



**Notice to Mortgagee, Lienholder, Vendor or Seller:
IF YOU RECEIVE THIS NOTICE, IT MUST BE PROPERLY
FORWARDED TO THE PURCHASER.**

NOTICE OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION

CASE NUMBER: LU 15-0019

THIS IS TO NOTIFY YOU THAT THE CITY OF LAKE OSWEGO HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

**Monday, September 14, 2015 at 6:30 p.m.
Sensitive Lands and Natural Resources (LU 15-0019/Ordinance 2687)**

The Planning Commission will hold a public hearing to consider a request from the City of Lake Oswego to: 1) 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, 2) Amend the Community Development Code (CDC) to implement reforms to the Sensitive Lands program, consistent with the Comprehensive Plan. The CDC provisions are located in LOC 50.05.010 and LOC 50.07.004.8; Code cross-references contained in LOC 42 (Streets and Sidewalks), LOC 47 (Signs), and LOC 55 Trees are also to be amended for consistency.

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 and implement reforms to the City's Sensitive Lands Program as directed by the City Council

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 and correct the mapping of Resource Protection (RP) Districts (streams and wetlands) presently designated on the City's Comprehensive Plan Map and Zoning Map using current Lidar (Light Detection and Ranging) aerial photography. Lidar mapping provides more accurate representation of resources by depicting wetlands/stream corridors with RP buffers. It also results in some properties being added, and others removed, from the Sensitive Lands Map.
3. Amend the RP District regulations to provide greater flexibility for the use of private property while maintaining current levels of riparian area protection, consistent with Statewide Planning Goals, Metro Title 3, and State of Oregon Department of Environmental Quality (DEQ) Total Maximum Daily Load (TMDL) requirements.
4. Increase protection of tree groves on public and private open spaces in existing Resource Conservation (RC) Districts, consistent with the Comprehensive Plan Healthy Ecosystems chapter.
5. Replace RC Districts for tree groves on private properties, not including existing open spaces, with a Habitat Benefit Areas (HBA) incentive program for the protection and enhancement of these resources, consistent with the Healthy Ecosystems chapter and Metro Title 13.
6. The City Tree Code (LOC 55), Erosion Control Requirements (LOC 52), and Community Development Code requirements for Geologic Hazards, Drainage, and Hillside Protection (LOC 50) will continue to apply to properties where Sensitive Lands regulations are proposed to be removed.

The Planning Commission will make recommendations to the City Council.

The staff coordinator is *Scot Siegel, Director of Planning and Building Services, (503) 699-7474.*

The staff report will be available no later than 10 days before the initial public hearing. A copy of the staff report may be obtained online at: <http://www.ci.oswego.or.us/projects>; search for the above case file number (LU 15-0019).

The hearing will be held in the Council Chamber on the first floor of Lake Oswego City Hall, located at 380 A Avenue, Lake Oswego, OR 97034.

Why am I receiving this notice?

You have received this notice because you are a property owner in the City of Lake Oswego.

The following language regarding how this ordinance may affect your property is required by state law (ORS 227.186). The City has not determined that these particular ordinances will reduce the value of your property. Any change to permitted land uses may reduce or increase your property value, depending upon various factors.

Required Notice Language

The City of Lake Oswego has determined that adoption of these ordinances may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

Proposed Ordinance 2687 is available for review and copies may be obtained for 0.25 cents per page from the Planning Department on the Third Floor, at City Hall, 380 A Avenue, Monday-Friday between 8:00 a.m. and 3:00 p.m. See below for web access information. For additional information concerning this ordinance you may call the Planning Department at (503) 635-0290.

Public Testimony

Individuals are encouraged to submit written testimony or comments as early as possible to provide adequate time for review by the Planning Commission prior to the hearing. Written testimony may be submitted the day of the hearing or at the hearing; however, to have your written comments or testimony distributed to the Planning Commission the day of the hearing, they need to be received by 3 p.m. on the day of the hearing (mailed comments must be in the post office box by 7 a.m. to assure that they are picked up in time). Submit written comments to:

City of Lake Oswego, Attention Iris McCaleb
Planning Department, Third Floor
380 A Avenue, PO Box 369
Lake Oswego, OR 97034
E-Mail: imccaleb@lakeoswego.city or
(503) 697-6591

The Property Owner is further advised that:

1. The above description of the proposed ordinance and its effect on property may change prior to adoption, as the hearing body takes into account testimony and evidence from the public and City staff. You are encouraged to attend the public hearing because revisions to the proposed ordinance are possible. The proposal may be obtained online at: <http://www.ci.oswego.or.us/projects>; search for case file number LU 15-0019.
2. A second public hearing will be held by the City Council following the Planning Commission's public hearing and recommendation on the proposal. No additional mailed notice will be sent unless you either appear at the time of the Planning Commission's public hearing and file a written request for notice or submit a written request in person or by mail to the Lake Oswego Planning Department, Attn: Iris McCaleb, 380 A Avenue, PO Box 369, Lake Oswego, OR 97034 prior to the Planning Commission's recommendation and request notice of the public hearing before the City Council. A tentative date for the City Council's public hearing will be announced during the Planning Commission's public hearing and may be obtained following the meeting by contacting Iris McCaleb at (503) 697-6591.