



REVISED
NOTICE OF PUBLIC HEARING
DEVELOPMENT REVIEW COMMISSION

Date of Notice: September 29, 2015

On **Monday, October 19, 2015, at 7:00 p.m.**, the Development Review Commission (the Commission) will hold a public hearing in the Council Chambers at City Hall, 380 "A" Avenue, Lake Oswego, Oregon to consider the following land use application.

File No.: LU 15-0037

Owner/Applicant: Melvin Taylor

Applicant's Representative: Westlake Consultants

Location of Property: 18975 Pilkington Road, Tax Lot 200 of Tax Map 21E 19 BA

Nature of Application and Use or Uses which could be Authorized: The applicant is requesting approval of a four-lot single family residential subdivision (creating two flag lots), and the removal of five trees to accommodate the development.

Applicable Approval Criteria: Please see attached list.

Conduct of the Hearing: The Chair will open the public hearing and describe the 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, 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.

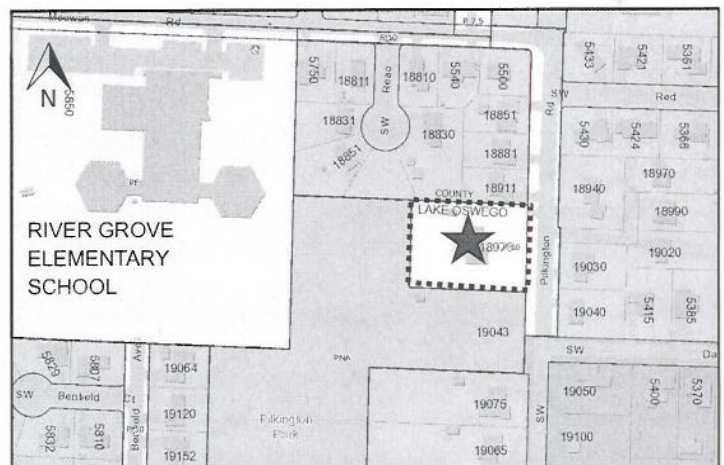
How To Testify: All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will be given 5 minutes for rebuttal. The 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 Board 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 staff person assigned to this application is **Leslie Hamilton, AICP, Senior Planner**, phone: 503-635-0290, and email: lhilton@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 Commission an opportunity to respond to the issue precludes appeal to the City Council and the Oregon Land Use Board of Appeals 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 50.04.001.1	Residential Low Density Zones –Dimensional Standards
LOC 50.04.—2.5	Special Street Setbacks
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 50.06.003.5	Transit
LOC 50.06.004.1	Landscaping, Screening and Buffering
LOC 50.06.004.2	Fences
LOC 50.06.004.3	Lighting Standard
LOC 50.06.006.3	Drainage
LOC 50.06.007	Solar Access
LOC 50.06.008	Utilities
LOC 50.07.007.2	Flag Lot Requirements
LOC 50.07.003.1	Application for Development, Burden of Proof
LOC 50.07.003.5	Conditions of Approval
LOC 50.07.003.7	Appeal of Minor and Major Development Decisions
LOC 50.07.003.11	Modification of Development Permit
LOC 50.07.003.14	Review Criteria for Minor Development

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

LOC 42.03.130	Vision Clearance
LOC 42.08.400-470	Streets and Sidewalks

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

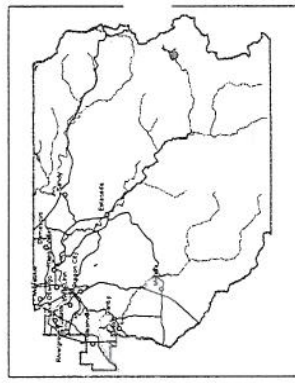
LOC 55.02.010 – 55.02.130	Tree Removal
LOC 55.08.010 – 55.08.040	Tree Protection Plan Required

2 1 E 19 BA
LAKE OSWEGO
N.E. 1/4 N.W. 1/4 SEC. 19 T.2S. R.1E. W.M.
Clackamas County
1" = 100'



Cancelled Taxlots
100
100
100
100

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centeline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'

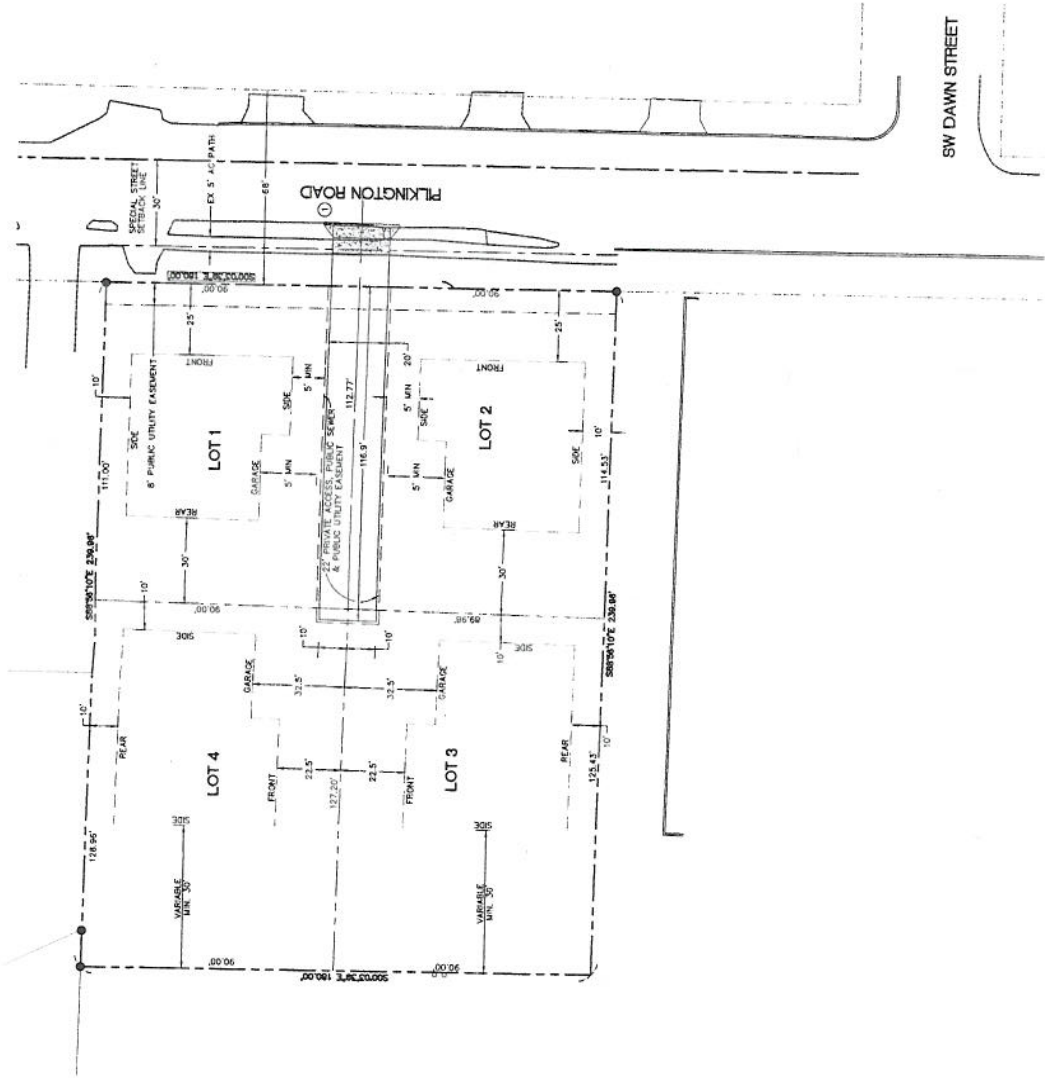
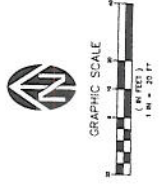


THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



2 1 E 19 BA
LAKE OSWEGO





CONSTRUCTION KEYNOTES

- ① INSTALL DRIVEWAY APPROACH

SETBACK ENVELOPE NOTES

- 1. FUTURE BUILDING FOOTPRINTS SHALL COMPLY WITH MAX LOT COVERAGE AND F.A.R. REQUIREMENTS PER LOC 50.04.001.L1.

SOLAR COMPLIANCE NOTES:

- 1. LOTS 1-4 MEET SOLAR DESIGN STANDARDS PER LOC 50.06.007.L2.

SOLAR ACCESS DESIGN SUMMARY

LOT 1	BASIC REQUIREMENT
LOT 2	BASIC REQUIREMENT
LOT 3	PERFORMANCE OPTION
LOT 4	PERFORMANCE OPTION

100% OF LOTS COMPLY