



# NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: January 28, 2010

On Wednesday, February 17, 2010 at 7:00 p.m., the City of Lake Oswego Development Review Commission will hold a public hearing in the Council Chambers at City Hall, 380 "A" Avenue, Lake Oswego, Oregon to consider the following development application.

File No.: LU 10-0004

**Owners/Applicants:** KW One, LLC

**Location of Property:** 16555 Boones Ferry (Tax Lots 1500, 1600, 1700 and 1800 of Tax Map 21E07 DD)

**Nature of Application and Use or Uses which could be**

**Authorized:** The applicant is requesting approval of a modification of a previously approved Development Permit (LU 06-0019), affecting two conditions of approval:

- Change the approved roof material from slate tile to composition roofing [Condition C(8)].
- Revise Condition C(5)(e) to require a commercial fire sprinkler system for Building Two only.

**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 its 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. Before closing the hearing, the Chair will ask whether any person who testified desires a continuance to submit new evidence or testimony. If no continuance is requested, the Chair will ask whether any party desires the record to be left open for at least seven days for submittal of additional evidence. Unless a continuance is granted or the record is left open, the Chair will close public testimony and return the matter to the table for deliberation and decision.

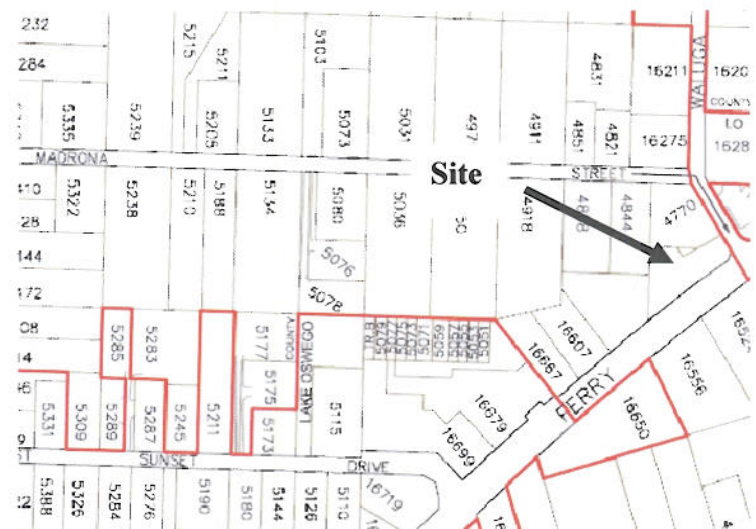
**How To Testify:** All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant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

Lake Oswego Planning and Building Services  
Lake Oswego City Hall  
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 City Staff Report will be available ten days prior to the date of the hearing at the above address. Copies of all of these documents may be obtained at cost. The City staff person assigned to this application is **Debra Andreades, Senior Planner**, phone: 503-635-0290; email: [dandreades@ci.oswego.or.us](mailto:dandreades@ci.oswego.or.us)

**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 and the Oregon Land Use Board of Appeals (LUBA) based on that issue.**



VICINITY MAP

**APPLICABLE REGULATIONS**

A. City of Lake Oswego Community Development Code [LOC Chapter 50]:

LOC 50.10.010	OC/R-2.5 Zone Description
LOC 50.67.005-50.67.040	West Lake Grove Design District Standards
LOC 50.77.005	Application for Development
LOC 50.77.007	Burden of Proof
LOC 50.79.025	Review Criteria for Minor Developments
LOC 50.79.040	Conditions of Approval
LOC 50.82.005 - 50.82.020	Review of Minor Development Applications
LOC 50.83.005 - 50.83.040	Review by Hearing Body/Notice of Public Hearing
LOC 50.84.010	Appeal of a Hearing Body Decision
LOC 50.86.005 - 50.86.030	Modification of Approved Permit
LOC 50.87.005 - 50.87.025	Compliance with Approved Permit Modifications

B. Previous Actions

Ordinance 2451 (Annexation)  
LU 06-0019