

**CITY OF WEST LINN  
NOTICE OF CITY COUNCIL HEARING  
FILE NO. AP-21-01**

The West Linn City Council will hold a virtual public hearing on **Monday, February 8, 2021, at 6:00 pm** to consider an appeal by the Bolton Neighborhood Association of the West Linn Planning Commission approval of DR-20-07/VAR-20-02/WAP-20-03, a Class II Design Review to construct/replace the existing Post Office Building with a new Post Office Building or Retail Building with a Shared Parking Area at 5665/5639 Hood Street.

The City Council will decide the appeal based on the applicable criteria in Community Development Code (CDC) Chapters 19, 32, 46, 48, 55, 75, 92, and 99.

The appellant stated grounds for appeal are lack of a traffic and parking study/plan, lack of connectivity to Burns Street from the property, additional street improvements required, and lack of consideration of the Bolton Neighborhood Plan.

The appeal is a de novo hearing and not limited to the stated grounds for the appeal. All relevant issues may be considered. All evidence presented to the lower approval authority shall be considered and given equal weight as evidence presented on appeal. The approval authority may affirm, reverse, or modify the December 16, 2020 decision.

The appeal application, all evidence relied on by the applicant, and staff report will be posted 10 days before the hearing on the City's website, <https://westlinnoregon.gov/planning/5665-5639-hood-st-appeal-dr-20-07-class-ii-design-review-new-retail-building-shared-parking>. Alternatively, the complete record and criteria are available for inspection at no cost, and copies at a reasonable cost, at City Hall 10 days before the hearing.

**It is important to submit all testimony in response to this notice.** All comments submitted for consideration of this appeal should relate specifically to the applicable criteria. Failure to raise an issue by written comment or at the hearing, or failure to provide sufficient specificity to respond to the issue, precludes raising the issue on appeal before the Land Use Board of Appeals.

The hearing will be conducted following the rules of CDC Section 99.170. **Anyone wishing to present written testimony for consideration shall submit all material before 12:00 pm on February 8, 2021.** Persons interested in party status should submit a letter outlining all concerns about the proposal by the comment deadline. Written comments may be submitted to [dwyss@westlinnoregon.gov](mailto:dwyss@westlinnoregon.gov) or mailed to City Hall. All comments must be received before 12:00 pm on the meeting day.

To testify at the hearing, go to <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> to **complete the speaker sign-up form before noon on the day of the meeting.** Instructions on how to access the virtual meeting will be emailed before the meeting. If you do not have email access, please call 503-742-6061 for assistance 48 hours before the meeting.

Contact Darren Wyss, Planning Manager, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6064 for additional information.