

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE**

FILE NO. DR-13-01/WAP-13-01/VAR-13-01/VAR-13-02/VAR-13-03/VAR-13-04/MISC-13-01

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday March 13, 2013, **starting at 7:00 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a new parking lot and paths at the West Linn Public Library at 1595 Burns Street/5750 Hood Street (tax lots 2200 and 2401 of Clackamas County Assessor's Map 2-2E-30BD). Class II Design Review is required for a new parking lot. A Water Resource Area approval is required because most of the parking lot and the paths are in the significant riparian corridor setback from Maddax Creek. The applicant requests four Class II Variances as well. These are 1) to develop more than 5,000 square feet of water resource transition area on the 5750 Hood Street parcel; 2) to increase the already non-conforming amount of developed water resource transition area on the 1595 Burns Street parcel; 3) to forgo the development of interior parking lot landscaping in the proposed parking lot, and; 4) to construct a driveway that does not meet minimum Transportation System Planning requirements for distance from the driveway on the neighboring property. The library property is non-conforming in several ways including the amount of developed area in the transition area on the 1595 Burns Street parcel, so an approval to Enlarge/Alter a Non-Conforming Structure is also required.

Criteria for Design Review are found in Chapter 55 of the Community Development Code (CDC). Water Resource Area Protection criteria are found in Chapter 32. Variance criteria are found in Chapter 75. Criteria to Enlarge/Alter a Non-Conforming Structure are found in Chapter 66. 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/1595-burns-street-class-ii-design-review-construct-second-parking-lot-and-path-west-linn-0>, 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