

**CITY OF WEST LINN PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. PUD-16-01/SUB-16-01/ WAP-16-05/VAR-16-01/ VAR-16-02/WRG-16-01**

The West Linn Planning Commission is scheduled to hold a public hearing on **Wednesday, September 21, 2016, starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a 50-lot Planned Unit Development (PUD), Subdivision, Water Resource Area Permit, Class II Variances (x 2), and Willamette and Tualatin River Protection Area Permits (WRG) including verification and re-designation of the HCA boundary at 1270 Rosemont Road.

The criteria applicable are found in Community Development Code (CDC) Chapter 11, Single-Family Residential, R 10; Chapter 85, Land Division General Provisions; Chapter 32, Water Resource Area Protection; Chapter 24: PUD; Chapter 75: Class II Variances, Chapter 28: WRG. The decision by the Planning Commission to approve or deny this request will be based upon the applicable criteria. At the hearing, it is important that comments relate specifically to the applicable criteria.

The complete application is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/1270-rosemont-road-planned-unit-development-and-subdivision>. Printed copies can be obtained at City Hall 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 at no cost or copies can be obtained for a minimal charge per page. For further information, please contact Associate Planner Peter Spir at pspir@westlinnoregon.gov or 503-723-2539 or at 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. **It is important to submit all evidence (in writing or at the hearing) to the Planning Commission. City Council review of any appeal is on the record.** 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.