

CITY OF WEST LINN CITY COUNCIL PUBLIC HEARING NOTICE

AP-10-01

The West Linn City Council will hold a meeting on Monday, May 17, 2010 to hear the appeal by Troy and Gina Bundy starting at 6:30 p.m. in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR.). The appeal file number is AP-10-01. It was filed by Mr. and Mrs. Bundy after the Planning Director denied their application (WAP-09-03) for a Water Resource Area Protection (WRA) permit. The permit sought permission to install a swimming pool, patio, grade the property, fill wetlands, remove native vegetation, etc. in a conservation easement and in two environmental overlay areas associated with wetlands. The property is located at 1215 Ninth Street, West Linn. It is also described as assessors map 31E2AB tax lot 8201.

This will be a *de novo* hearing, meaning that new testimony and information may be submitted for the City Council's consideration in addition to the Planning Director's record. No specific grounds for appeal were stated by the Bundy's or their attorney. Approval or disapproval of the appeal by the City Council will be based upon the WRA approval criteria located in Chapter 32 of the Community Development Zone. At the hearing, it is important that comments relate specifically to this approval criterion only.

The complete application in the above noted file is available for inspection at no cost and also on the City web site, or copies can be obtained for a minimal charge per page. Ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Peter Spir, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, pspir@westlinnoregon.gov, or 503-723-2539.

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 City Council will receive a staff report presentation from the City Planner; and invite both oral and written testimony. The City Council 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