

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. DR-08-01/WAP-08-01/VAR-08-01/VAR-08-09**

The West Linn Planning Commission is scheduled to hold a public hearing, on **Wednesday, November 5, 2008, starting at 7:00 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of VKNW, Inc. to construct a hotel at 2400-2450 Willamette Falls Drive, requiring Class II Design Review, a Water Resources Area Permit due to the presence of wetlands and a natural drainageway on the property, a Class II Variance for the amount of square footage to be developed within the transition area for the wetlands and drainageway, and an additional Class II Variance to remove the only significant tree with dripline + 10 area on the property. The zoning is GC (General Commercial). The approval criteria for the Class II Design Review are contained in Community Development Code (CDC) Chapter 55. The approval criteria for the Water Resources Area Permit are contained in CDC Chapter 32. The approval criteria for the Class II Variances are contained in CDC Chapter 75. 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 lots 3400 and 3500 of Clackamas County Assessor's Map 2-1E-35DD and tax lots 2000 and 5300 of Clackamas County Assessor's Map 2-1E-35D.

The complete application in the above noted file is available for inspection at no cost, 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 and on the City of West Linn website www.westlinnoregon.gov. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or by email at tsoppe@westlinnoregon.gov, or by telephone at 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