

**CITY OF WEST LINN  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
FILE NO. CUP-08-02/DR-08-09/VAR-08-06/VAR-08-07/VAR-08-08**

The West Linn Planning Commission is scheduled to hold a public hearing, on **Wednesday, November 19, 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 Tualatin Valley Fire and Rescue to construct a fire station at the block of 6174 Failing Street, requiring a Conditional Use Permit and Class II Design Review in the R-4.5 zone. The applicant is also applying for three Class II Variances. One is to allow a curb cut of 46 feet which is in excess of the allowable 36 foot width. The second is to forgo any landscaping in the interior of the parking lot despite the fact that the CDC Chapter 54 requires that 10 percent of the parking lot interior is supposed to be landscaped. The third variance seeks to relief from the 20% rule which requires that up to 20% of the site be set aside to protect significant trees. The two significant trees are in the middle of the parking lot making their preservation problematic. The approval criteria for Conditional Use Permit are contained in Community Development Code (CDC) Chapter 60. The approval criteria for the Class II Design Review are contained in CDC Chapter 55. 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 1000, 1100, 1200, 1400 and 1500 of Clackamas County Assessor's Map 2-1E-25AD.

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's website Planning Department page <http://westlinnoregon.gov/planning/projects>. For further information, please contact Peter Spir, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or by email at [pspir@westlinnoregon.gov](mailto:pspir@westlinnoregon.gov) or by telephone at 503-656-4211.

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