

**WEST LINN CITY COUNCIL
PUBLIC HEARING NOTICE
FILE NO. AP-17-02**

The West Linn City Council is scheduled to hold a public hearing on **Monday, September 11, 2017**, starting at **6:30 p.m.** in the Council Chambers of City Hall at 22500 Salamo Road, West Linn, to consider an appeal by Jerry Offer on behalf of 'Willamette Historic District Neighbors' of the Planning Manager's approval of the Lot Line Adjustment and two Class I Variances to lot dimensions at 1822 5th Avenue (Clackamas County Assessor's Map 3S-1E-02 BA, Tax Lot 6800).

The hearing is limited to the issues clearly and distinctly set forth in the notice of appeal. Jerry Offer and 'Willamette Historic District Neighbors' asserts that the applicable approval criteria in **Community Development Code (CDC) 25.070.B(1)(a), 25.070.C(6), 85.210.A diagram, 85.210.A(3), and 99.30.C(2)** were misapplied. Therefore, the appellants disagree with the findings approved by the Planning Manager for the Lot Line Adjustment and two Class I Variances to lot dimensions, and the appellants assert the criteria have not been met.

The City Council will make a decision to approve the application and uphold the Planning Manager's decision or overturn the Planning Manager's decision and deny the application based upon the applicable criteria and the evidence in the record. At the hearing, all written or oral comments must relate specifically to the applicable criteria and refer only to evidence and facts already in the record.

The notice of appeal and the complete application for AP-17-02 is available for inspection, at no cost, at City Hall or via the City of West Linn's website at <http://westlinnoregon.gov/planning/1822-fifth-avenue-appeal-planning-manager-approval>. Printed copies of these documents may 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 at no cost or copies can be obtained for a minimal charge per page. 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 appeal hearing is on the record, and it will be conducted in accordance with Community Development Code (CDC) 99.280(B), Council rules for on the record hearings 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.** If you wish to read material at the meeting, you may do so during the public testimony segment of 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.