

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. PUD-09-01/SUB-09-01/WAP-09-01**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday June 3, 2009, **starting at 7:00 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of Icon Construction to subdivide the property at 19650 Suncrest Drive as a planned unit development (PUD), requiring Subdivision, PUD, and Water Resource Area permits. The Water Resource Area permit is needed due to the presence of Fern Creek and its ravine on site. The creek and ravine will be set aside in an open space tract. The base zone on site is R-10. Subdivision criteria are found in Chapter 85 of the Community Development Code (CDC), PUD criteria are found in Chapter 24 of the CDC, and Water Resource Area permit criteria are found in Chapter 32 of the CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed. A summary of the approval criteria is enclosed.

Proposed site located at tax lot 6700 of Clackamas County Assessor's Map 2-1E-23BD.

The complete application in the above noted file is available for inspection at no cost at City hall or via the web site <http://westlinnoregon.gov/planning/19650-suncrest-drive-6-lot-pud>, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff report presentation from the City Planner; and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

TERESA ZAK
Planning Administrative Assistant