

**WEST LINN CITY COUNCIL
PUBLIC HEARING NOTICE
FILE NO. ZC-14-02 & AP-14-02**

The West Linn City Council will hold a public hearing on **Monday, July 13, 2015**, starting at 6:00 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn, to consider a request by Lonny and Kristine Webb to remove the historic district overlay zone for the property located at 1344 14th Street (Tax Lot 4500 of Assessor's Map 31E02BC). If the appeal of DR-14-02 is timely renewed, the Council will also hold a hearing on AP-14-02 regarding the conditions of approval for the design review of a rear dormer.

The criteria applicable to Zoning map amendments are found in Chapter 25, 99 and 105 of the West Linn Community Development Code (CDC) or ORS 197.772. The criteria applicable to an appeal of conditions related to Historic Design Review are found in Chapter 25 and 99 of the West Linn Community Development Code. The City Council will make a decision to approve or deny the applicant's request based upon the applicable criteria. At the hearing, all written or oral comments must relate specifically to the applicable criteria and rely only on evidence and facts already in the record.

The complete application for ZC 14-02 is available for inspection, at no cost, at City Hall or via the City of West Linn's website at <https://westlinnoregon.gov/planning/1344-14th-street-historic-review>. Printed copies of these documents may be obtained for a minimal charge per page.

At least 10 days prior to the hearings, a copy of the staff report will be available for inspection at no cost or copies can be obtained for a minimal charge per page. For further information, please contact John Boyd, Planning Manager, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 656-4211, or jboyd@westlinnoregon.gov.

The hearing will be an on the record hearing pursuant to CDC 105.040(C) conducted in accordance with the Council rules and those rules in CDC Section 99.170 that are applicable to on the record hearings. **No new facts or evidence may be submitted in an on the record hearing.** Anyone wishing to present written argument on this proposed action may do so in writing by pointing out evidence in the record that is relied upon for the argument. Submitted arguments that include new facts or evidence will be redacted or will not be submitted into the record. The deadline for submitting argument is **Monday, July 6, at 5:00 p.m. Written testimony will not be accepted after this deadline; there will be no written argument accepted at the hearing on July 13th.** If you wish to read material at the meeting, you may do so, but the Council will not be accepting those as written materials. Members of the public may speak for a maximum of three (3) minutes each at the public hearing, but no new evidence or facts are allowed and those speaking should refer to the record for all facts relied upon. The City Council 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 approved 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.