



NOTICE OF LAND USE PUBLIC HEARING

Para recibir información en español, póngase en contacto con la División de Planificación al 503-982-5246.

Project Name:	E. Lincoln St. 4-lot Subdivision
Location of Subject Property:	Tax Lot 051W08CC06100
Nature of Application:	The proposal is to subdivide the property into 4 lots and a tract as a shared access driveway. The applicant intends to develop each lot with a duplex.
Project File Numbers:	Preliminary Subdivision (SUB) 25-01
Hearing Date & Time:	Planning Commission, Thursday, July 10, 2025 at 7:00 p.m.
Venue:	City Hall Council Chambers* 270 Montgomery Street, Woodburn, OR 97071
Applicant:	Cesar Lopez, Marpez Engineering LLC
Property Owner:	BCAZ LLC
Applicable Criteria:	Woodburn Development Ordinance (WDO) 2.02, 2.06, 3.01 – 3.08, 3.10, 3.11, 4.01, 4.02, 5.03.10

* The City will also host this public hearing virtually through Microsoft Teams for anyone wishing to participate remotely. Call-in information will be posted to the Planning Commission meeting event on the City's web calendar: <https://www.woodburn-or.gov/calendar>.

Anyone seeking to participate in the hearing or provide testimony is encouraged to contact the Community Development Department prior to the hearing (503-982-5246 or planning@ci.woodburn.or.us). Written or digital comments may be submitted prior to the hearing.

Legal Context

- A copy of the application, all documents and evidence submitted by, or on behalf of, the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost upon request.
- A copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing



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- Any person wishing to speak either for or against this proposal may do so in person, or by an attorney at the public hearing.
- Written comments either for or against this proposal may be filed with the Planning Director prior to the public hearing.
- Any issue that is intended to provide a basis for an appeal to the City Council must be raised before the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the City and all parties to respond to the issue.
- The failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal of a City Council decision to the Land Use Board of Appeals (LUBA), based upon that issue.
- Individuals needing special accommodations such as sign language, foreign language interpreters, or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To request such an accommodation or interpretation, contact Cassandra Bassich at 503-982-5246, or the Statewide Toll Free Relay at 1-800-735-1232.

Las personas que necesiten asistencia tal como lenguaje de señas, intérprete de idioma extranjero, o equipos para personas con impedimentos auditivos; deberán solicitar dichos servicios con anticipación. Y se les pide entregar su solicitud con un mínimo de 48 horas, antes de la reunión. Para solicitar tal arreglo o interpretación, comuníquese con Cassandra Bassich al 503-982-5246, o a la línea telefónica nacional sin costo, 1-800-735-1232.

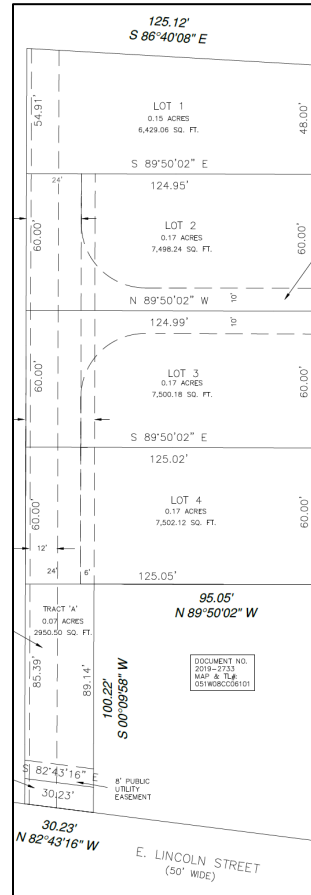
- **Testimony** is accepted at the hearing orally or in writing; written testimony may also be provided prior to the hearing. If testifying prior to the hearing, follow the instructions outlined within this public notice.

Please contact the following representative for additional information:

Heidi Hinshaw, AICP, Associate Planner
270 Montgomery Street, Woodburn, Oregon 97071
503-980-2494 or heidi.hinshaw@ci.woodburn.or.us



Aerial Image and Proposed Site Plan:



*Left: Aerial view of the subject property outlined in red (2025);
Right: Proposed lot layout*