

**CITY OF WEST LINN
PLANNING COMMISSION AND CITY COUNCIL
PUBLIC HEARING NOTICE
FILE NO. CDC-09-04**

The **West Linn Planning Commission**, at its regularly scheduled meeting on Wednesday, **April 15, 2009, starting at 7:00 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR) will hold a public hearing to consider amendments to the West Linn Community Development Code (CDC,) Chapters 24, 55, 60, 85, 89, 75 and 99. These amendments would create a land use process, with specific approval criteria, so applicants can apply for a two year extension to their previous land use approvals including design review, conditional use, variances, and final platting of partitions, planned unit developments and subdivisions. This amendment is an attempt to reasonably respond to the current recession by giving property owners and developers more time to finish their projects. The applicant would have to demonstrate that there have been no changes to the Community Development Code or other applicable regulations which would require changes to, or denial of, the application since it was originally approved. That way, the City and public has assurance that applicants cannot avoid newer regulations including environmental standards. The Planning Commission action will be in the form of a recommendation, which then proceeds to West Linn City Council on **May 11, 2009 starting at 6:30 p.m.** in the Council Chambers of City Hall for the final decision.

The approval criteria and provisions of CDC Chapter 98 shall apply. All documents and applicable criteria in the above-noted file are available for inspection at no cost, or copies can be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Peter Spir, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR. For fastest response please e-mail at pspir@westlinnoregon.gov . Alternately, telephone at 503-723-2539.

The hearing will be conducted in accordance with the rules of Section 98.120 of the Community Development Code (CDC,) adopted December 14, 1987, Ordinance 1129. 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 hearings, the Planning Commission and City Council will receive a staff report presentation from the City Planner; and invite both oral and written testimony. The Planning Commission and City Council may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. 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.

TERESA ZAK
Planning Commission Administrative Asst.

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