

CITY OF WEST LINN PLANNING COMMISSION

**PUBLIC HEARING NOTICE**

**Lake Oswego-Tigard Water Partnership Water Treatment Plant (CUP-12-02/DR-12-04) and Water Transmission Pipeline (CUP-12-04/DR-12-14/MISC-12-10/WA-12-03/WR-12-01)**

The West Linn Planning Commission will hold public hearings on Wednesday, October 17, 2012, **starting at 7:00 p.m.** in the Council Chambers in City Hall, 22500 Salamo Road, West Linn, to consider two requests by the Lake Oswego-Tigard Water Partnership: 1) a request for approval of a Conditional Use and Class II Design Review for an expanded City of Lake Oswego water treatment plant at 4260 Kenthorpe Way (Clackamas County Assessor's Map 2 1E 24BD tax lots 300, 401, 1200, 1300, 1400 and 1500); and, 2) a request for approval of a Conditional Use, Class II Design Review, Class II Parks Design Review, Flood Management Area, Water Resources Area and Willamette River Greenway review of water transmission lines proposed to extend from the Willamette River, through Mary S. Young Park to the City's northern limit with Lake Oswego via Mapleton Drive and Highway 43 (Clackamas County Assessor's Map 2 1E 24AC tax lots 100, 200, 2900 and public right-of-way).

Conditional Use criteria are found in Chapter 60 of the West Linn Community Development Code (CDC). Criteria for Design Review are found in CDC Chapter 55. Parks Design Review criteria are in CDC Chapter 56. Flood Management Area criteria are in CDC Chapter 27. Willamette River Greenway criteria are in CDC Chapter 28, and Water Resources Area criteria are in CDC Chapter 32. The applicable standards for conditional uses in the R-10 zoning district are found in CDC Chapter 11; standards for conditional uses in the R-4.5 zoning district are in CDC Chapter 14, and standards for conditional uses in the General Commercial district are in CDC Chapter 19. Approval or denial of these requests 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.

The complete application for CUP-12-02/DR-12-04 (water treatment plant) is available for inspection at no cost at City Hall or via the City of West Linn's website at <http://westlinnoregon.gov/planning/4260-kenthorpe-way-conditional-use-permit-and-design-review-proposed-expansion-water-treatm>. The complete application for CUP-12-04/DR-12-14 (raw- and finished-water transmission lines) is available for inspection at no cost at City Hall or via the City of West Linn's website at <http://westlinnoregon.gov/planning/construct-water-pipeline-mary-s-young-park-lake-oswego-water-treatment-plant-kenthorpe-way>. Printed copies of these documents may be obtained at City Hall for a minimal charge per page.

At least ten days prior to the hearing, a copy of the staff report for each of these proposals will be available for inspection at no cost or copies can be obtained for a minimal charge per page. For further information, please contact Zach Pelz, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, [zpelz@westlinnoregon.gov](mailto:zpelz@westlinnoregon.gov), or 503-723-2542.

The hearings will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on these proposed actions may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearings. At the public hearings, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearings to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearings and take action on the applications as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearings, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issues, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

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Planning Administrative Assistant