



NOTICE OF LEGISLATIVE PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION

CASE NUMBERS: LU 15-0010 AND LU 15-0017

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.

The City is considering amendments to the Community Development Code. The Planning Commission will hold public hearings to consider the following proposals and make recommendations to the City Council.

Monday, April 27, 2015 at 6:30 p.m.

Substandard Lots (LU 15-0017/Ordinance 2666)

The Planning Commission will hold a public hearing to review how substandard lots (existing lots that do not meet the minimum lot size or other Code standards) are treated for development purposes. The Commission will consider an amendment to the definition of "Lot" and other sections in the Community Development Code to specify whether development may occur on substandard lots and if so, amend the Code to create new development standards for substandard lots.

The staff coordinator is *Debra Andreades, Senior Planner, (503) 635-0292.*

Duplexes (LU 15-0010/Ordinance 2667)

The Planning Commission will also hold a public hearing to consider an amendment to the Community Development Code definition of "Duplex" to specify that it is a single detached building on its own lot. The Commission will also consider code amendments related to a new residential use category, multi-dwelling development (which would be permitted in zones that permit multi-family dwellings); to the clear and objective Building Design standards; to the open space set aside in the R-0 zone; and to make corrections to the Residential Use Table.

The staff coordinator is *Sarah Selden, Senior Planner, (503) 697-6524.*

The staff report for each case 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 numbers (LU 15-0010 and LU 15-0017).

All hearings 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 these ordinances 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 Ordinances 2666 and 2667 are available for review and copies may be obtained at 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 next page for web access information. For additional information concerning these ordinances you may call the Planning Division 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@ci.oswego.or.us or
(503) 697-6591

Proposed Amendments by Ordinance and Case File Number

Note: Strikethrough indicates deleted text, and double underline indicates new text.

Ordinance 2666, LU 15-0017 – Substandard Lots

The definition of “lot” in LOC 50.10.003 is proposed to be amended as follows:

“**Lot:** A unit of land created in compliance with all legal requirements in effect and applicable at the time of creation. A legal or legalized unit of land which meets the minimum lot dimensions of the zone. If the unit of land does not meet the minimum lot dimensions of the zone, the ‘lot’ shall consist of the contiguous, commonly-owned lots that meet the minimum standards of the zone. If all contiguously, commonly-owned lots are insufficient to meet the minimum standards of the zone, the ‘lot’ shall be all of the contiguously, commonly-owned lots.”

Other code sections that could be affected are:

- LOC 50.01.006.5 Non-Conforming Lots
- LOC 50.04.003.2.b General Exception to Lot Area and Dimension Requirements

Ordinance 2667, LU 15-0010 – Duplex and Multi-Dwelling Development

The following Code definitions in LOC 50.10.003 are proposed to be amended as follows:

“**Duplex:** A single detached building on its own a lot designed to contain two dwelling units ~~and used for residential purposes.~~”

“**Development, Multi-Dwelling:** A grouping of individual residential structures, where each structure contains one or more dwelling units. The development may be located on one or more lots developed under a unified site plan.”

Other code sections with proposed amendments related to multi-dwelling development and multi-family dwellings are:

- LOC 50.06.001 Building Design, LOC 50.06.002 Parking, LOC 50.06.003 Circulation and Connectivity, LOC 50.06.004 Site Design, and LOC 50.06.005 Park and Open Space Contributions

Code sections with proposed amendments related to corrections and clarifications are:

- LOC 50.03.002 Residential Use Table

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 numbers LU 15-0010 and LU 15-0017.
2. A second public hearing will be held by the City Council following the Planning Commission’s public hearing and recommendation on each 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 on each respective proposal 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.