

**CITY OF WEST LINN  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
FILE NO. MISC-10-13**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday December 1, 2010, **starting at 7:30 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of Mr. and Mrs. Bill Perkins for a two-year extension of approval for a previously approved Natural Drainageway permit (now Water Resources Area permit) and Class II variances for height and for side setback for a single-family house on the vacant lot west of 19740 Wildwood Drive (this vacant lot also sometimes has been referred to as 19738 Wildwood Drive under the previously approved file). The previously approved file is File No. VAR-06-04/MISC-06-47. The applicant's proposal requires an Extension. The site is in the R-10 zone. Water Resources Area permit criteria are found in Chapter 32 of the Community Development Code (CDC). Variance criteria are found in Chapter 75 of the CDC. Extension criteria are found in Section 99.325 of the CDC. Criteria for development in the R-10 zone are found in Chapter 11 of the CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

Site located at tax lot 9004 of Clackamas County Assessor's Map 2-1E-23AC .

The complete application in the above noted file is available for inspection at no cost at City hall or via the web site <http://westlinnoregon.gov/planning/19738-wildwood-drive-extension-planning-commission-approval-variance-natural-drainageway-pe>, or copies can be obtained 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. A site plan is attached. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, [tsoppe@westlinnoregon.gov](mailto: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 Planning Commission will receive a staff report presentation from the City Planner; and invite both oral and written testimony. 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. 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