

**CITY OF WEST LINN  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
FILE NO. DR-09-01, MIS-09-01**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday March 4, 2009, **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 2Hemispheres to convert a non-conforming structure from residential to commercial use at 4835 Willamette Falls Drive. The structure on site is a Historic Landmark, but the Planning Commission will hear the matter rather than the Clackamas County Historic Review Board, because no exterior changes are proposed for the structure itself. The changes in parking require a Class I Design Review permit. The expansion of parking for a property without proper access requires a permit to enlarge/alter a non-conforming structure. Design Review criteria are found in Chapter 55 of the Community Development Code (CDC), and criteria for enlarging/altering a non-conforming structure are found in Chapter 66 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. A summary of the approval criteria is enclosed.

Site located at tax lot 1100 of Clackamas County Assessor's Map 2-2E-31BA.

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. At least 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](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