



## NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION (LOC 50.07.003.16.d.iii)

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### Hearing Date, Time, and Location:

Monday, January 25, 2016; 6:30 PM  
Council Chamber, 380 A Avenue  
Lake Oswego, Oregon

**Applicant:** City of Lake Oswego, 380 A Avenue, Lake Oswego, OR 97034

**Location of Property:** All properties in Lake Oswego's Industrial Park Zone; General Commercial-zoned properties in the vicinity of Jean Way and Boones Ferry Road; and Neighborhood Commercial-zoned properties at intersection of Pilkington Road and Jean Road.

**File Number:** LU 15-0077

### Nature of Proposal and Use or Uses Which Could be Authorized:

A request by the City of Lake Oswego for adoption of the Southwest Employment Area (SWEA) Plan as a Special District Plan of the Comprehensive Plan, with implementing Community Development Code amendments including: a new Southwest Overlay District, replacing LOC 50.05.008 Industrial Park Overlay District; deletion of LOC 50.11.002 Appendix B - Industrial Land Use Policy Element; and deletion of LOC 50.02.002.2.c.iv-vi Standards Applicable to Boones Ferry Road/Jean Road Site, Jean Way Site, and Boones Ferry Road/Opposite Jean Way Site. Implementing Community Development Code amendments related to permitted uses will be reviewed as part of the SWEA Plan, but adopted with citywide updates to use regulations, scheduled for public hearing in April.

### Explanation of Proposal

The Southwest Employment Area (SWEA) Plan and Code amendments address the light industrial and commercial areas at the southwest corner of Lake Oswego with the goal of supporting private investment, redevelopment, and job growth. This planning project was initiated to implement policy direction from the Comprehensive Plan's Economic Vitality chapter, which calls to: Maintain land for light industrial uses within the Southwest Employment District and develop a special district plan that accommodates a range of employment uses including light industrial, office and limited retail.

**Staff Contact:** Sarah Selden, Senior Planner  
(503) 697-6524 or [sselden@lakeoswego.city](mailto:sselden@lakeoswego.city)

### How to Testify:

The public hearing process will begin with a presentation by staff. Testimony will then be received from the public. Individuals will be allowed up to 5 minutes. Recognized neighborhood associations, homeowner associations, government agencies or other incorporated public interest organizations will be allowed up to 10 minutes. The time limits will not include time taken up by questions from the Commission or responses to such questions. Testimony by attorneys, representatives, and witnesses on behalf of or which are part of the presentation by a person shall be counted within that person's time limit. Any person in attendance may cede his or her time for testimony to another person, but in no case shall any person's testimony be increased to greater than 10 minutes.

The Planning Commission previously conducted a public work session on December 14, 2015. Comments submitted to the Planning Commission for a work session are not considered public testimony for purposes of the hearing. To have your written comments or testimony distributed to the Planning Commission for review prior to the hearing, they need to be received by 5 p.m. on Wednesday, January 21, 2016. Bring or mail written comments or testimony to:

Iris McCaleb  
Lake Oswego City Hall, Planning & Building Services  
380 A Avenue, Third Floor  
Post Office Box 369  
Lake Oswego, Oregon 97034  
E-Mail: [imccaleb@ci.oswego.or.us](mailto:imccaleb@ci.oswego.or.us)  
(503) 697-6591

Written testimony may also be submitted at the public hearing. Please provide twelve (12) copies for distribution to the Planning Commission and staff. For more information about the hearing procedures, please contact staff.

**How to Obtain Further Information:** Materials are available for review at the above address. The staff report will be available ten days prior to the date of the hearing at the above address. Copies may be obtained at cost.

Information can also be obtained by visiting the City's website at:

<http://www.ci.oswego.or.us/projects>

**(Under "Search" enter "LU 15-0077", then press "Submit")**

**Recommendation:** A final recommendation of the Planning Commission shall be forwarded to the City Council. A final decision on this proposal will be made by the City Council.