

CITY OF WEST LINN PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. AP-16-02
RECONSIDERATION OF APPLICATION OF THE
UPPER MIDHILL ESTATES LLC

The West Linn Planning Commission is scheduled to hold a public hearing on **Wednesday, March 22, 2017, starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to reconsider the 34-Lot Subdivision and Water Resource Area (WRA) permit at 18000 Upper Midhill Drive.

The criteria applicable to this application are the following criteria and these criteria only: Community Development Code (CDC) Chapters 14, 32, 48, 85, and 99. **However, the public hearing on this reconsideration is a limited hearing. The City is only accepting testimony, argument, and evidence at the public hearing that is related specifically to adequate public facilities including traffic impact and influences and pedestrian improvements and safety that are related to CDC 85.200(A).** Other testimony will not be accepted.

The complete application for file number AP-16-02 is available for inspection at no cost at City Hall or via the web site <http://westlinnoregon.gov/planning/18000-upper-midhill-drive-appeal-planning-commission-denial>. Printed copies can be obtained at City Hall for a minimal charge per page.

As of March 10, 2017, a copy of the staff report is available for inspection at no cost or copies can be obtained for a minimal charge per page. 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 state law. At the reconsideration hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony limited to the grounds identified in this notice. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. All written testimony or other documents presented to the Planning Commission for consideration must be submitted to the Planning Manager's office by 5:00 p.m. on March 15, 2017, or "in person at the hearing." Oral testimony may be presented at the public hearing. 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 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 City Council or Land Use Board of Appeals based on that issue.