

NOTICE OF AN APPEAL OF AN EXPEDITED LAND USE DECISION

AP-18-01/SUB-17-04 (4096 CORNWALL STREET SUBDIVISION)

Applicant & Appellant:	Icon Construction and Development
Location:	4096 Cornwall Street, West Linn, Oregon
Legal Description:	Assessors Map 21E36BA, Tax Lot 6300
Zoning:	R-10 (Low Density Residential, 10,000 square foot minimum lot size)
Proposal:	The applicant requested approval to to divide a roughly 2.18-acre parcel into six lots as an Expedited Land Use Review pursuant to ORS 197.360 - 197.380.

On January 22, 2018, the City of West Linn Planning Commission (the “Planning Commission”) issued a written decision denying the application. On February 5, 2018, attorney Michael Robinson filed a written appeal of the Planning Commission’s decision on behalf of the applicant. On February 6, 2018, the City appointed Joe Turner as Referee to decide the appeal pursuant to ORS 197.375.

HOW TO PARTICIPATE IN THE APPEAL PROCESS

Any person or organization that provided written comments in response to the City’s notice of application may participate in the appeal. However, because the applicant filed the appeal, persons and organizations other than the applicant and the City may participate only with respect to the specific issues raised in their own written comments. ORS 197.375(3).

The Referee will NOT hold a hearing on the appeal. The Referee will decide the appeal based on the City record and written comments submitted in response to the appeal.

The Referee will provide a three-part appeals process. The Referee will open the appeal record for one week (until **February 15, 2018**) for all parties to submit written comments in response to the appeal, subject to the above limitations. The Referee will open the record for a second week (until **February 22, 2018**) for all parties to submit written comments in response to the issues raised during the first week. No new issues may be raised during the second week. The Referee will open the record for a third week (until **March 1, 2018**) for the applicant to submit a final written argument, with no new evidence.

WRITTEN COMMENTS MUST BE SUBMITTED TO:

**City of West Linn Expedited Land Division Referee
c/o Shauna Shroyer, Administrative Assistant
22500 Salamo Road
West Linn, OR 97068**

or via email: sshroyer@westlinnoregon.gov

Comments submitted during the first week must be physically received by the City by **5:00 pm February 15, 2018**. Comments submitted during the second week must be physically received by the City by **5:00 pm February 22, 2018**. The applicant's final argument must be received by **5:00 pm March 1, 2018**. Comments received after these deadlines will be excluded from the record and will not be considered on appeal. The Referee will issue a written decision on the appeal by March 19, 2018.

The application file, including the City's decision, the appeal and submitted comments, is available for review at the City offices.

The complete application and appeal is available for inspection at no cost at West Linn City Hall during regular business hours or via the web site at:

<http://westlinnoregon.gov/planning/4096-cornwall-street-6-lot-expeditedland-division>. Printed copies can be obtained at City Hall for a minimal charge per page. For further information, please contact Shauna Shroyer, Administrative Assistant, at City Hall, 22500 Salamo Road West Linn, OR 97068 (Telephone: 503-742-6061)

DATED this 8th day of February 2018.



Joe Turner, Esq., AICP
City of West Linn Referee