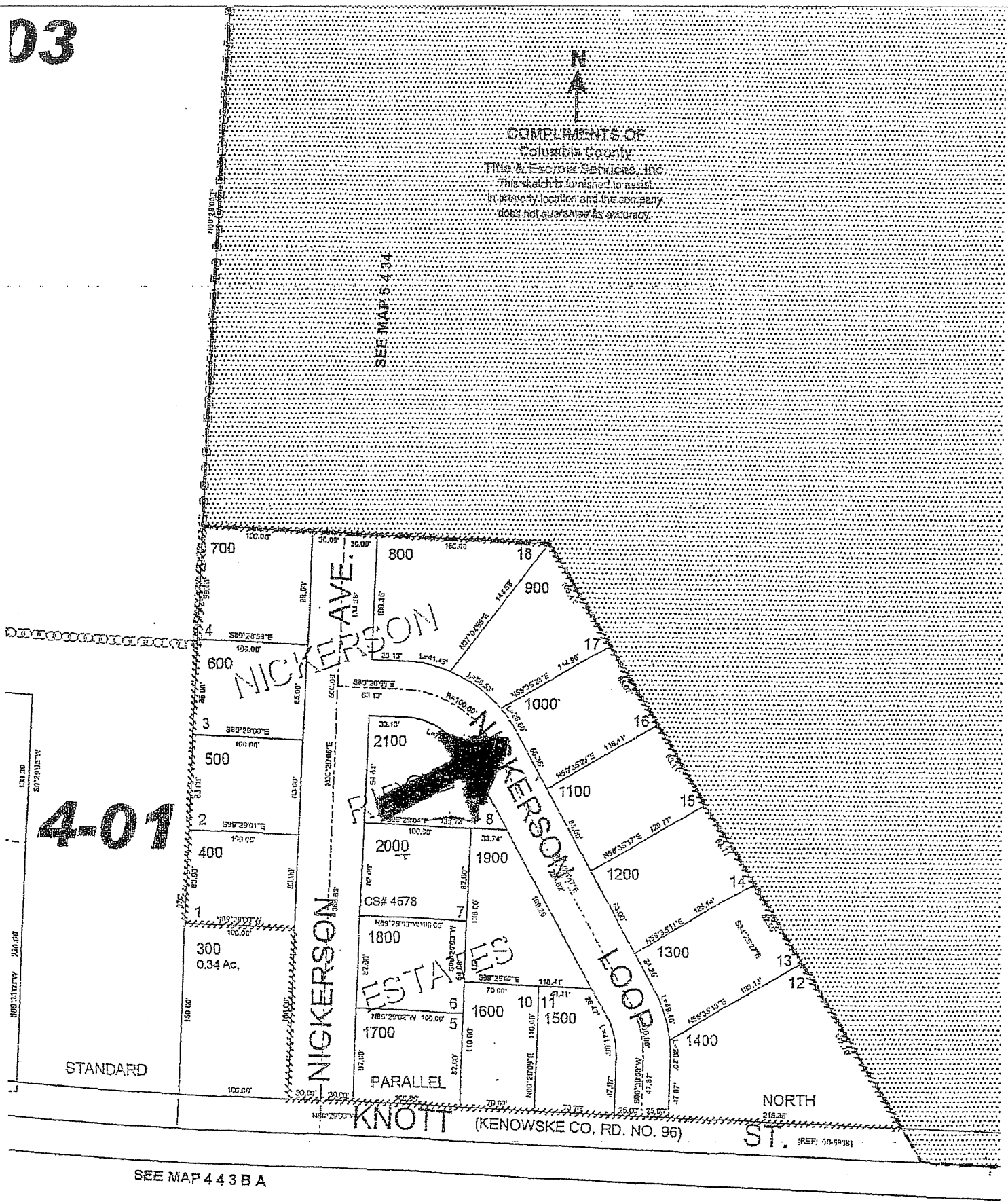
- Section 9.01.10-40 Type III Procedures
- Section 9.01.08 Variances
- Section 9.01.04-60 Slope Hazard and Riparian Development Guidelines

A staff report will be available to the public at City Hall one week before the hearing, and may be copied for a nominal fee. Failure to raise an issue in a hearing, in person or by letter or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue precludes appeal to the state Land Use Board of Appeals based on that issue. Public testimony is welcome, and written statements will also be received before the hearing.
The Public Notice will be onsite at City Hall, Vernonia Library, and on www.vernonia-or.gov

Notice to mortgagee, lien holder, vendor, or seller: The City of Vernonia Title 9 requires that if you receive this notice it shall be promptly forwarded to the purchaser.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to public hearing to Nicolas Welch at 503-429-5291, TTY 1-800-735-2900 or at City Hall, 1001 Bridge Street Vernonia, OR 97064.

The City of Vernonia is an Equal Opportunity Provider and Employer.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COMPLIMENTS OF
Columbia County
Title & Escrow Services, Inc.
This sketch is furnished to assist
in property location and the company
does not guarantee its accuracy.
SEE MAP 5 4 34
4-01
NICKERSON AVE.
NICKERSON LOOP
NICKERSON ESTATES
700
800
900
600
1000
500
1100
400
1200
300
0.34 Ac.
1300
1400
1500
1600
1700
1800
1900
2000
2100
CS# 4678
STANDARD
PARALLEL
NORTH
KNOTT ST.
(KENOWSKE CO. RD. NO. 96)
SEE MAP 4 4 3 B A