

# NOTICE OF PUBLIC HEARING

## Consideration of a Site Design Review Permit for Bighorn Trading Co. LLC

**When:** You are invited to attend and comment at the Planning Commission public hearing on Thursday July 16<sup>th</sup>, 2015 at 6:00 pm.

**Where:** Council Chamber, City Hall, 1001 Bridge Street Vernonia, OR 97064

**Why:** To consider a request by Bighorn Trading Co. LLC to construct a new building with parking and other exterior improvements on vacant land identified as Tax lot ID# 5N4W34CC00400, see attached map.

**NOTICE IS HEREBY GIVEN** that the Vernonia Planning Commission will conduct a public hearing regarding File # SDR 15-01 to consider the planned building exterior, vehicle access, parking lot and other improvements on the site. 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 9.01.03-60 Light Industrial Zone
- Section 9.01.04-50 Off-Street Parking and Loading
- Section 9.01.10-40 Type III Procedures
- Section 9.01.10-70 Site Development Review
- Section 9.01.11 Transportation Planning Standards and Procedures
- Section 9.09.10 Vernonia Sign Code
- Public Works Design Standards
- Flood Damage Prevention Ordinance #851

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](http://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 Josette Mitchell 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.