

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-16-02 & DR-16-03**

The West Linn Planning Commission is scheduled to hold a public hearing, on **Wednesday, December 7, 2016, starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Conditional Use Permit to construct a new Tualatin Valley Fire & Rescue Station #55 at 0 Hidden Springs Road (adjacent to 20800 Hidden Springs Road). The property is also identified as Clackamas County Assessor's Map 2S-1E-35D, tax lots 2000, 5300, and 2S-1E-23CD tax lots 12301.

Criteria applicable to the request are in Community Development Code (CDC) Chapters 60, Chapter 55, and Chapter 11. 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/hidden-springs-road-conditional-use-permit-and-class-ii-design-review-construct-new-fire> 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 Associate Planner, Jennifer Arnold at jarnold@westlinnoregon.gov. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

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. **It is important to provide all evidence, both oral and written, to the Planning Commission. Generally, the City Council will not be able to accept additional evidence if there is an appeal of this application.** 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.