

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-12-05/DR-12-18**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday December 5, 2012, **starting at 7:00 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 a music-oriented youth community center with accessory retail and café uses at 2015 8th Avenue (Tax Lot 100 of Clackamas County Assessor's Map 3-1E-02BA). No changes are proposed to the site or building, but these uses are conditional uses in the Mixed Use zone. Therefore the proposal requires a Conditional Use approval, and any Conditional Use approval requires a Design Review approval as well per Community Development Code (CDC) Section 60.030(B).

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/2015-8th-avenue-conditional-use-and-design-review-music-based-community-center>, 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, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. 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, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. 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.

SHAUNA SHROYER
Planning Administrative Assistant