

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-10-02/DR-10-03/MIS-10-06/VAR-10-04**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday June 16, 2010, **starting at 7:30 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 complete a new addition to the building for a library expansion, changes to existing facades, and new outdoor improvements, at Bolton Primary School at 5933 Holmes Street. The applicant's proposal requires a Conditional Use Permit, a Class I Design Review permit, a permit to Enlarge/Alter a Non-Conforming Structure, and a Class II Variance. The permit to Enlarge/Alter a Non-Conforming Structure relates to the site's non-conformity to the Community Development Code (CDC) requirements for minimum parking spaces for a school of this size. The Class II Variance is needed because the application will worsen the non-conformity related to parking minimums, making it unable to meet criteria related to enlarging a non-conforming structure. The site is in the R-10 zone. Conditional Use permit criteria are found in Chapter 60 of the CDC. Design Review criteria are found in Chapter 55. Criteria related to enlarging/altering a non-conforming structure are in Chapter 66, and Variance criteria are found in 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 2300 of Clackamas County Assessor's Map 2-2E-30BC.

The complete application in the above noted file is available for inspection at no cost at City hall or via the web site <http://westlinnoregon.gov/planning/5933-holmes-street-bolton-primary-library-addition>, 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 Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

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