



# NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

**Date of Notice: September 6, 2018**

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On **Monday, October 1, 2018, 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 18-0049

**Owner/Applicant:** Lake Grove Presbyterian Church

**Applicant's Representative:** Jeffrey Urban, Architect

**Location of Property:** 4040 Sunset Drive (21E08CB07100; 21E08CB07000; 21E08CB06900; 21E08CB06800; 21E08CB06300; 21E08CB06700)

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

The applicant is requesting approval of the following:

- A Conditional Use Permit for a pre-school;
- A Development Review Permit for a Play Structure; and
- Removal of one tree to accommodate the project

**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.

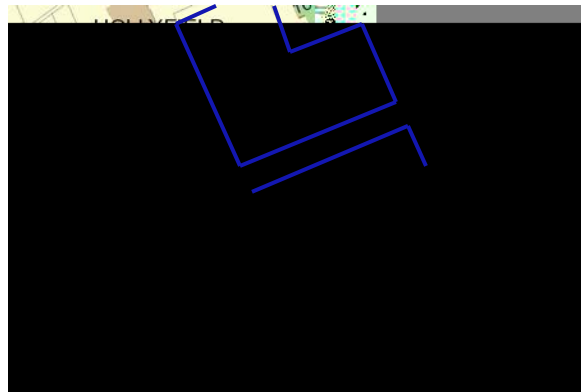
**How To Testify:** All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will

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:

Planning & Building Services Dept.  
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 ten days prior to the date of the hearing at the above address and online at [www.lakeoswego.city](http://www.lakeoswego.city) (type LU 18-0049 in the search box at the top of the screen). 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, and email: [dandreades@lakeoswego.city](mailto:dandreades@lakeoswego.city)

**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.



## APPLICABLE REGULATIONS

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

A. City of Lake Oswego Community Development Code:

LOC 50.03.002.2	Residential Low Density Zones- Uses
LOC 50.04.001.1	Dimensional Standards for Low Density Residential Zones
LOC 50.04.002	Special Street Setback
LOC 50.05.003	Lake Grove R-7.5/R-10 Overlay District
LOC 50.06.001.5	Building Design
LOC 50.06.002	Parking
LOC 50.06.003.5	Transit
LOC 50.06.004.1	Landscaping, Screening and Buffering
LOC 50.06.005	Park and Open Space
LOC 50.06.006.3	Stormwater Management Standards
LOC 50.07.005.3	Conditional Use Permits
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 50.07.003.14	Minor Development Decisions

B. City of Lake Oswego Utility Code [LOC Chapter 38]:

LOC 38.25	Stormwater Management Code
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C. City of Lake Oswego Tree Code [LOC Chapter 55]:

LOC 55.02.010 - 55.02.080	Tree Removal
LOC 55.02.084	Mitigation Requirements

D. Prior Approvals:

CU 3-87  
DR 13-87/VAR 31-87  
CU 3-88/ODPS 1-88/VAR 24-88 (Mod 9-98)  
DR 13-88 (Mod. 12-88) (Mod 9-93) (Mod 9-98)  
DR 19-97; DR 11-98; CU 2-98; HR 10-90  
VR 19-96; VR 14-98  
LU 08-0023