

**CITY OF WEST LINN
CITY COUNCIL
PUBLIC HEARING NOTICE**
Appeal of the Approval of the Suncrest PUD- FILE NO. AP-09-05

The West Linn City Council is scheduled to hold a public hearing, on Monday, December 14, 2009, **starting at 6:30 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,). The public hearing will be regarding AP-09-05, the Hidden Springs Neighborhood Association's appeal of the Planning Commission's approval of PUD-09-01/SUB-09-01/WAP-09-02, commonly known as the Suncrest Planned Unit Development (PUD). This project consists of a 6-lot PUD subdivision at 19650 Suncrest Drive requiring a Water Resources Area permit due to the presence of Fern Creek and its transition area on site.

This will be a *de novo* hearing, meaning that new testimony and information may be submitted for the City Council's consideration in addition to the Planning Commission's record. Approval or disapproval of the request by the City Council will be based upon the following criteria: PUD criteria found in Chapter 24 of the Community Development Code (CDC); Subdivision criteria found in CDC Chapter 85; and Water Resource Area protection criteria found in CDC Chapter 32. At the hearing, it is important that comments relate specifically to the applicable criteria listed above.

Site located at tax lot 6700 of Clackamas County Assessor's Map 2-1E-23BD.

The complete application in the above noted file is available for inspection at no cost and also on the City web site, or copies can be obtained for a minimal charge per page. **Ten days prior** to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, 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 hearing, the City Council will receive a staff report presentation from the City Planner; and invite both oral and written testimony. The 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 Administrative Assistant