



NOTICE OF MINOR DEVELOPMENT APPLICATION

Date of Notice: September 20, 2013

File No.: LU 13-0034

Applicant: Chomo Santana, PO Box 602, Marylhurst, OR 97036

Property Owner: Brian Williamson, 12840 Alto park Road, Lake Oswego, OR 97034

Location of Property: 12840 Alto Park Road, Lake Oswego, OR 97034 (Tax Lot 800 of Tax Map 21E04BB)

Description of Proposed Development: The applicant is requesting approval of a 3-parcel minor land partition, including two flag lots. Parcel 1 is 13,718 sq. ft. in area, Parcel 2 (a flag lot) is 11,727 sq. ft. in area, and Parcel 3 (a flag lot) is 11,745 sq. ft. in area. The applicant is also requesting the removal of eight trees in order to complete site improvements. This partition is being reviewed in conjunction with the 3-parcel minor land partition to the north (LU 13-0035), which will take access from the shared access easement created with this application.

Applicable Approval Criteria: Please see attached list.

Description of Process: A decision on the application will be made by staff. Any person may submit comments or testimony regarding the application. In order to be considered and become part of the record, such comments or testimony must be submitted in writing and must be received by **5:00 p.m. on October 7, 2013**, at the following address:

Planning & Building Services Department
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034
Phone: (503) 635-0290

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, and copies may be obtained at cost. The City staff person assigned to this application is **Johanna Hastay, Associate planner** phone: 503-635-0290, email: jhastay@ci.oswego.or.us.

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APPLICABLE REGULATIONS

(The Lake Oswego Community Development Code and other code sections may be reviewed online at: <http://www.codepublishing.com/or/lakeoswego/>, or is also available at the City Library and Lake Oswego Planning & Building Services Department.)

A. City of Lake Oswego Community Development Code (LOC 50):

LOC 50.02.001	Residential Zones
LOC 50.04.001.1	Residential Low Density Zones Dimensional Standards
LOC 50.06.001.2	Structure Design-Residential Zones
LOC 50.06.001.4	Garage Appearance and Location
LOC 50.06.002	Parking
LOC 50.06.003.1	Access/Access Lanes (Flag Lots)
LOC 50.06.003.2	On-site Circulation – Driveways and Fire Access Roads
LOC 50.06.004.1	Landscaping, Screening and Buffering
LOC 50.06.004.2; 50.07.004.2	Fences
LOC 50.06.004.3	Lighting Standard
LOC 50.06.005; 50.07.004.7	Park and Open Space Contributions
LOC 50.06.006.3.a; 50.07.004.1	Drainage Standard for Ministerial and Minor Development
LOC 57.06.007; 50.07.004.9	Solar Access
LOC 50.06.008; 50.07.004.11	Utilities
LOC 50.07.003.1.b	Burden of Proof
LOC 50.07.003.5	Conditions on Development
LOC 50.07.003.6	Effect of Decision
LOC 50.07.003.7	Appeals
LOC 50.07.007.2	Flag Lots

B. City of Lake Oswego Streets and Sidewalks Ordinance [LOC Chapter 42]:

LOC 42.08.400 - 42.08.470	Streets and Sidewalks
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C. City of Lake Oswego Tree Chapter [LOC Chapter 55]:

LOC 55.02.010 - 55.02.080	Tree Removal
LOC 55.02.084	Mitigation Requirements
LOC 55.08.020	Tree Protection Plan Required
LOC 55.08.030	Tree Protection Measures Required

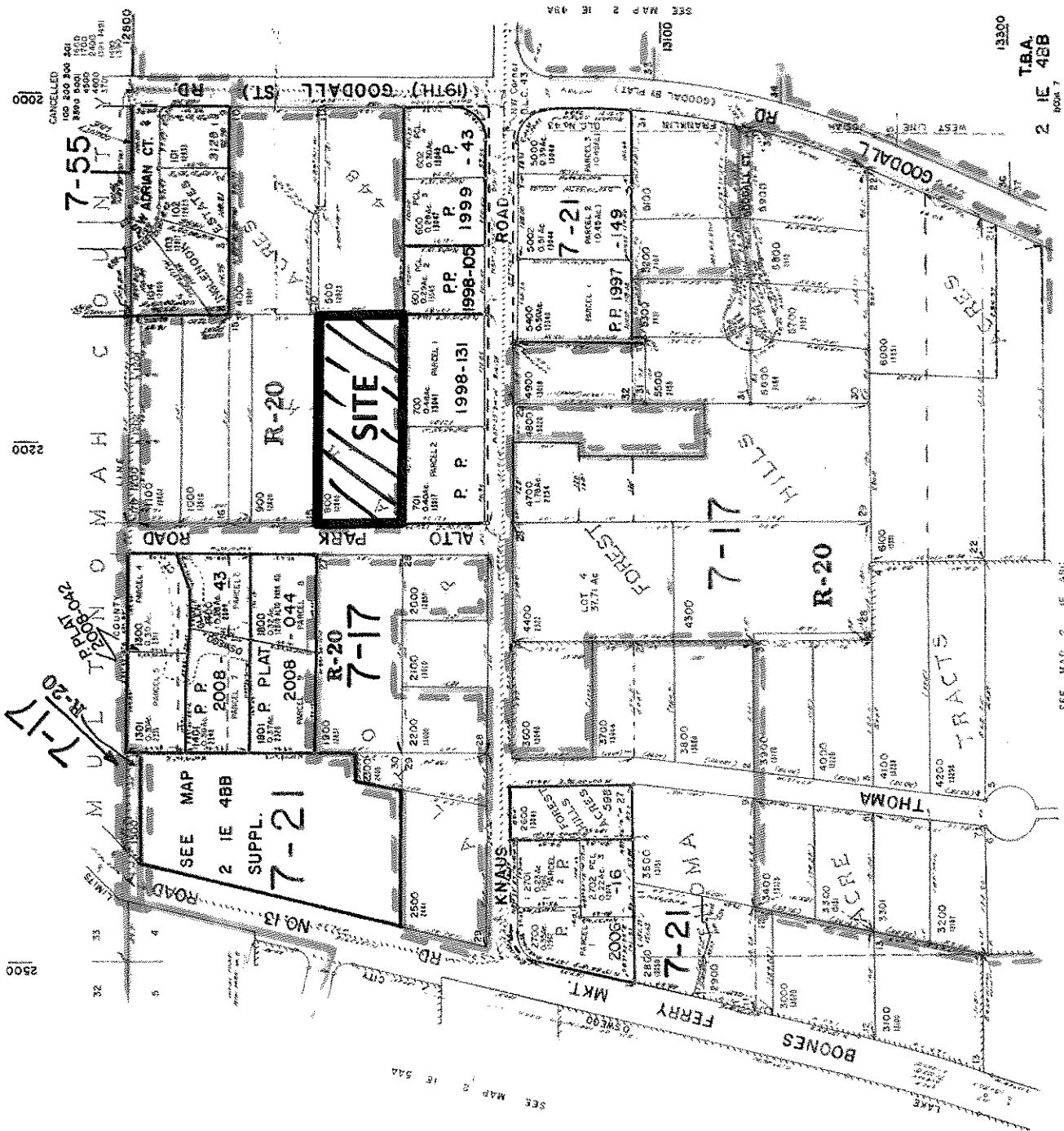
NW1/4 NW1/4 SEC. 4 T2S. R.1E. W.M.
 CLACKAMAS COUNTY
 JOSIAH FRANKLIN NO. 43

DLC

2 1E 4BB

1"=100'

This map was prepared for
 assessment purposes only.



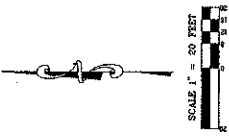
SEE MAP 2 1E 48C

SEE MAP 2 1E 48A

TBA

2 1E 48B

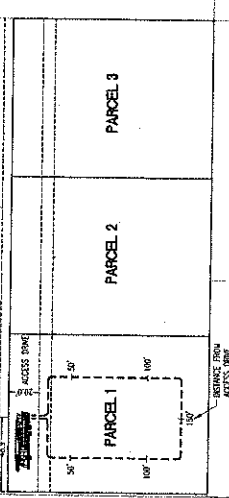
BOOK 7



TREES TO BE REMOVED

THIS SITE SUBJECT TO MINOR PARTITION PER LU 13 - 0035.

NOTE: PARCELS 2 AND 3 WILL HAVE AUTOMATIC FIRE SUPPRESSION SYSTEMS.



FIRE HOSE PLAN
SCALE: 1"=40'

TAX LOT 1800
TAX MAP 2 LE 488
1301 LAKE OSWEGO ROAD
PP NO. 1998-044

TAX LOT 1900
TAX MAP 2 LE 488
1301 LAKE OSWEGO ROAD
PP NO. 1998-044

TAX LOT 2000
TAX MAP 2 LE 488

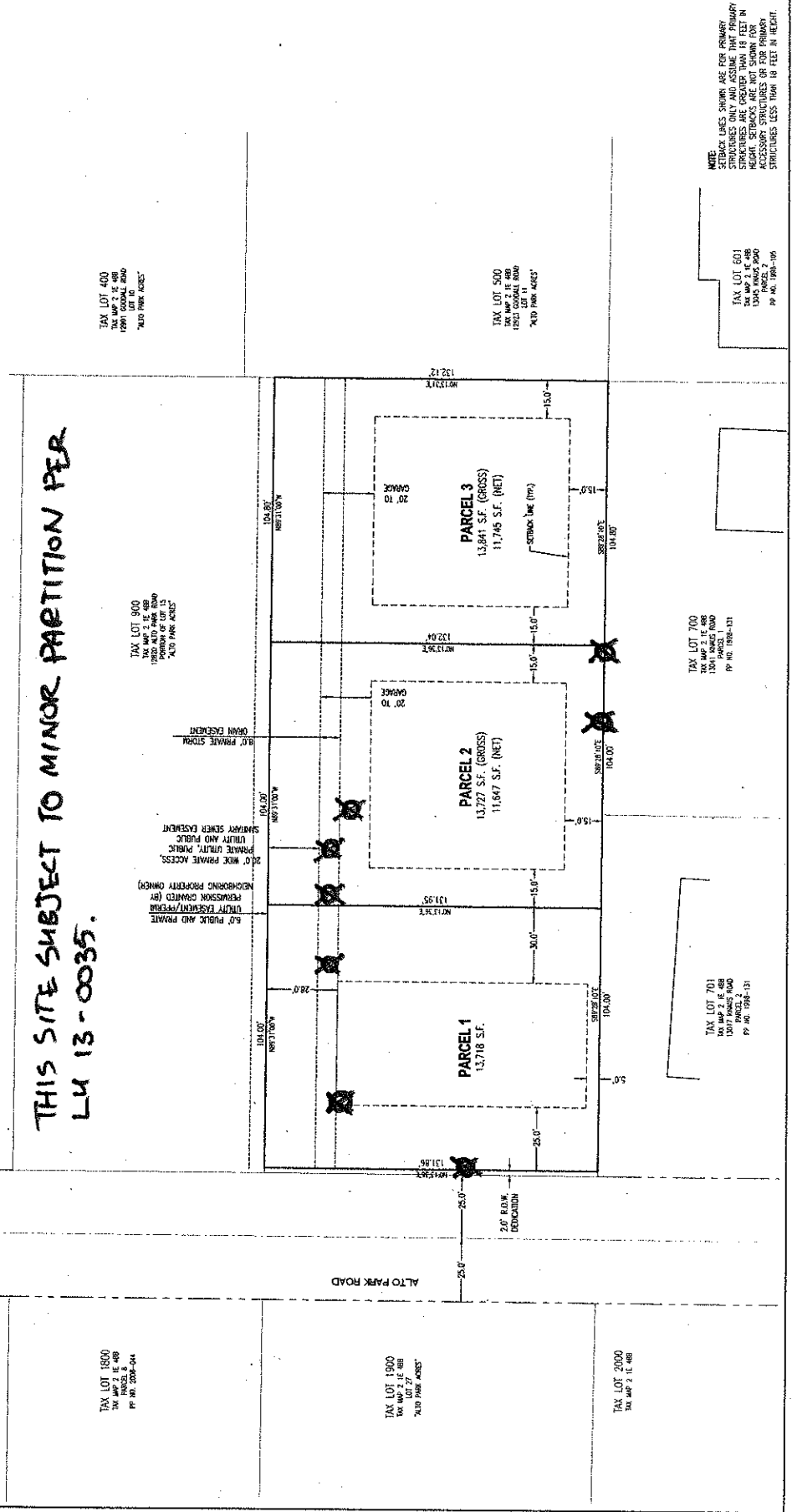
TAX LOT 500
TAX MAP 2 LE 488
1301 LAKE OSWEGO ROAD
PP NO. 1998-044

TAX LOT 500
TAX MAP 2 LE 488
1301 LAKE OSWEGO ROAD
PP NO. 1998-044

TAX LOT 601
TAX MAP 2 LE 488
1301 LAKE OSWEGO ROAD
PP NO. 1998-044

TAX LOT 700
TAX MAP 2 LE 488
1301 LAKE OSWEGO ROAD
PP NO. 1998-044

TAX LOT 701
TAX MAP 2 LE 488
1301 LAKE OSWEGO ROAD
PP NO. 1998-044



NOTE: DIMENSION LINES SHOWN ARE FOR PRIMARY STRUCTURES ONLY AND ASSUME THAT PRIMARY STRUCTURES ARE GREATER THAN 18 FEET IN HEIGHT. SETBACKS ARE NOT SHOWN FOR STRUCTURES LESS THAN 18 FEET IN HEIGHT.