



NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: July 13, 2015

On **Monday, August 3, 2015 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 15-0033

Owner/Applicant: Steel Creek Homes

Location of Property: 658 1st Street (Tax Lot 8800 of Tax Map 21E03DA)

Nature of Application and Use or Uses which could be Authorized: The applicant is requesting approval of a Development Review Permit to construct a 6-unit multifamily residential structure under Clear and Objective Housing standards (LOC 50.06.001.7), and the removal of 15 trees 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.

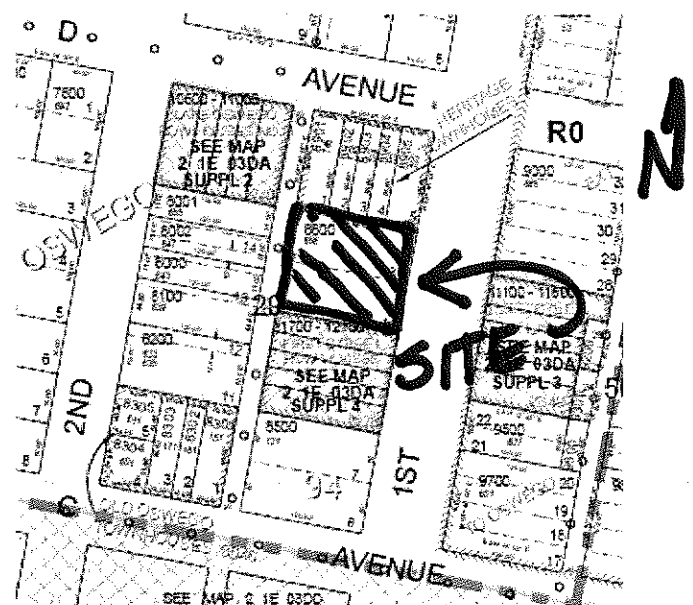
How To Testify: All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will 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. 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@ci.oswego.or.us.

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: <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 (Chapter LOC 50):

LOC 50.02.001	Residential Zones
LOC 50.04.001.3	Residential R-0 zone Dimensional Standards
LOC 50.06.001.7	Building Design-Clear and Objective Standards
LOC 50.06.002	Parking
LOC 50.06.003.1	Access/Access Lanes
LOC 50.06.003.2	On-Site Circulation-Driveways and Fire Access Roads
LOC 50.06.003.3	On-Site Circulation-Bikeways, Walkways, and Access-ways
LOC 50.06.003.5	Transit
LOC 50.06.004.1	Landscaping, Screening and Buffering
LOC 50.06.004.3	Lighting Standard
LOC 50.06.005	Park and Open Space
LOC 50.06.006.1	Weak Foundation Soils
LOC 50.06.006.3.b	Drainage Standard for Major Developments, Partitions, Subdivisions, and Certain Structures
LOC 50.06.008	Utilities
LOC 50.07.003.1.b	Burden of Proof
LOC 50.07.003.3	Public Notice/Opportunity for Public Comment
LOC 50.07.003.4	Hearings
LOC 50.07.003.5	Conditions on Development
LOC 50.07.003.7	Appeals
LOC 50.09.002.5	Compliance with Approved Permit
LOC 50.07.003.14	Minor Development Decisions

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

LOC 42.03.130	Vision Clearance at Intersections
LOC 42.08.400-42.08.470	Streets and Sidewalks

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
LOC 55.08.020	Tree Protection Plan Required
LOC 55.08.030	Tree Protection Measures Required

- LEGEND**
- PROPOSED LOT LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED CONTOURS
 - PROPOSED CONCRETE MATCH
 - PROPOSED ASPHALT MATCH
 - PROPOSED POROUS PAVEMENT
 - PROPOSED OPEN SPACE / LANDSCAPING
 - PROPOSED CURB
 - PROPOSED BUILDING LINE
 - PROPOSED BUILDING OVERHANG
 - PROPOSED TREE PROTECTION FENCE
 - SURFACE RUNOFF FLOW ARROW
 - PROPOSED BIO BAG
 - PROPOSED BIILT FENCE

SITE STATISTICS

PROPERTY	TRUCKS 8800
ZONE	U27R ASB (15.0M SQ. FT.)
JURISDICTION	CITY OF LAKE OSWEGO
ADDRESS	638 1st STREET

DIMENSIONAL REQUIREMENTS

ZONING	R-0
SETBACKS	FRONT 10'
SIDE	10' EXCEPT PER REPLACEMENT
REAR	10'

OPEN SPACE

REQUIRED	20% TOTAL LOT, 2,468 SF
PROPOSED	2,468 SF

LANDSCAPING

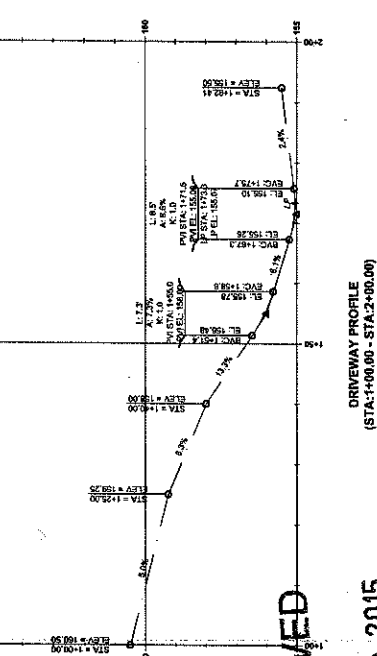
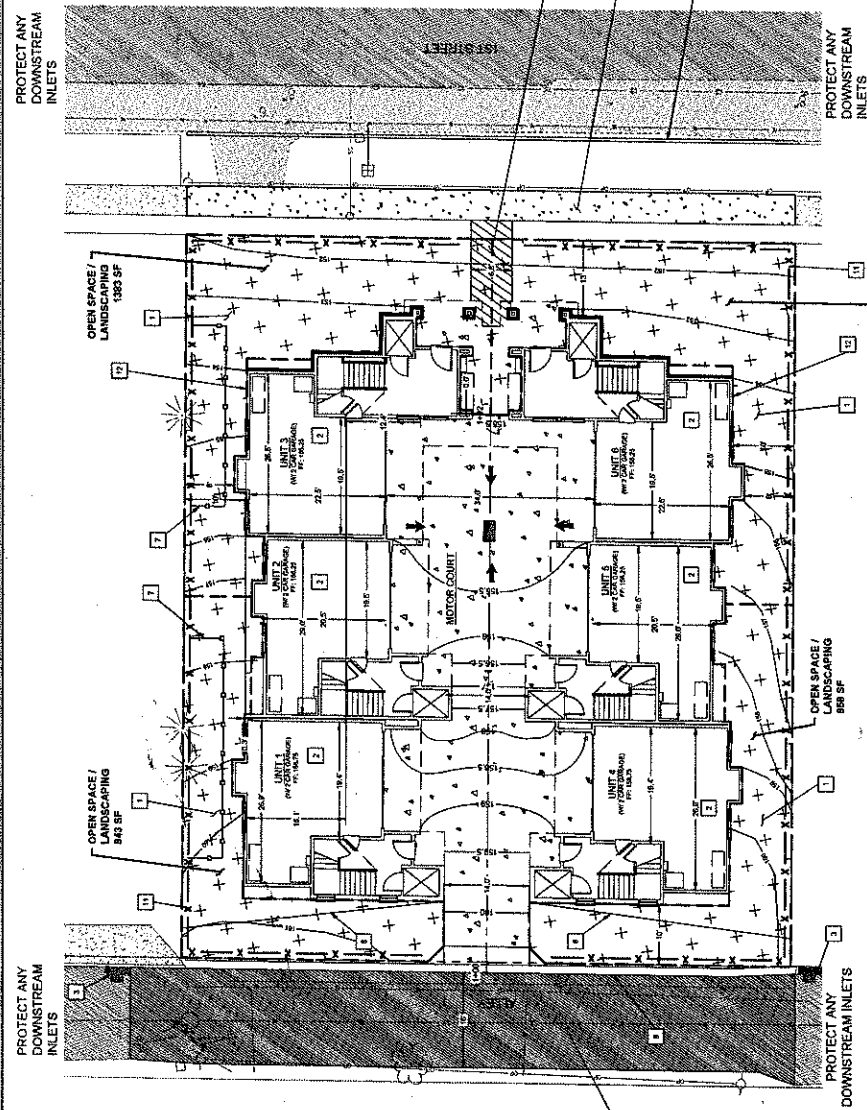
REQUIRED	20% TOTAL LOT IN ADDITION TO REQUIRED OPEN SPACE, 2,468 SF
PROPOSED	2,271 SF
LANDSCAPING	307 SF
PLANTINGS	2,978 SF
TOTAL	2,978 SF

PARKING SPACE TABULATION TABLE

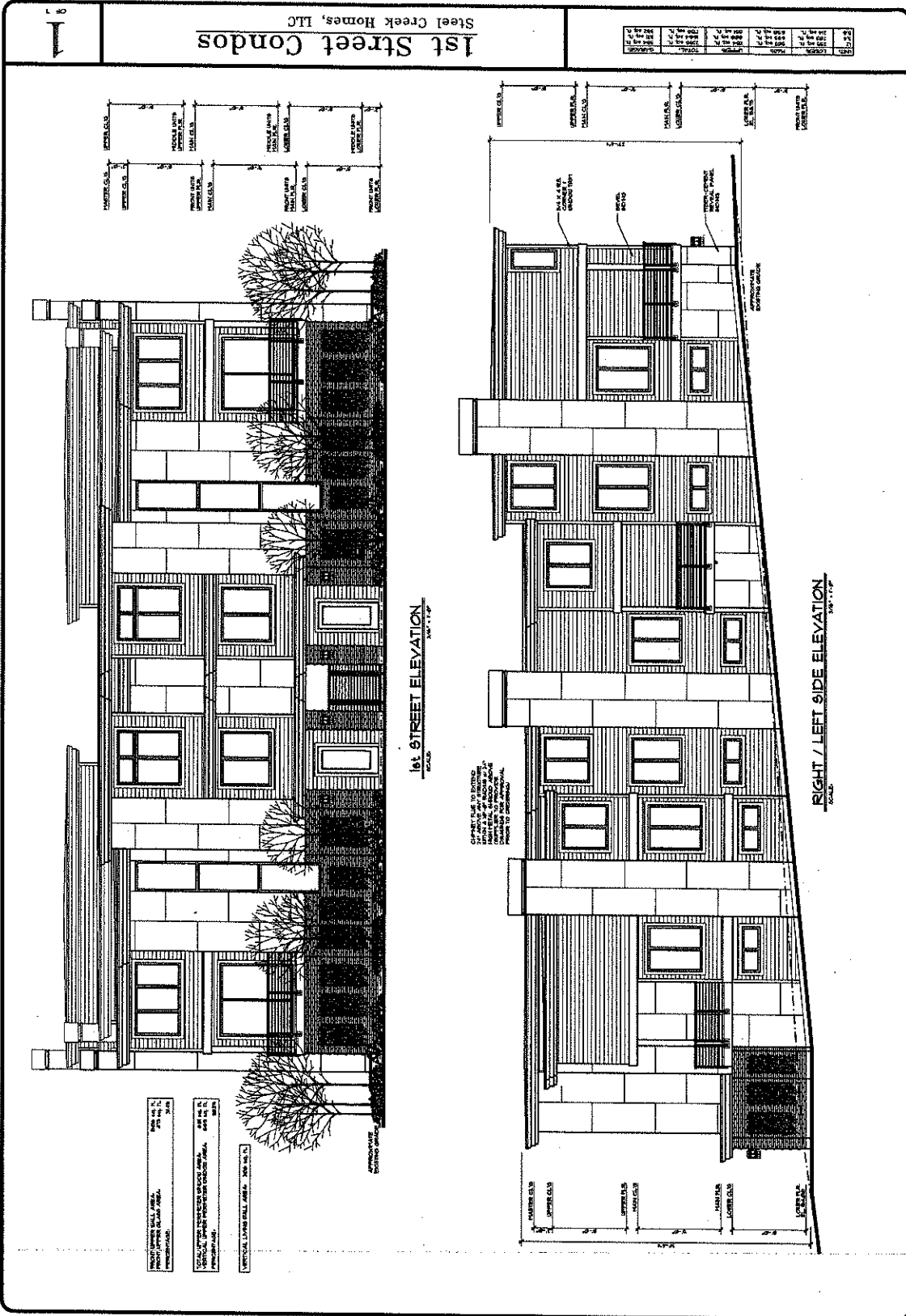
TYPE	NO. OF SPACES	TOTAL
REQUIREMENT	10	10
PROVIDED	10	10

CONSTRUCTION KEY NOTES

- SEE LANDSCAPE ARCHITECTURAL PLANS FOR LANDSCAPING.
- SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- INSTALL (1) BIO-BAGS. SEE 30200.
- CONSTRUCT VERTICAL CURB PER CITY OF LAKE OSWEGO STANDARD DETAIL. SEE 10030.
- CONSTRUCT 8 FT WIDE SIDEWALK PER CITY OF LAKE OSWEGO STANDARD DETAIL. SEE 10030.
- CONSTRUCT ASPHALT PAVEMENT SECTION FROM ACCESS FROM 1st STREET. SEE U27R.
- ERECT CONSTRUCTION FENCE AROUND THREE PER CITY OF LAKE OSWEGO STANDARD DETAIL. SEE 20200.
- INSTALL CONSTRUCTION DISTANCE CLEAR ZONE.
- CONSTRUCT MOUNTABLE CURB PER CITY OF LAKE OSWEGO STANDARD DETAIL. SEE 30200.
- CONSTRUCT ASPHALT SECTION TO MATCH EXISTING PAVEMENT SECTION. USE BUTT JOINT AND MATCH EXISTING SURFACE.
- INSTALL BIILT FENCE. SEE 4000.
- INSTALL LANDSCAPING WALL. SEE LANDSCAPING PLAN.



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Development Dept.