

**CITY OF WEST LINN
PUBLIC HEARING
CDC-16-01**

Ordinance Number 1647 proposes amendments to Chapters 2, 21, 24, 32, 55, and 85 of the Community Development Code (CDC).

On **June 1, 2016, at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, the West Linn Planning Commission will hold a legislative public hearing regarding a recommendation to City Council on the potential adoption of Ordinance Number 1647.

The proposed amendments address:

- CDC definitions,
- Office Business Center zoning, including use permitted under prescribed conditions to clarify that multiple family as a mixed use must have commercial development that utilizes the entire first floor,
- Planned Unit Development applicability and a new three acre minimum standard,
- Water Resource Area Protection, referencing the METRO Urban Growth Management Functional Plan and considering new exempted uses, and
- Removing requirements for easements and dedications in Water Resource Areas, in Greenways, and in tree protection areas.

The hearing will be conducted in accordance with the rules of CDC Section 98.120. Written testimony on this proposed action may be submitted 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.

At least 10 days prior to the hearing, a copy of the proposed amendments and associated staff report will be available for inspection. In addition, the project file CDC-16-01, Community Development Code Amendments, containing the proposed amendments and related information is available for review at the Planning Department. A copy of the proposed amendment (Ordinance Number 1647) and associated staff report will be available for inspection at the West Linn City Hall located at 22500 Salamo Road and is also available on the West Linn website at <https://westlinnoregon.gov/planning/miscellaneous-community-development-code-amendments>. For additional information concerning Ordinance Number 1647, you may call the West Linn Planning Department at 503-656-4211.

Following the hearing, the Planning Commission will make a recommendation to the City Council. **The Council will make a final decision regarding the Planning Commission recommendations following its own public hearing on July 11, 2016 at 6:30 p.m., in the Council Chambers of City Hall, 22500 Salamo Road, West Linn.** For further information, please contact John Boyd Interim Community Development Director, at City Hall, 22500 Salamo Road, West Linn, OR 97068, phone (503) 656-4211, or via e-mail at jboyd@westlinnoregon.gov.