

**CITY OF WEST LINN  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
FILE NO. PUD-14-01/DR-14-01/WAP-14-01**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday, July 16, 2014, **starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Planned Unit Development (PUD) with 13 duplexes requiring Class II Design Review and a Water Resource Area permit. The site is located at 18270/18340 Willamette Drive and 18395 Shady Hollow Way (tax lots 1100, 1200, and 1500 of Clackamas County Assessor's Map 2-1E-14DB).

Criteria for PUDs are found in Chapter 24 of the Community Development Code (CDC). Criteria for Class II Design Review are in Chapter 55 of the CDC. Criteria for Water Resource Area permits are 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.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/1827018340-willamette-dr-18395-shady-hollow-way-pud-class-ii-design-review-and-water>, 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 Associate Planner Tom Soppe at [tsoppe@westlinnoregon.gov](mailto:tsoppe@westlinnoregon.gov) or 503-742-8660. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. 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 for additional evidence, arguments, or testimony, or close the public hearing and take action on the application 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.

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Planning Administrative Assistant