

**CITY OF WEST LINN
PLANNING DIRECTOR DECISION**

FILE NO. DR-11-08

The West Linn Planning Director is considering a request for a Class I Design Review at 22805 Willamette Drive. The applicant proposes to remodel a gas station and replace the auto service and repair use with an expansion of the convenience store use within the building. The Class I Design Review permit is necessary as this involves modifying the exterior aesthetics of the building, installing new walls for the garbage/recycling area, and revised parking alignment. The proposal does not include expansion of the building or site. The decision will be based on the approval criteria in Chapter 55 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

The site is located at Tax Lot 300 of Clackamas County Assessor's Map 2-2E-31BA. You have received this notice because you own property within 100 feet of the site or as otherwise required by the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site at <http://westlinnoregon.gov/planning/22805-willamette-drive-design-review-remodel-building-convert-existing-service-bays-conveni> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, July 8, 2011**, so please get in touch with us prior to this date. For further information, please contact Tom Soppe, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 742-8660, tsoppe@westlinnoregon.gov

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

SHAUNA SHROYER
Planning Administrative Assistant