

**WEST LINN CITY COUNCIL
PUBLIC HEARING NOTICE**

WLWSD

**FILE NO. AP-19-01 AN APPEAL REQUEST (OF FILE NO. MISC-18-07) TO CONSIDER A
MODIFICATION OF A PLANNING COMMISSION INTERPRETATION OF COMMUNITY
DEVELOPMENT CODE IN CHAPTER(S) 2, 21 and 41**

The West Linn City Council is scheduled to hold a public hearing on Monday, **February 11, 2019, starting at 6:30 p.m.** in the Council Chambers in City Hall, 22500 Salamo Road, West Linn, to consider an appeal filed by Attorney Zoe Lynn Powers on a Planning Commission's Code Interpretation decision.

The criteria applicable to an appeal (AP-19-01) to City Council of the Planning Commission Interpretation are found in Community Development Code (CDC) Chapter 2 Definitions, 21 Office Business Center, 41 Building Height, Structures On Steep Lots, Exceptions. The City Council may approve the appeal application and modify the Planning Commission Interpretation or deny the application, uphold the Planning Commission interpretation or adopt a different interpretation. All written submittals or oral comments at the hearing, must relate specifically to the applicable criteria.

At the hearing, it is important that comments relate specifically to the interpretation and applicable criteria.

The appeal requests that Council modify the Planning Commission's decision to define "first floor" to mean "the lowest story with square footage equal to a story which includes the entire perimeter of the structure" and to clarify that the "work" portion of a live-work unit, if otherwise a use allowed in the OBC zone, would be considered a commercial development of the first floor. This includes a reconsideration of CDC 2.030 "Story, First", 21.050 "first floor" and CDC Chapter 37 Home Occupation as an allowed use in the OBC zone.

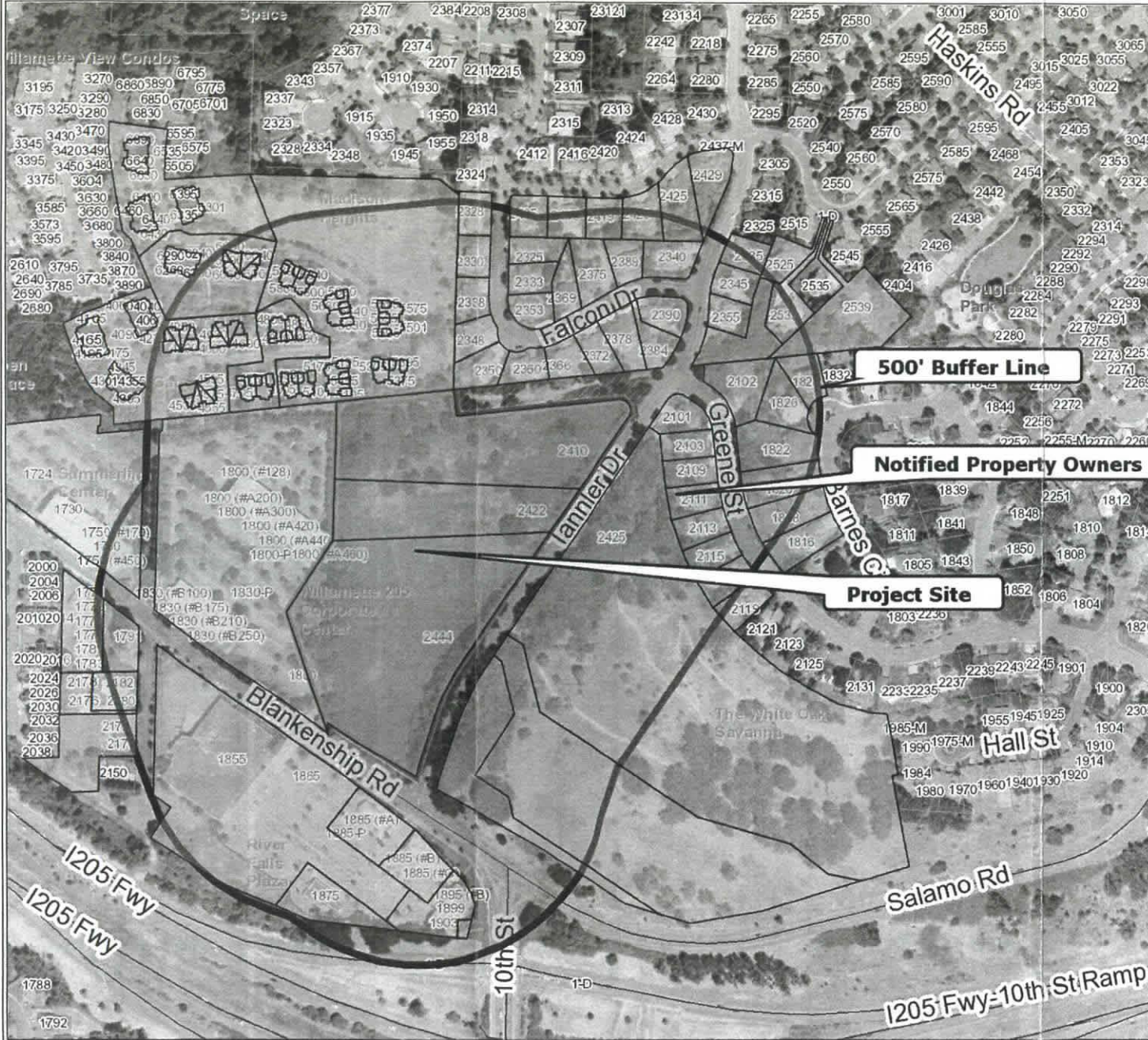
Anyone wishing to present written testimony on this proposed action may do so prior to, or at the public hearing. At the public hearing, the City Council will receive a staff presentation. The Applicant (who is also the Appellant) will present the basis for its appeal. The Council will then invite both oral and written testimony from the public. The City Council may continue the public hearing to another meeting to obtain additional information, leave the record open, or close the public hearing and take action on the interpretation as provided by CDC. Failure to raise an issue in person or in writing 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.

The notice of appeal and complete application for AP-19-01 is available for inspection at no cost at City Hall or via the City of West Linn's website <https://westlinnoregon.gov/planning/2444-2422-2410-tannler-drive-appeal-planning-commission-code-interpretation>. 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 will be available for inspection at no cost or copies can be obtained for a minimal charge per page. For further information, please contact John J. Boyd, Planning Manager at City Hall, 22500 Salamo Road, West Linn, OR 97068, jboyd@westlinnoregon.gov or 503-**742-6058**.

Publish: West Linn Tidings, January 31, 2019

AP-19-01 Notification Map



500' Buffer Line

Notified Property Owners

Project Site



Scale 1:4,800 - 1 in = 400 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
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WEST LINN GIS

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