



NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: June 12, 2018

On **Monday, July 2, 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 18-0018

Applicant/Owner: Gary Nelson

Applicant's Representative: Westlake Consultants, Inc.

Location of Property: 18909 SW 65th Ave., Tax Lot ID 21E19BB12300

Nature of Application and Use or Uses which could be Authorized: The applicant is requesting approval of a 5-lot subdivision and the removal of 50 trees for frontage and site improvements.

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.

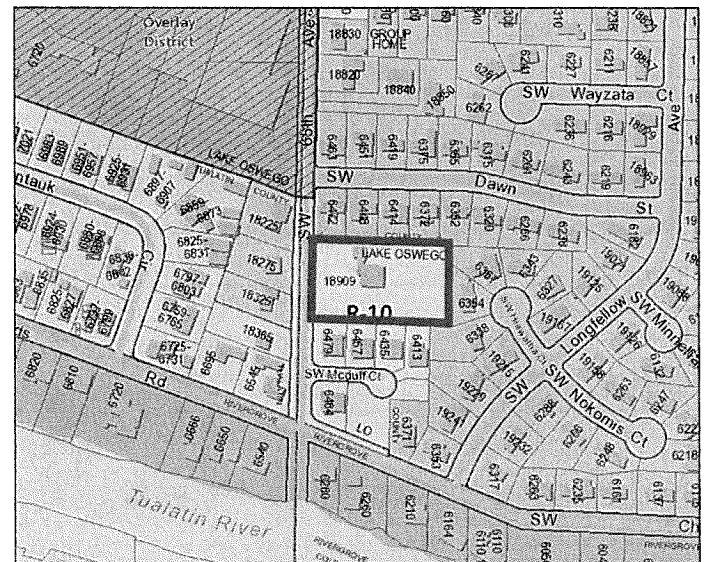
How To Testify: All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will 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 City Staff Report will be available ten days prior to the date of the hearing at the above address and online at www.lakeoswego.city (type LU 18-0018 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 **Johanna Hastay, AICP, Senior Planner**, phone: 503-635-0290, and email: jhastay@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.



VICINITY MAP

APPLICABLE REGULATIONS

(The Lake Oswego Community Development Code and other code sections may be reviewed online at: 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 Chapter 50):

LOC 50.03.002.2	Residential Use Table
LOC 50.04.001.1	Residential Low Density Zones Dimensional Standards
LOC 50.06.002	Parking
LOC 50.06.003.1	Access/Access Lanes (Flag Lots)
LOC 50.06.003.2	On-Site Circulation – Driveways & Fire Access Roads
LOC 50.06.003.3	On-Site Circulation – Bikeways, Walkway & Accessways
LOC 50.06.003.4; 50.07.004.5	Local Street Connectivity
LOC 50.06.004.1	Landscaping, Screening & Buffering
LOC 50.06.004.3	Lighting
LOC 50.06.006.1; 50.07.004.10	Weak Foundation Soils
LOC 50.06.006.3; 50.07.004.1	Stormwater Management
LOC 57.06.007; 50.07.004.9	Solar Access
LOC 50.06.008; 50.07.004.11	Utilities
LOC 50.07.003.1	Application Procedures
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
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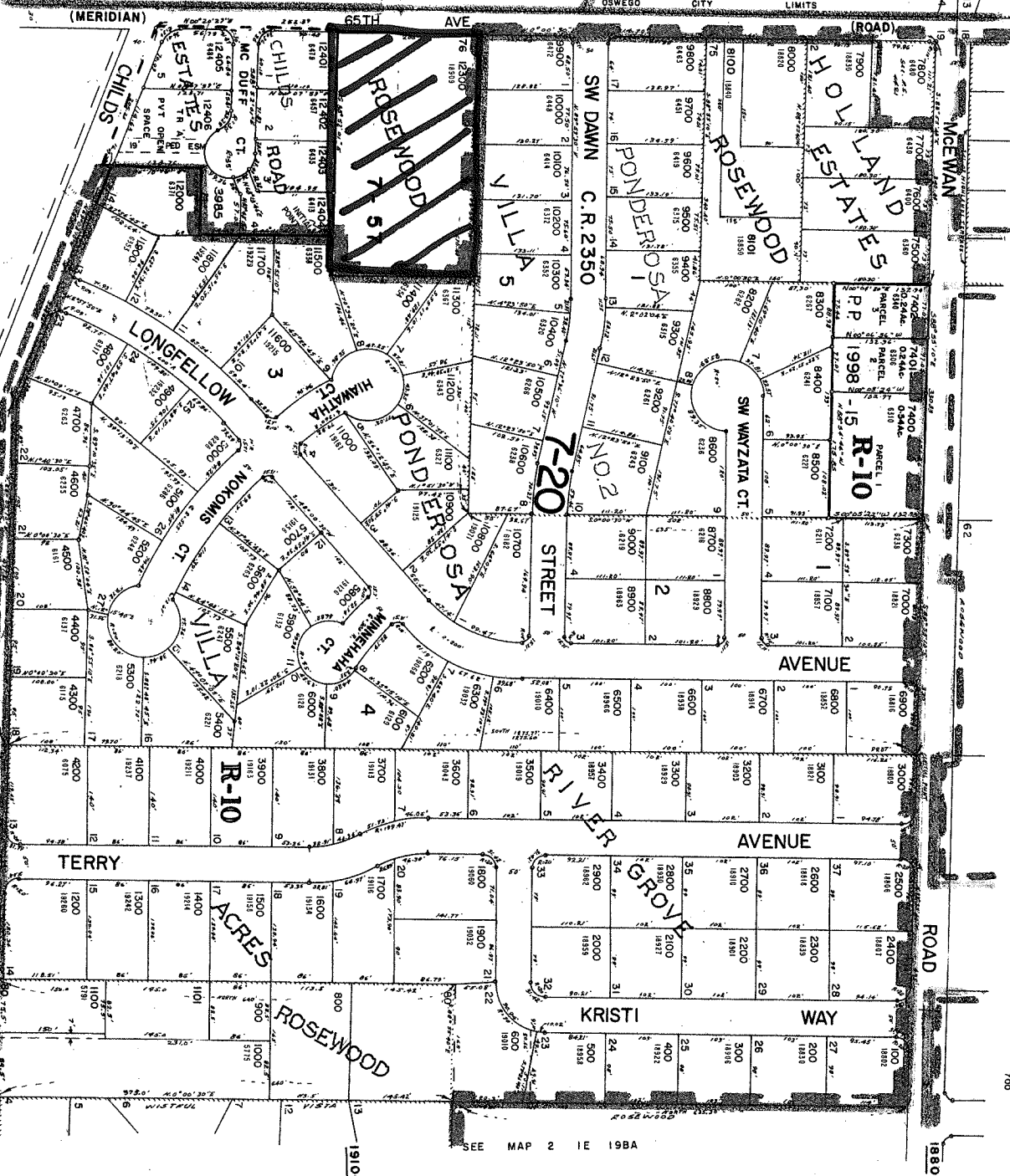
C. City of Lake Oswego Streets and Sidewalks [LOC Chapter 42]:

LOC 42.03.130	Sight Distance at Roadway Intersections, Private Streets & Driveways
LOC 42.08.400 – 42.08.470	Streets and Sidewalks

D. City of Lake Oswego Tree Code [LOC Chapter 55]:

LOC 55.02.010 – 55.02.084	Tree Removal and Mitigation Requirements
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WASHINGTON COUNTY



This map was prepared for assessment purpose only.

NW 1/4 NW 1/4 SEC. 19 T2S. R1E. W.M.

SEE MAP 2 1E 18CC

1"=100'

90

2 1E 19BB

CANCELLED
1200
1250
12800
700

SEE MAP 2 1E 19BA

SEE MAP 2 1E 19BC

F.H.D.
2 1E 198B
BOOK 11

90

89

88 87

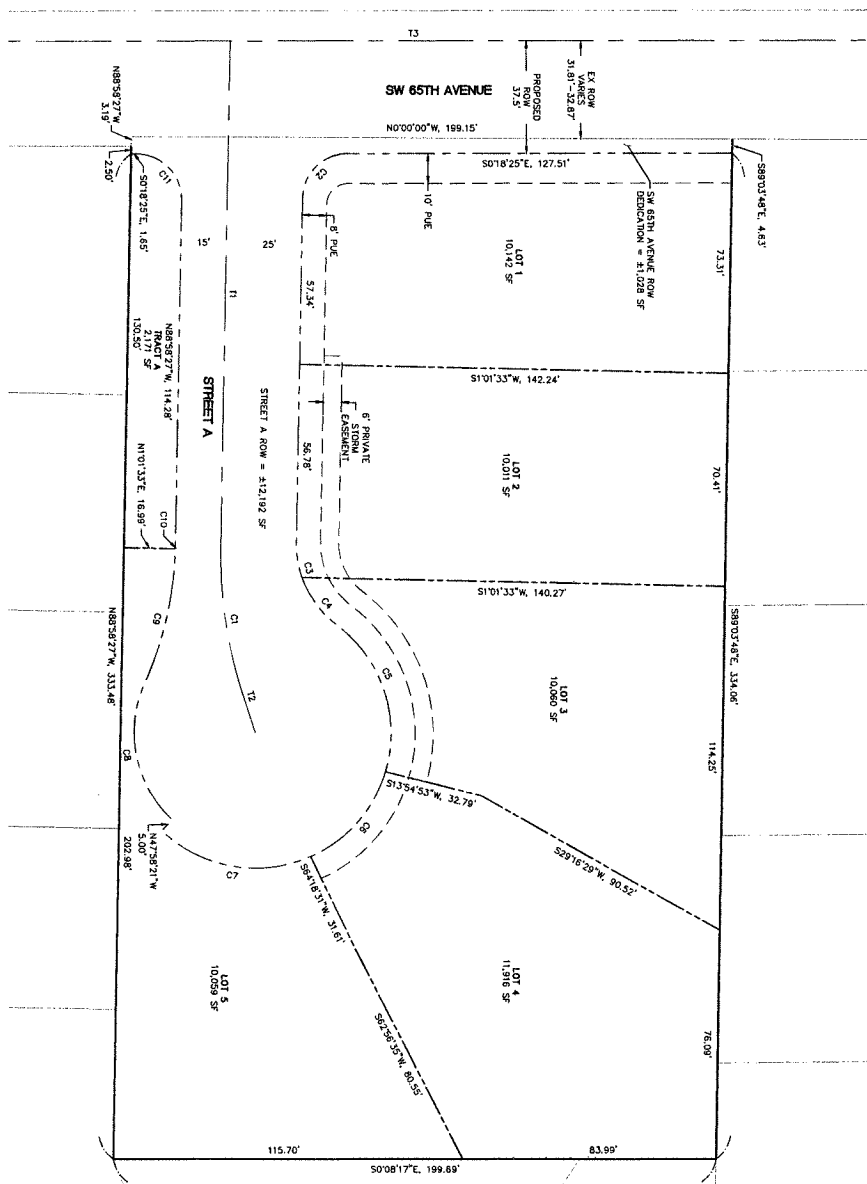
19300

18800

6000

6500

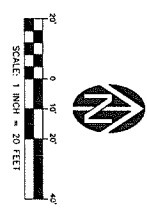
7770 00



Based on field observations of Lake Oswego, OR.

MAXIMUM AREA
 (Based on field observations of Lake Oswego, OR)

LOT NO.	LOT AREA (SQ FT)	MAXIMUM AREA (SQ FT)
1	10,145	4,550
2	10,011	4,550
3	10,080	4,550
4	11,910	4,550
5	10,059	4,550



GENERAL NOTES

1. AS PER R-10 ZONING DESIGNATION AND ASSUMING 30' TALL HOUSES THE MAXIMUM LOT COVERAGE IS 25%.

CHORD/ANGEMENT	LENGTH	RADIUS	DELTA	INANGENT/CHORD BEARING
C1	48.90	150.00	18.68	N81°41'10"E
T1	167.70			S88°58'27"E
T2	14.33			N72°20'48"E

CHORD/ANGEMENT	LENGTH	RADIUS	DELTA	INANGENT/CHORD BEARING
T3	1124.53			S07°18'25"E

CHORD	LENGTH	RADIUS	DELTA	CHORD
C2	23.21	15.00	88.67	S44°32'40"E
C3	4.69	33.50	26.12	N87°57'59"E
C4	15.96	33.50	29.00	N61°24'25"E
C5	58.39	48.00	74.34	S74°04'44"W
C6	35.13	48.00	44.73	N66°21'04"W
C7	52.07	48.00	67.32	N53°28'35"E
C8	49.18	40.00	70.44	N78°40'57"E
C9	46.20	119.00	22.27	N77°13'51"W
C10	1.26	119.00	0.61	N88°40'14"W
C11	23.91	15.00	91.33	S45°21'14"W

LAKE OSWEGO CASE FILE: LUP 18-0018

JOB NO. 2312-027
 SHEET P400

NO.	DATE	DESCRIPTION	DRAFT BY	CHECK BY

PRELIMINARY

MISSION COURT

LAKE OSWEGO, OR

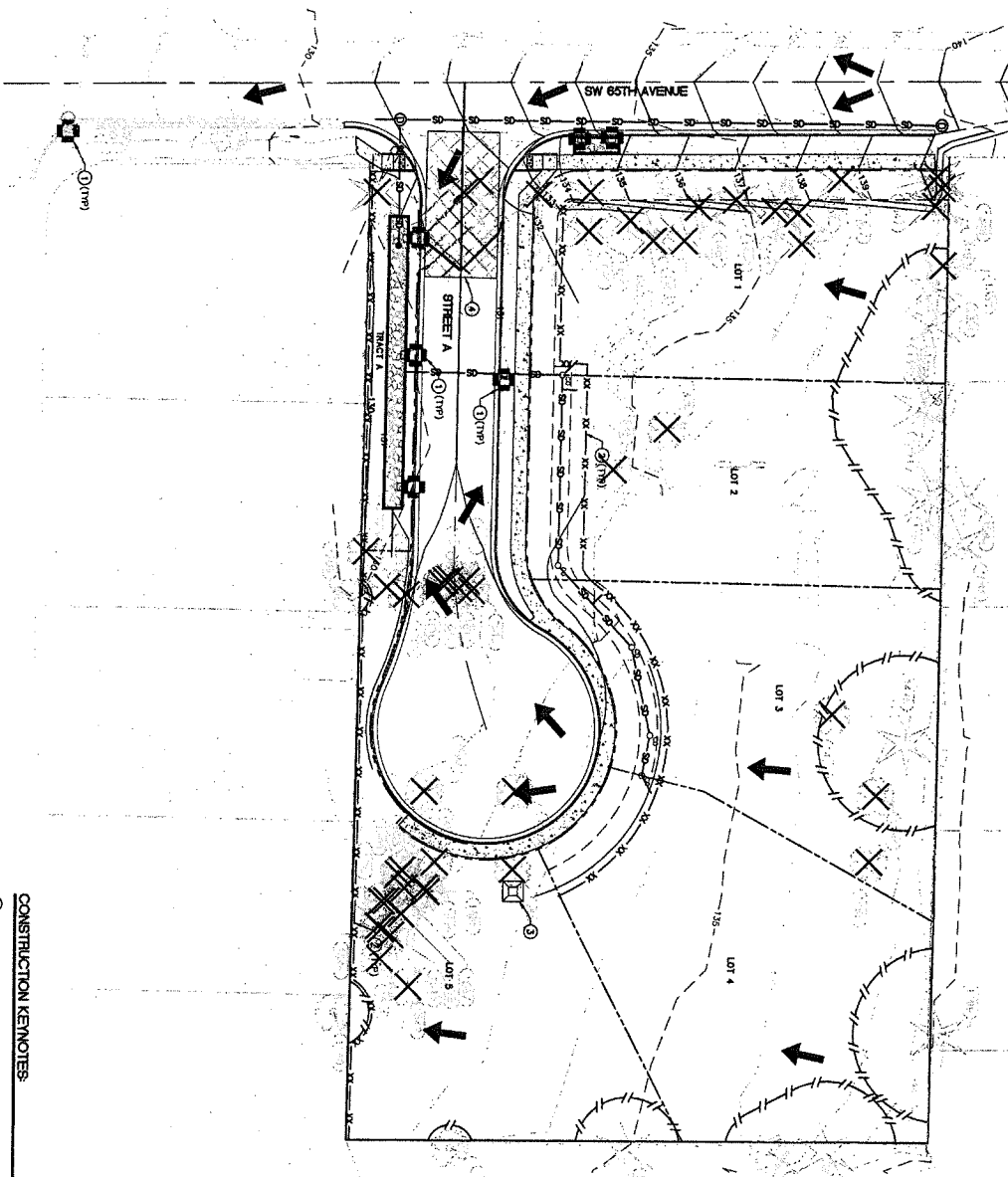
PRELIMINARY SUBDIVISION PLAT

WESTLAKE CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

PACIFIC CORPORATION CENTER
 2000 WEST TIGARD PARKWAY, SUITE 150
 TIGARD, OREGON 97224

(503) 684-9852
 FAX (503) 624-0167



- CONSTRUCTION KENNOTES:**
- ① INSTALL/MAINTAIN INLET PROTECTION.
 - ② INSTALL/MAINTAIN SEDIMENT FENCE.
 - ③ INSTALL/MAINTAIN CONCRETE WASHOUT.
 - ④ INSTALL/MAINTAIN GRAVEL CONSTRUCTION ENTRANCE.

TREE TABLE		TREE TABLE	
POINT #	DESCRIPTION	POINT #	DESCRIPTION
1341	EG-15	1579	EG-24
1348	EG-8	1582	EG-20
1349	EG-26	1583	EG-21
1350	EG-10	1591	DC-8
1351	DC-10	1592	DC-12
1352	EG-22	1593	DC-18
1353	DC-10	1594	DC-8
1354	EG-30	1595	DC-8
1355	EG-15	1596	DC-8
1356	EG-15	1597	DC-10
1357	EG-15	1598	DC-8
1358	DC-25	1599	DC-8
1438	EG-6	1600	DC-8
1439	EG-6	1601	DC-8
1449	EG-13	1602	DC-8
1450	EG-20	1603	DC-8
1451	EG-18	1604	DC-8
1452	EG-18	1605	DC-8
1453	EG-11	1606	DC-8
1454	EG-24	1607	DC-8
1455	EG-30	1608	DC-8
1456	EG-15	1609	DC-12
1457	DC-18	1610	DC-8
1475	EG-30/24/13	1611	DC-8
1487	DC-25	1612	DC-10
1488	DC-10	1613	DC-8
1489	EG-30	1614	DC-8
1490	EG-30	1615	DC-8
1491	DC-12	1616	DC-12
1492	DC-12	1617	DC-8
1493	DC-18	1618	DC-8
1543	DC-8	1619	EG-4
1544	DC-8	1620	EG-15
1545	DC-15	1621	EG-15
1551	DC-15	1622	EG-24
1552	EG-8	1623	EG-20
1557	EG-18		

LEGEND

- EXISTING CONTOUR - 1' INTERVAL
- EXISTING CONTOUR - 5' INTERVAL
- PROPOSED CONTOUR - 1' INTERVAL
- PROPOSED CONTOUR - 5' INTERVAL

EROSION CONTROL LEGEND

- SEDIMENT FENCE
- INLET PROTECTION FENCE
- CONCRETE WASHOUT
- INLET PROTECTION
- DRAINAGE FLOW DIRECTION

LAKE OSWEGO CASE FILE LVJ 18-0018

JOB NO. 2312-027

MISSION COURT
LAKE OSWEGO, OR

PRELIMINARY GRADING AND EROSION CONTROL PLAN

WESTLAKE CONSULTANTS INC.
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PACIFIC CORPORATE CENTER
15115 S.F. EKSTROM PARKWAY, SUITE 150 (503) 654-0666
HIGAS, OREGON 97254 FAX (503) 624-0157

NO.	DATE	DESCRIPTION	DRAWN	CHECKED

REVISIONS

SHEET P600