

**CITY OF WEST LINN  
CITY COUNCIL  
PUBLIC HEARING NOTICE FOR A CONSOLIDATED HEARING FOR  
HOLIDAY INN EXPRESS; INCLUDING CONDITIONAL USE PERMIT AND  
APPEAL HEARING**

FILE NO. AP-09-02 AND FILE NO. CUP-09-01

The West Linn City Council is scheduled to hold a public hearing on **Monday May 11, 2009**, starting at 6:30 p.m. in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR.). This hearing will be on VKNW, Inc.'s proposal to build a 70-unit hotel at 2400-50 Willamette Falls Drive (north side of street between 6<sup>th</sup> and 7<sup>th</sup> Streets). This hearing will in part be a continuation of the hearing for appeal file AP-09-02, which is a City Council call-up to review the Planning Commission approval of DR-08-01/VAR-08-01/WAP-08-01. Such call ups function as appeals. DR-08-01/VAR-08-01/WAP-08-01 was an application for Class II Design Review with a Water Resources Area permit due to Bernert Creek and wetlands on site, and with a Class II Variance for the amount of square footage to be developed in the water resource transition area (also note VAR-08-09 was a Class II Variance application that was originally part of the DR-08-01/VAR-08-01/WAP-08-01 application, but which became moot due to site plan redesign and was not approved).

A Conditional Use Permit (CUP-09-01) has also been applied for by VKNW, Inc. for the proposed hotel use on this site, as is required per the City's CDC. The May 11<sup>th</sup> hearing will consolidate the requested Conditional Use Permit as well the appeal file AP-09-02. Design Review criteria are found in Chapter 55 of the CDC. Class II Variance criteria can be found in Chapter 75 of the CDC. Water Resource Area protection criteria can be found in Chapter 32 of the CDC. Conditional Use criteria can be found in Chapter 60 of the CDC. Approval or disapproval of the request by the City Council 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 in the CDC.

Site located at tax lots 3400 and 3500 of Clackamas County Assessor's Map 2-1E-35DD and tax lots 2000 and 5300 of Clackamas County Assessor's Map 2-1E-35D.

Complete applications of the above noted files are available for inspection at no cost and copies can be obtained for a minimal charge per page. Information related to the application is also on the City's web site. At least ten days prior to the hearing, copies of the staff reports for File No. AP-09-02 and File No. CUP-09-01 will be available for inspection. Copies of these two staff reports will be attainable for a minimal charge per page. For further information, please contact Chris Kerr, Acting Planning Director, at City Hall, 22500 Salamo Road, West Linn, OR 97068, [ckerr@westlinnoregon.gov](mailto:ckerr@westlinnoregon.gov), or 503-723-2538.

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 City Council will receive a staff report presentation from the City Planner; and invite both oral and written testimony. As part of either oral or written testimony, members of the public should present their name and street address and their comments on the application(s) as related to the applicable criteria. The City Council 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.

TERESA ZAK  
Planning Administrative Assistant

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