



-Ad Proof-

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Date: 11/22/2023 Account: EO348 File#: Company Name: City Of Warrenton Legals Contact: ACCOUNTS PAYABLE Address: PO BOX 250 WARRENTON, OR 97146-0250 Telephone: 503-861-2233 Fax:	Ad ID: 408662 Start: 12/02/2023 Stop: 12/02/2023 Total Cost: \$252.00 Columns Wide: 2.00 # of Inserts: 1 Ad Class: Legal Notices Phone: Email: thart@dailyastorian.com Amount Due: \$252.00
Run Dates: AB9538 Public Notice	
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AB9538
PUBLIC HEARING NOTICE

A public hearing is scheduled before the Warrenton Planning Commission on December 14, 2023, at 6:00 p.m. at Warrenton City Hall, 225 S Main Avenue Warrenton, OR 97146 regarding the following land use application(s):

Subdivision Preliminary Plat (SUB-23-1) submitted by Gilbert Gramson on behalf of Sandridge Construction LLC for a 12-lot residential subdivision on approximately 3.83 acres. The subject site is tax lot 81021CB01500 on SW Juniper Avenue. APPLICABLE CRITERIA: WMC 16.28 INTERMEDIATE DENSITY RESIDENTIAL, WMC 16.112 GROWTH MANAGEMENT, WMC 16.120 ACCESS AND CIRCULATION, WMC 16.124 LANDSCAPING, STREET TREES, FENCES AND WALLS, WMC 16.128 VEHICLE AND BICYCLE PARKING, WMC 16.132 CLEAR VISION AREAS, WMC 16.136 PUBLIC FACILITIES STANDARDS, WMC 16.140 STORMWATER & SURFACE WATER MANAGEMENT, WMC 16.152 GRADING, EXCAVATING, & EROSION CONTROL PLANS, WMC 16.156 WETLAND AND RIPARIAN CORRIDOR DEVELOPMENT STANDARDS, WMC 16.184 SINGLE-FAMILY ATTACHED, DUPLEX, AND TRI-PLEX DESIGN STANDARDS, WMC 16.208.050 Type III Procedure (Quasi-Judicial), WMC 16.212 SITE DESIGN REVIEW, WMC 16.216 LAND DIVISIONS.

Those wishing to testify on this request may attend the public hearing and fill out a comment card prior to the start of the meeting. Written materials must be received by the Warrenton Planning Department no later than 4:00 P.M. on the day of the hearing. Written comments may be mailed to Planning Technician Rebecca Sprengeler P.O. Box 250, Warrenton Oregon, 97146; or emailed to rsprengeler@warrentonoregon.us.

At the public hearing, the Planning Commission chairperson will open the public hearing and describe the general conduct and procedure for providing public comment. A staff report will be given, followed by a statement from the applicant, followed by public testimony, discussion among the commissioners, and a decision on, or a continuation of, the request.

Failure to raise an issue in person, or by or by letter at the hearing, or failure to provide statements of evidence sufficient to afford the decision makers an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Warrenton City Hall at no cost and copies shall be provided at a reasonable cost. A digital copy of the application can be reviewed online here: <https://www.ci.warrenton.or.us/ced/page/applications-pending-approval>. A copy of the City staff report and recommendation to the hearing body shall be available for review at least seven days before the hearing, and a copy shall be provided at a reasonable cost. Anyone wishing to review and/or purchase copies of the proposals and/or staff report may do so at Warrenton City Hall, 225 South Main, or may contact the Warrenton Department at 503-861-0920 or planning@warrentonoregon.us.

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