

**CITY OF WEST LINN
PLANNING COMMISSION PUBLIC HEARING
CDC-10-02: PUD/INFILL AMENDMENTS**

This is to notify you that the City of West Linn has proposed a land use regulation that may affect the permissible uses of your property and other properties.

AN ORDINANCE RELATING TO PLANNED UNIT DEVELOPMENTS, FLAG LOTS, AND OTHER ALTERNATIVE DEVELOPMENT TYPES, REPEALING AND REPLACING COMMUNITY DEVELOPMENT CODE CHAPTER 24, REPEALING AND RELOCATING CHAPTERS 34, 36, 37, AND 43, ADDING A NEW CHAPTER 17 AND AMENDING CHAPTERS 2, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 21, 22, 23, 28, 55, 59 AND 85.

The West Linn Planning Commission is scheduled to hold a public hearing on Wednesday July 2, at 6:30 p.m., in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a proposal to repeal and replace Chapter 24, repeal and relocate chapters 34, 36, 37, and 43, add a new Chapter 17, and amend chapters 2, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 21, 23, 24, 55, 59, and 85 of the Community Development Code (CDC). The proposed Chapter 24 replacement applies to Planned Unit Developments. Chapters 34, 36, 37, and 43 will be repealed and moved to the new Chapter 17.

You have been notified of this proposal because County records indicate that you own property that is large enough to be divided through partition or subdivision. The City has determined that the adoption of the replacement chapter and other amendments may affect the permissible uses of your property, other properties in the affected zone, and may change the value of your property. This notice satisfies Measure 56 requirements. Answers to questions you may have about the Measure 56 notice are provided on the City's web site at <http://westlinnoregon.gov/Measure56>.

The hearing will be conducted in accordance with the rules of CDC Section 98.120. 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 presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open, or close the public hearing and take action on the proposed amendments as provided by state law. 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.

The proposed land use regulations are available for inspection at City Hall, 22500 Salamo Road, West Linn, OR 97068. A copy is available for purchase at a minimal charge. At least 10 days prior to the hearing, a copy of the proposed amendments and associated staff report will be available for inspection and also on the City's web site at <http://westlinnoregon.gov/planning/cdc-amendments-multiple-chapters-pud-and-infill-housing>. In addition, the project file CDC-10-01, PUD and Infill Housing, containing the proposed chapter replacement, repeal, amendments and related information is available for review at the Planning Department.

Following the hearing, the Planning Commission will make a recommendation to the City Council. The Council will make a final decision regarding the proposed chapter replacement and amendments following its own public hearing. For further information, please contact Sara Javoronok, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, phone (503) 722-5512, or via e-mail at sjavoronok@westlinnoregon.gov.

There will be an informational open house on the proposed land use regulations at 6:30 p.m. on June 19, 2014 in the Council Chambers at City Hall, 22500 Salamo Road.

Shauna Shroyer
Planning Administrative Assistant