

CITY OF WEST LINN CITY COUNCIL
PUBLIC HEARING NOTICE

FILE NOs. AP-12-02 and AP-12-03

APPEAL OF PLANNING COMMISSION DECISION TO DENY APPLICATIONS OF THE
LAKE OSWEGO-TIGARD WATER PARTNERSHIP

The West Linn City Council is scheduled to hold a public hearing on Monday, January 14, 2013, **starting at 6:00 p.m.** in the Council Chambers in City Hall, 22500 Salamo Road, West Linn, to consider an appeal by the Lake Oswego-Tigard Water Partnership of the Planning Commission's decision to: 1) deny its application for a Conditional Use and Class II Design Review for an expanded City of Lake Oswego water treatment plant at 4260 Kenthorpe Way (Clackamas County Assessor's Map 2 1E 24BD tax lots 300, 401, 1200, 1300, 1400 and 1500) in CUP-12-02/DR-12-04; and, 2) deny its application for a Conditional Use, Class II Design Review, Class II Parks Design Review, Flood Management Area, Water Resources Area and Willamette River Greenway review of water transmission lines proposed to extend from the Willamette River, through Mary S. Young Park to the City's northern limit with Lake Oswego via Mapleton Drive and Highway 43 (Clackamas County Assessor's Map 2 1E 24AC tax lots 100, 200, 2900 and public right-of-way) in CUP-12-04/DR-12-14/MISC-12-10/WA-12-03/WR-12-01.

Conditional Use criteria are found in Chapter 60 of the West Linn Community Development Code (CDC). Criteria for Design Review are found in CDC Chapter 55. Parks Design Review criteria are in CDC Chapter 56. Flood Management Area criteria are in CDC Chapter 27. Willamette River Greenway criteria are in CDC Chapter 28, and Water Resources Area criteria are in CDC Chapter 32. The applicable standards for conditional uses in the R-10 zoning district are found in CDC Chapter 11; standards for conditional uses in the R-4.5 zoning district are in CDC Chapter 14, and standards for conditional uses in the General Commercial district are in CDC Chapter 19. The City Council will make its decision on the appeal based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed. The City Council may affirm, reverse, modify or remand the Planning Commission decisions as provided in CDC 99.290.

The complete application for AP-12-02 (water treatment plant) is available for inspection at no cost at City Hall or via the City of West Linn's website at <http://westlinnoregon.gov/planning/4260-kenthorpe-way-water-treatment-plant-expansion-appeal-planning-commission-decision>. The complete application for AP-12-03 (raw- and finished-water transmission lines) is available for inspection at no cost at City Hall or via the City of West Linn's website at <http://westlinnoregon.gov/planning/pipeline-project-water-treatment-plant-lo-appeal-planning-commission-decision>. Printed copies of these documents may be obtained at City Hall 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 at no cost or copies can be obtained for a minimal charge per page. For further information, please contact Zach Pelz, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, zpelz@westlinnoregon.gov, or 503-723-2542.

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. All written testimony or other documents presented to Council for consideration must be submitted to the City Manager's office by 5:00 p.m. on January 7, 2013, or presented in person at the hearing. Oral testimony may be presented at the public hearing. At the public hearing, the City Council will receive a staff presentation, and invite both oral and written testimony. The City Council may continue the public hearing to another meeting (tentatively January 15) 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 based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant