



NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: February 9, 2018

On **Tuesday, February 20, 2018 at 6:00 p.m.**, in the Council Chambers at City Hall, 380 "A" Avenue, the City of Lake Oswego Development Review Commission will hold a public hearing to determine whether the following tree removal application complies with the City's criteria for approval.

File No.: 499-17-04630 [AP 18-02]

Applicant/Owner: Renaissance Homes

Location of Property: 13132 Thoma Rd (Tax Lot Reference 21E04BB04300)

Nature of Application and Use or Uses which could be Authorized: A request for hearing on the tentative decision by the Planning & Building Services Department on a Type II tree removal application to remove 11 trees in order to construct a new single-family dwelling.

Applicable Approval Criteria: Please see attached list.

Conduct of the Hearing: The Chair will open the public hearing and describe the hearing procedure, and staff will present their report. The Chair will then open the hearing for public testimony. Testimony begins with the applicant, followed by persons in favor of the application, persons opposed to the application, persons who are neutral on the application, and concludes with rebuttal by the applicant. The Chair will close public testimony and return the matter to the table for deliberation and decision. **NOTE: Failure to raise an issue in a hearing, in person or by letter, accompanied by statements or evidence sufficient to afford the Development Review Commission an opportunity to respond to the issue precludes appeal to the City Council based on that issue.**

How To Testify: All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will be given 5 minutes for

rebuttal. The Development Review Commission may modify these time limits, however, depending on the circumstances. In order to be considered and become part of the record, written comments or testimony must be submitted to the Development Review Commission at the hearing or must be received by 5:00 p.m. on the date of the hearing at the following address:

Planning & Building Services Department
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034

How To Obtain Further Information: The applicable approval criteria and all evidence relied on by the applicant are available for review at the above address. The Staff Report will be available prior to the date of the hearing at the above address. Copies of all of these documents may be obtained at cost. The staff contact for this application is **Ellen Davis, Associate Planner**, phone: 503-635-0294; email: edavis@lakeoswego.city.

APPLICABLE REGULATIONS

The Lake Oswego Tree Code (LOC Chapter 55), is available at the City Library and Lake Oswego Planning & Building Services Department. It is also available online at www.lakeoswego.city/code.

- A. City of Lake Oswego Tree Code [LOC Chapter 55]:
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|---------------|---|
| LOC 55.02.080 | Criteria for Issuance of Type II Tree Cutting Permits |
| LOC 55.02.084 | Mitigation Required |
| LOC 55.02.085 | Request for Public Hearing on a Type II Tree Cutting Permit |
| LOC 55.02.094 | Conditions of Approval for Tree Cutting Permits |



VICINITY MAP