

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-10-01/DR-10-02/VAR-10-03/MI-10-05**

The West Linn Planning Commission is scheduled to hold a public hearing, on **Wednesday, June 16, 2010, starting at 7:00 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of the West Linn-Wilsonville School District to construct a 1,100 square foot library addition at Cedaroak Elementary School. A Conditional Use Permit (CUP) is required for any significant addition to a school in the R-10 zone. The approval criterion is found in Community Development Code chapter 60. A Class I Design Review permit is required because the library addition represents less than a five percent addition to the school. The approval criterion is found in Community Development Code chapter 55. An Expansion of a Non-Conforming Structure permit is required because the school has insufficient parking per code. The approval criterion is found in Community Development Code chapter 66. A Class II Variance has been applied for by the applicant to allow the addition without the requisite parking. The approval criterion is found in Community Development Code chapter 75. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

Site located at tax lot 1800 of Clackamas County Assessor's Map 2-1E-24BA. The address is 4515 Cedaroak Drive.

The complete application in the above noted file is available for inspection at no cost at City hall or via the web site at <http://westlinnoregon.gov/planning/4515-cedaroak-drive-primary-school-library-expansion> , 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 Peter Spir, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or by email at pspir@westlinnoregon.gov or by telephone at 503-723-2539.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. 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 report presentation from the City Planner; and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after 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.

TERESA ZAK
Planning Administrative Assistant