

**CITY OF WEST LINN  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
FILE NO. CUP-12-03/DR-12-07**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday April 4, 2012, **starting at 7:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Conditional Use and Class I Design Review for building and site modifications at Willamette Primary School, 1403 12<sup>th</sup> Street. (Tax Lot 6300 of Clackamas County Assessor's Map 3-1E-02BA).

The West Linn-Wilsonville School District requests Conditional Use and Class I Design Review approval for an outdoor "learning garden", and Class I Design Review approval for several exterior changes to the school building and site. As the only proposed change that changes the site plan in terms of landscaping and arrangement of activities, the learning garden is the only proposed change requiring Conditional Use approval. This and other proposed changes that require Design Review approval include a) screening/ enclosing the trash and recycling area and nearby proposed generator; b) adding ADA access between the building and an outdoor play area, including new doors, and a roof canopy; c) new and different windows at three locations; d) replacing an existing doorway canopy with one that is visually different; e) moving existing bicycle rack spaces, and; f) new fencing near the greenhouse.

Conditional Use criteria are found in Chapter 60 of the CDC. Criteria for Design Review are found in Chapter 55. 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.

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/1403-12th-st-conditional-use-and-class-1-design-review-exterior-modifications-willamette-pr>, 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 presentation, 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.

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Planning Administrative Assistant