



NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION (LOC 50.07.003.16.d.iii)

Hearing Date, Time, and Location:

Wednesday, May 27, 2015; 6:30 PM
Council Chamber, 380 A Avenue
Lake Oswego, Oregon

Applicant: City of Lake Oswego, 380 A Avenue, Lake Oswego, OR 97034

Location of Property: Citywide

File Number: LU 15-0019

Nature of Proposal and Use or Uses Which Could be Authorized:

A request from the City of Lake Oswego to amend the Comprehensive Plan by adopting a new Healthy Ecosystems chapter and replacing Plan provisions under Goal 5 (Open Spaces, Scenic and Natural Resources), Goal 6 (Air Resources Quality), and Goal 15 (Willamette River Greenway); and replace the Community Development Code (CDC) provisions for Sensitive Lands (LOC 50.05.010 and LOC 50.07.004.8) with new code provisions and incentives implementing the Healthy Ecosystems chapter. Code cross-references contained in LOC 42 (Streets and Sidewalks), LOC 47 (Signs), and LOC 55 Trees are also to be amended for consistency.

Explanation of Proposal

The proposed Comprehensive Plan amendment addresses changes in the community since the Plan was last updated with respect to natural resources in 1994. The proposed Code amendments are intended to make the City's land use regulations consistent with the updated Plan. The amendments are proposed pursuant to the City Council goal to "Adopt changes to the Development Code by June 2015 to implement the reform of regulations on 'sensitive lands.'"

In summary, the Plan and Code changes would accomplish the following:

1. Update and consolidate Comprehensive Plan provisions for Natural Resources, Urban Forest and Vegetation, Open Spaces, Oswego Lake, Air Quality, and Willamette River Greenway.
2. Update the mapping of water resources (streams and wetlands) currently designated on the City's Comprehensive Plan Map and Zoning Map using current aerial photography.
3. Amend the City's development regulations for properties containing streams and wetlands to provide greater flexibility for the use of private property while protecting water quality and riparian habitat, consistent with Statewide Planning Goals and Metro Title 3.
4. Increase protection of tree groves on public and private open spaces, consistent with the Comprehensive Plan Healthy Ecosystems chapter.
5. Replace Sensitive Lands regulations for tree groves on private properties with incentives for the protection and enhancement of the same, consistent with the Healthy Ecosystems chapter and Metro Title 13. Proposed incentives include code exceptions for habitat-friendly development, grants, and tax reductions, among others.

Staff Contact: Scot Siegel, Director of Planning and Building Services
(503) 699-7474 or ssiegel@ci.oswego.or.us

How to Testify:

The public hearing process will begin with a presentation by staff. Testimony will then be received from the public. Individuals will be allowed up to 5 minutes. Recognized neighborhood associations, homeowner associations, government agencies or other incorporated public interest organizations will be allowed up to 10 minutes. The time limits will not include time taken up by questions from the Commission or responses to such questions. Testimony by attorneys, representatives, and witnesses on behalf of or which are part of the presentation by a person shall be counted within that person's time limit. Any person in attendance may cede his or her time for testimony to another person, but in no case shall any person's testimony be increased to greater than 10 minutes.

The Planning Commission previously conducted public work sessions on April 13 and May 11. Comments submitted to the Planning Commission for a work session are not considered public testimony for purposes of the hearing. To have your written comments or testimony distributed to the Planning Commission for review prior to the hearing, they need to be received by 5 p.m. on Wednesday, May 20, 2015. Bring or mail written comments or testimony to:

Iris McCaleb
Lake Oswego City Hall, Planning & Building Services
380 A Avenue, Third Floor
Post Office Box 369
Lake Oswego, Oregon 97034
E-Mail: imccaleb@ci.oswego.or.us
(503) 697-6591

Written testimony may also be submitted at the public hearing. Please provide twelve (12) copies for distribution to the Planning Commission and staff. For more information about the hearing procedures, please contact staff.

How to Obtain Further Information: All evidence relied on by the applicant is 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 may be obtained at cost.

Information can also be obtained by visiting the City's website at:

<http://www.ci.oswego.or.us/projects>

(Under "Search" enter LU 15-0019, then press "Submit")

Recommendation: A final recommendation of the Planning Commission shall be forwarded to the City Council. A final decision on this proposal will be made by the City Council.