



NOTICE OF MINOR DEVELOPMENT APPLICATION

April 28, 2006

File No.: LU 05-0057

Date of Notice: April 28, 2006

Applicant: Crino Custom Homes, LLC, 4888 NW Bethany Blvd., Ste. K #314 , Portland, OR 97229

Location of Property: 17951 Meadowlark Lane, Tax Lot 2800 of Tax Map 2 1E 16CB

Description of Proposed Development: The applicant is requesting approval of the following in order to construct a new single-family dwelling on the site:

- Delineation of a Resource Conservation (RC) district (tree grove) on the site [LOC 50.16.035(1)(a)];
- Determination of a RC Protection Area – the applicant is required to reserve a minimum of 50% of the delineated RC district as a “protection area.” The applicant proposes to designate 65.5% of the RC district as the “protection area” [LOC 50.16.055];
- A modification to the front yard setback pursuant to LOC 50.16.040 to reduce it from 25 feet to a minimum of 15.2 feet, measured to a front deck. The remainder of the dwelling would comply with the 25-foot front yard setback;
- An exception to the front setback plane standard [LOC 50.08.045(1)(a)] through the Residential Infill Design Review process [LOC Article 50.72] to allow more than two roof forms to penetrate the front setback plane for more than 50% of the total structure width at 20 feet in height. The front setback plane starts at the front yard setback line and extends up to 20 feet in height, then slopes back toward the rear of the lot at a 6:12 pitch up to the maximum allowed height;
- Removal of 26 trees in order to accommodate the new dwelling and driveway.

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 May 12, 2006**, at the following address:

Lake Oswego Community Development Department
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, and copies may be obtained at cost. The City staff person assigned to this application is **Jessica Sarver, Associate Planner**, phone 503-635-0290.

APPLICABLE APPROVAL CRITERIA

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

LOC 50.08.005 - 50.08.055	R-10 Zone Description
LOC 50.16.005 - 50.16.110	Sensitive Lands Overlay District
LOC 50.21.005	Vision Clearance
LOC 50.40.005 - 50.40.030	Drainage Standard for Minor Development
LOC 50.42.005 - 50.42.030	Weak Foundation Soils
LOC 50.43.005 - 50.43.035	Hillside Protection
LOC 50.55.005 - 50.55.025	Off-Street Parking, Loading and Bicycle Access
LOC 50.58.005 - 50.58.035	On-Site Circulation - Driveways and Fire Access Roads
LOC 50.64.005 - 50.64.035	Utilities
LOC 50.72.005 - 50.72.020	Residential Infill Design Review 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 50.81.005 - 50.81.020	Review of Minor Development Applications
LOC 50.84.005	Appeal of Minor Development Decision
LOC 50.86.005 - 50.86.030	Effect of Modification of Approved Permit
LOC 50.87.005 - 50.87.025	Compliance with Approved Permit, Modifications

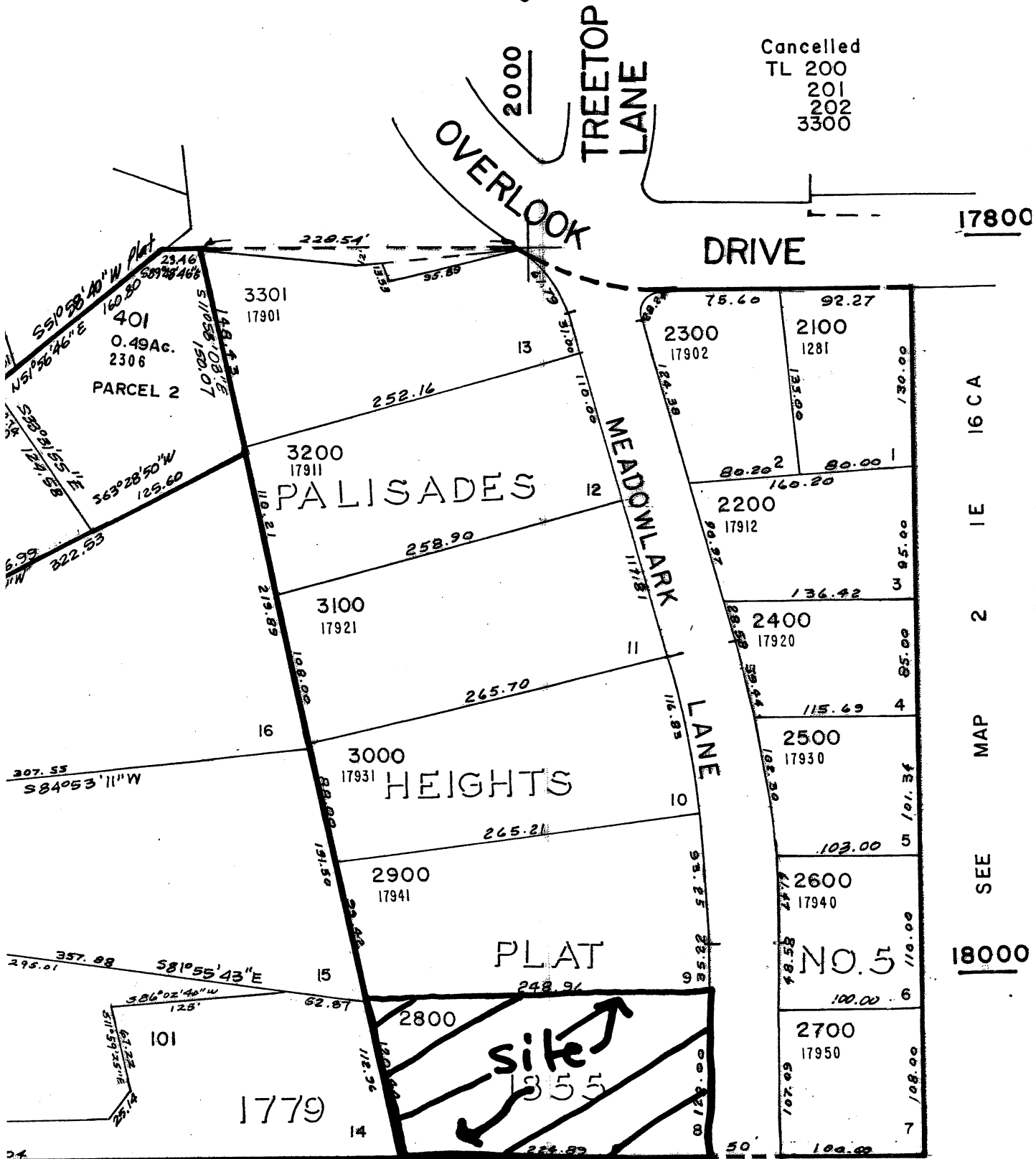
B. City of Lake Oswego System Development Charges [LOC Chapter 39]:

LOC 39.02.031	System Development Charge Established
LOC 39.06.081	Collection of Charge
LOC 39.06.105(2)	Exemptions, Reductions and Waivers

C. City of Lake Oswego Tree Chapter (LOC Chapter 55):

LOC 55.02.035(1) and (2)	Tree Removal in Conjunction with Minor Development Permit
LOC 55.02.080	Criteria for Type II Permits
LOC 55.02.084	Mitigation Required
LOC 55.08.020	Tree Protection Plan Required
LOC 55.08.030	Tree Protection Measures Required

Tax Map 21E16CB



SEE MAP 2 1E 16 CA

18000

Cancelled
TL 200
201
202
3300

2000
OVERLOOK
DRIVE

TREETOP
LANE

MEADOW
LANE
PARK
LANE

PALISADES

HEIGHTS

PLAT
NO. 5

site
355

PARCEL 2

SEE
MAP
2
1E
16
CA

RECEIVED

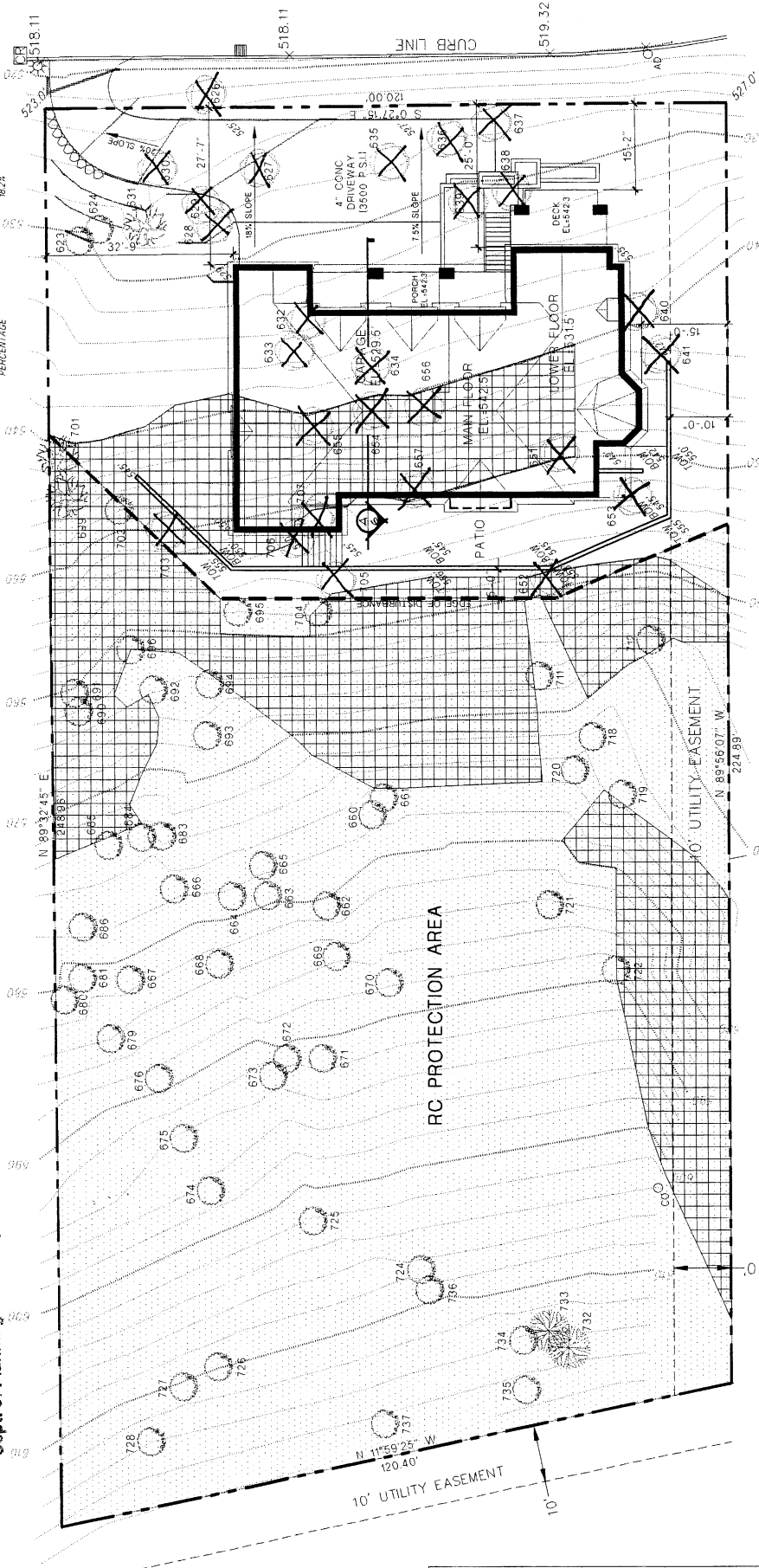
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CITY OF LAKE OSWEGO
 Dept. of Planning & Development

DISTURBANCE AREA	
LOST AREA	8,774 SQ. FT.
LOT AREA	28,178 SQ. FT.
PERCENTAGE	31.2 %

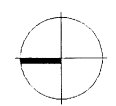
SLOPE ANALYSIS	
NONE	21,876 SQ. FT.
> 20% SLOPE	6,302 SQ. FT.
> 50% SLOPE	859 SQ. FT.
20-50% SLOPE AREA	21,876 SQ. FT.
PERCENTAGE	38.8%
> 50% SLOPE AREA	6,302 SQ. FT.
PERCENTAGE	28.8%
> 50% SLOPE AREA W/ STRUCTURE / IMP. SURFACES	1,149 SQ. FT.
PERCENTAGE	8.2%

PREVIOUS COVERAGE	
HOUSE	2,071 SQ. FT.
DRIVEWAY	1,550 SQ. FT.
PATIO	746 SQ. FT.
DECK	859 SQ. FT.
COVERED PORCH	233 SQ. FT.
TOTAL AREA	5,469 SQ. FT.
LOT AREA	28,178 SQ. FT.
PERCENTAGE	19.4%



SYMBOL	DESCRIPTION
[Symbol]	EDGE OF DISTURBANCE
[Symbol]	20-50% SLOPE AREA
[Symbol]	> 50% SLOPE AREA
[Symbol]	RC PROTECTION AREA
[Symbol]	10' REGRADE
[Symbol]	10' EXISTING
[Symbol]	2' EXISTING
[Symbol]	2' EXISTING
[Symbol]	STONE
[Symbol]	RET. WALL
[Symbol]	CONC.
[Symbol]	RET. WALL

SITE PLAN / SLOPE MAP
 SCALE 1" = 10'-0"



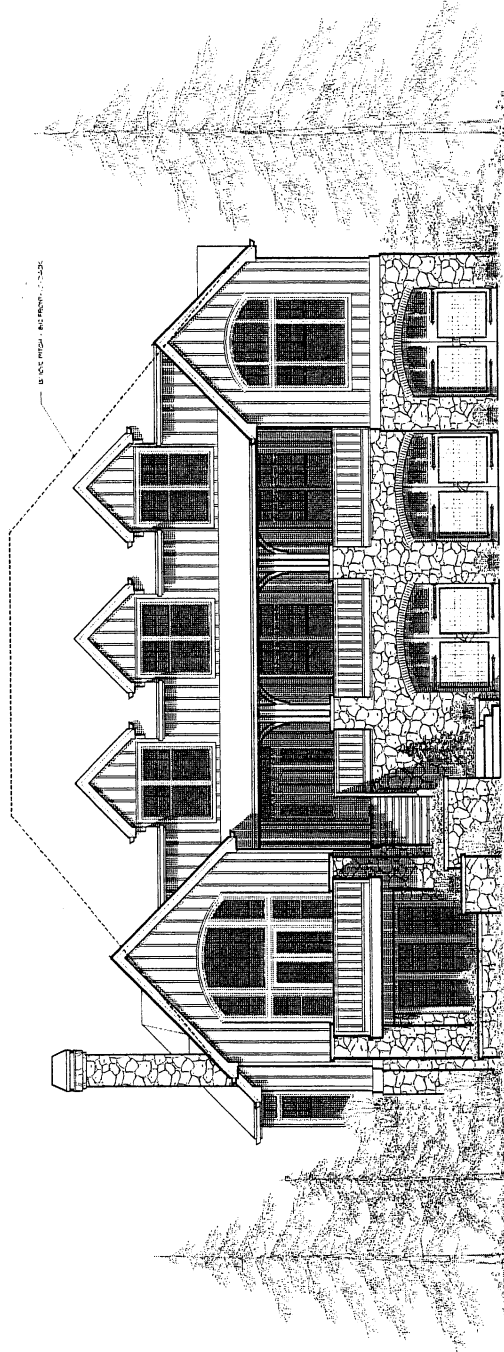
SYMBOL	DESCRIPTION
[Symbol]	PROPOSED TREE TO KEEP
[Symbol]	PROPOSED TREE TO REMOVE (26) TOTAL

NO.	TYPE	SIZE	DATE	BY	REVISIONS
1	DATE	10/11/04			
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City of Lake Oswego
Community Development Dept.



FRONT ELEVATION
SCALE 1/4" = 1'-0"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAKE OSWEGO. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND AS-BUILT DRAWINGS.



Waterford Collection
10000 Lake Oswego Blvd.
Lake Oswego, OR 97034
Phone: 503.670.1234
Fax: 503.670.1235
www.waterfordcollection.com

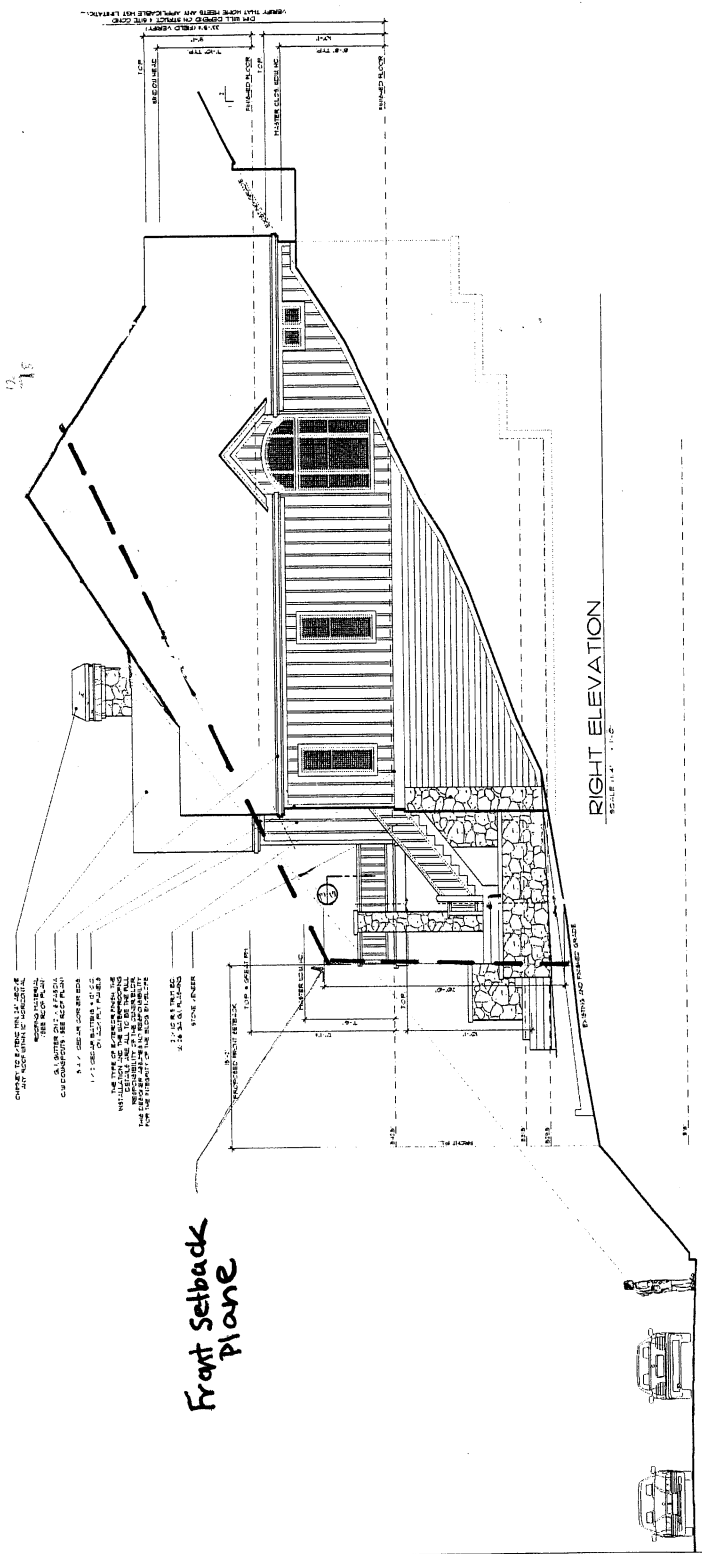
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CRINO
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CRINO
CUSTOM HOMES

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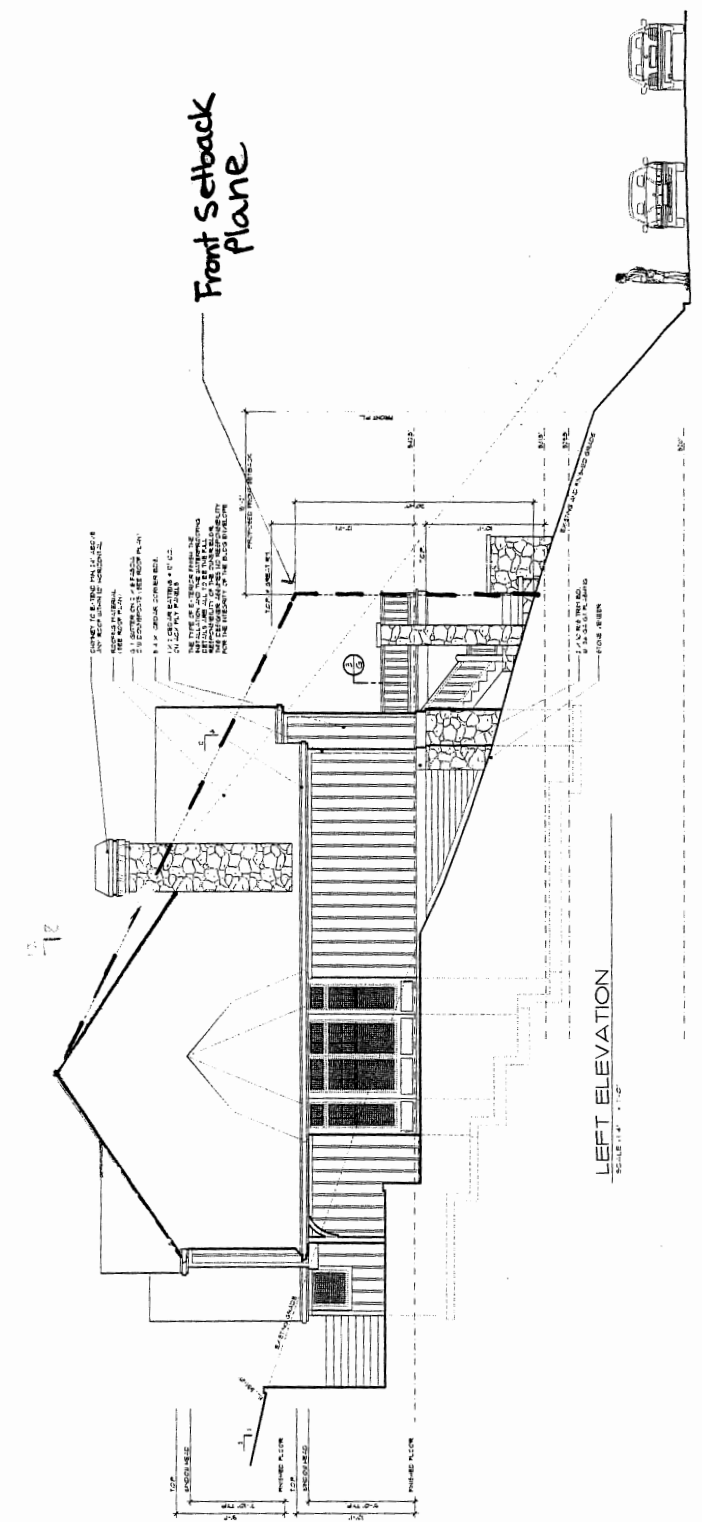


RIGHT ELEVATION
SECTION 1-1

CONCRETE TO BE FINISHED WITH A
SMOOTH SURFACE. FINISH WITH
A LIGHT GRAY STAIN.
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FRONT SETBACK PLANE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
COMPLYING WITH ALL LOCAL, STATE AND FEDERAL
REGULATIONS.
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