

CITY OF WEST LINN CITY COUNCIL

PUBLIC HEARING NOTICE

Amend the Comprehensive Plan map designation from Commercial to Medium-high Density Residential and change the zoning map designation from OBC to R-2.1 (ZC-14-01 and PLN-14-01)

The West Linn City Council will hold a public hearing on Monday, November 24, 2014, **starting at 6:30 p.m.** in the Council Chambers in City Hall, 22500 Salamo Road, West Linn, to consider a request by ConAm Properties, LLC to change the Comprehensive Plan Map designation from Commercial to Medium-high Density Residential and to change the Zoning Map designation from Office Business Center (OBC) to Medium-high Density Residential (R-2.1) on three parcels at the northwest corner of Tannler Drive and Blankenship Road (Clackamas County Assessor's Map 2S 1E 35C tax lots 100, 102, and 200). CDC Chapters 21 and 16 outline the uses permitted in the OBC and R-2.1 zoning districts, respectively.

The criteria applicable to Comprehensive Plan Map and Zoning Map amendments are found in Chapters 99 and 105 of the West Linn Community Development Code (CDC). The City Council will make a decision to approve, approve with conditions or deny the Applicant's request based upon applicable criteria. At the hearing, all written or oral comments must relate specifically to the applicable criteria and rely only on evidence and facts already in the record.

The complete application for ZC-14-01/PLN-14-01 is available for inspection at no cost at City Hall or via the City of West Linn's website at <https://westlinnoregon.gov/planning/nw-corner-blankenship-tannler-drive-zone-change-and-comp-plan-zoning-map-change>. 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 an on the record hearing pursuant to 105.040(C) conducted in accordance with the Council Rules and those rules in CDC Section 99.170 that are applicable to on the record hearings. **No new facts or evidence may be submitted in an on the record hearing.** Anyone wishing to present written argument on this proposed action may do so in writing by pointing out evidence in the record that is relied upon for the argument. Submitted arguments that include new facts or evidence will be redacted or will not be submitted into the record. The deadline for submitting written argument is Monday, November 17 at 3 pm. **Written testimony will not be accepted after this deadline; there will be no written argument accepted at the hearing on November 24.** If you wish to read material at the meeting, you may do so, but the Council will not be accepting those as written materials. Members of the public may speak for a maximum of three (3) minutes each at the public hearing, but no new evidence or facts are allowed and those speaking should refer to the record for all facts relied upon. The City Council 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 issues, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.