

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-10-03/DR-10-06/VAR-10-05
VAR-10-06 /VAR-10-07/VAR-10-08/WA-10-01**

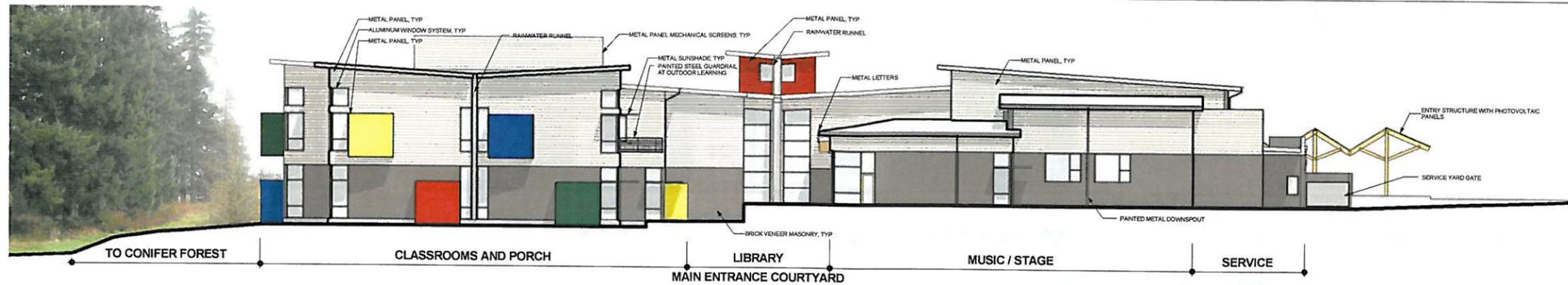
The West Linn Planning Commission is scheduled to hold a public hearing, on **Wednesday, October 13, 2010, starting at 7:00 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of the West Linn-Wilsonville School District to construct a 67,000 square foot elementary school on a 15.98 acre site at 1025 Rosemont Road. A Conditional Use Permit (CUP) is required to construct a school in the R-10 zone. The approval criterion is found in Community Development Code chapter 60. A Class II Design Review permit is required. The approval criterion is found in Community Development Code chapter 55. Class II Variances have been applied for to: 1) allow two 95 foot wide driveways (measured from curb return to curb return); 2) allow parking spaces that are more than 200 feet from the building entrance; 3) reduce the water resource area setback for an intermittent drainage from 65 to 15 feet; and 4) allow two wall signs of approximately 38 and 84 square feet and a 32 square foot monument sign at the driveway entrance. The approval criterion is found in Community Development Code chapter 75. A Water Resource Area permit is required since drainageways and wetlands exist on the property. The approval criterion is found in Community Development Code chapter 32. 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 Clackamas County Assessor's Map 2-1E-23CD, Tax Lots 12500, 12700, 12800.

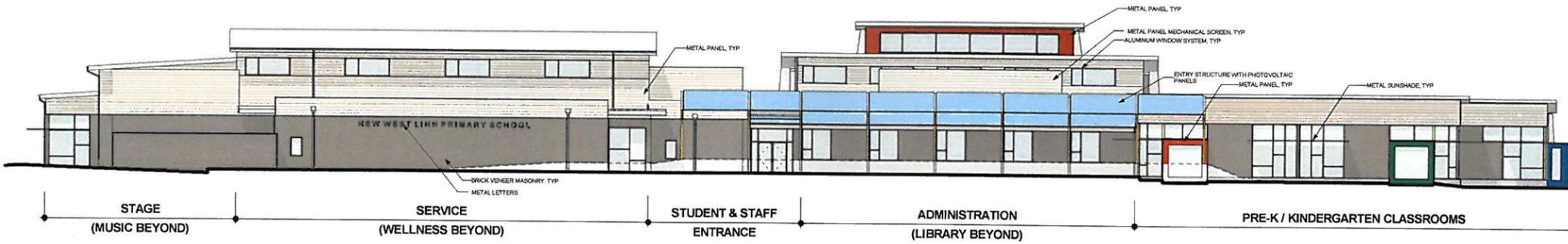
The complete application in the above noted file is available for inspection at no cost at City hall or via the web site at, <http://westlinnoregon.gov/planning/1025-rosemont-road-new-primary-school> or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Peter Spir, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068. For fastest response please email at pspir@westlinnoregon.gov , alternately you may telephone at 503-723-2539.

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.

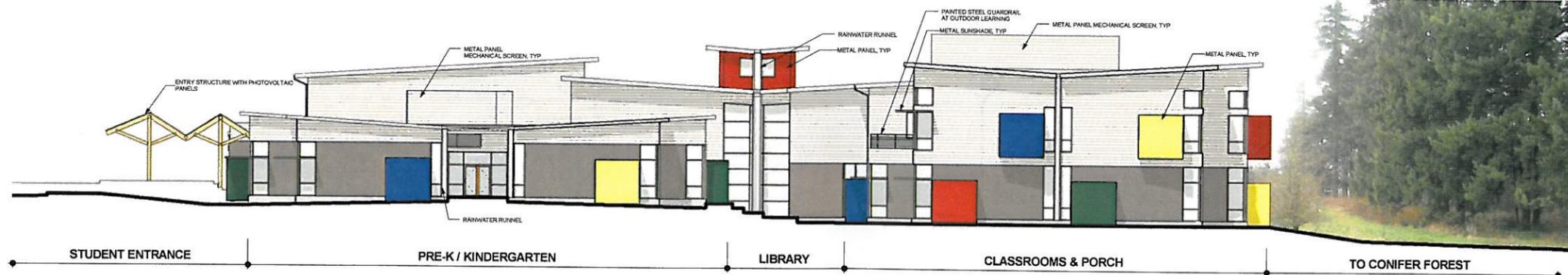
TERESA ZAK
Planning Administrative Assistant



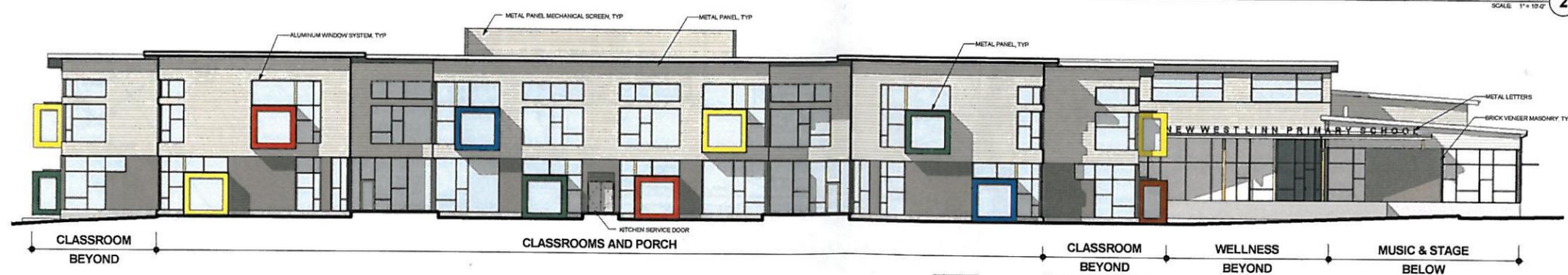
WEST ELEVATION 4
SCALE: 1" = 10'-0"



SOUTH ELEVATION 3
SCALE: 1" = 10'-0"



EAST ELEVATION 2
SCALE: 1" = 10'-0"



NORTH ELEVATION 1
SCALE: 1" = 10'-0"



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West Linn Wilsonville School District
22210 SW STAFFORD ROAD - WEST LINN, OR 97068
t: (503) 673-7976
f: (503) 673-7044

phase	LAND USE APPLICATION
date	05/03/2010
revisions	

project # | 09014

EXTERIOR ELEVATIONS

LU3.04