

**CITY OF WEST LINN PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-18-01/DR-18-04/VAR-18-02/VAR-18-03**

The West Linn Planning Commission will hold a public hearing, on **Wednesday, February 6, 2019, 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, Class II Design Review, and two Class II Variances for the redevelopment of an existing church into a private school serving pre-school through 8th Grade at 19915 Old River Drive property (Clackamas County Assessor's Map 2S-1E-23 AA, Tax Lots 400 and 500).

Criteria applicable to the requested Conditional Use Permit, Class II Design Review, and Class II Variances (required parking and required loading area) are in Chapters 11, 41, 42, 44, 46, 48, 54, 55, 60, 75, 92, 96, and 99 of the Community Development Code (CDC). The decision by the Planning Commission to approve or deny this request will be based upon the applicable criteria. At the hearing, it is important that comments relate specifically to the applicable criteria.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <https://westlinnoregon.gov/planning/19915-19803-old-river-drive-conditional-use-permit-change-church-use-school-use> 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 Darren Wyss at dwyss@westlinnoregon.gov or 503-742-6064. 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. **In the event that the Planning Commission decision is appealed, City Council review of the appeal will be de novo.**

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.