

**CITY OF WEST LINN
HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-17-07**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on **Tuesday, July 18, 2017, at 7:00 p.m.** in the Council Chambers at City Hall, 22500 Salamo Road, West Linn. The HRB will review an application to dismantle and rebuild an existing garage on its current footprint and modify the existing roofline in the Historic District at 1296 12th Street (Clackamas County Assessor's Map 31E02BD, Tax Lot 2900). See the attached map.

The hearing will be based upon the provisions of Chapters 11, 25, and 99 of the West Linn Community Development Code (CDC). Approval or disapproval of the request by the HRB will be based solely upon these criteria. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

All documents and applicable criteria for DR-17-07 are available for inspection, at no cost, in the Planning Department at City Hall or via the City's web site at <http://westlinnoregon.gov/planning/1296-12th-street-class-ii-historic-design-review-rebuild-existing-garage>. Copies can also be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Jennifer Arnold, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 742-6057, or jarnold@westlinnoregon.gov.

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 HRB will receive a staff presentation, and invite both oral and written testimony. The HRB 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.