

**NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION
(LOC 50.82.020)**

Hearing Date, Time, and Location:

- Monday, April 23, 2012; 6:30 p.m.
- City Council Chamber, 380 A Avenue, Lake Oswego, Oregon

Nature of Application and Use or Uses which could be authorized:

The applicant is requesting approval for the following:

Amendment to the Comprehensive Plan Map and Zoning Map to remove a Resource Conservation (RC) Overlay District designation from 18 properties. (See attached map.)

The 18 subject properties currently contain portions of the tree grove TG-17. TG-17 is proposed for removal from the Sensitive Lands Atlas under 50.16.025(1)(b), which allows the designation to be removed due to a mistake in the analysis of resource quality during the original designation.

Applicable Approval Criteria: See list below.

File Number: LU 12-0011

Applicant: City of Lake Oswego

Owner: Multiple owners; see attached list.

Location of Property: Multiple locations; see attached list.

Staff Contact: Andrea Christenson, Natural Resources Planner, (503) 675-3990, fax (503) 635-0269

Conduct of 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 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 time limits shall not include time taken up by questions and responses from the Planning Commission. 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 may modify these time limits, however, depending on the circumstances.

To have your written comments or testimony distributed to the Planning Commission in advance of the hearing, they need to be received by 5:00 p.m. on April 23, 2012. Written comments may also be brought the evening of the hearing. All written comments will be made part of the record.

Bring or mail written comments to:

Lake Oswego Planning Division (Attn: Andrea Christenson)
Lake Oswego City Hall
380 A Avenue
P.O. Box 369
Lake Oswego, OR 97034

How to Obtain Further Information

The applicable approval criteria and all evidence relied upon by the applicant are available for review at the above address. The City Staff Report will be available ***ten days prior*** to the date of the hearing at the above address. Copies of these documents may be obtained at cost. A copy of the staff report will also be available for review at the Lake Oswego Library in the "Reference" section and on the City's web site:

<http://www.ci.oswego.or.us/plan/casef.htm>

Refer to LU 12-0011

NOTE: Failure to raise an issue in a hearing, in person or by letter accompanied by statements or evidence sufficient to afford the Planning 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.

APPLICABLE CRITERIA

A. Lake Oswego Development Code Procedural Requirements

LOC 50.82.005-LOC 50.82.020	Review of Major Development Applications
LOC 50.83.005-LOC 50.83.040	Hearings Before a Hearing Body
LOC 50.75.015	Required Notice to DLCD

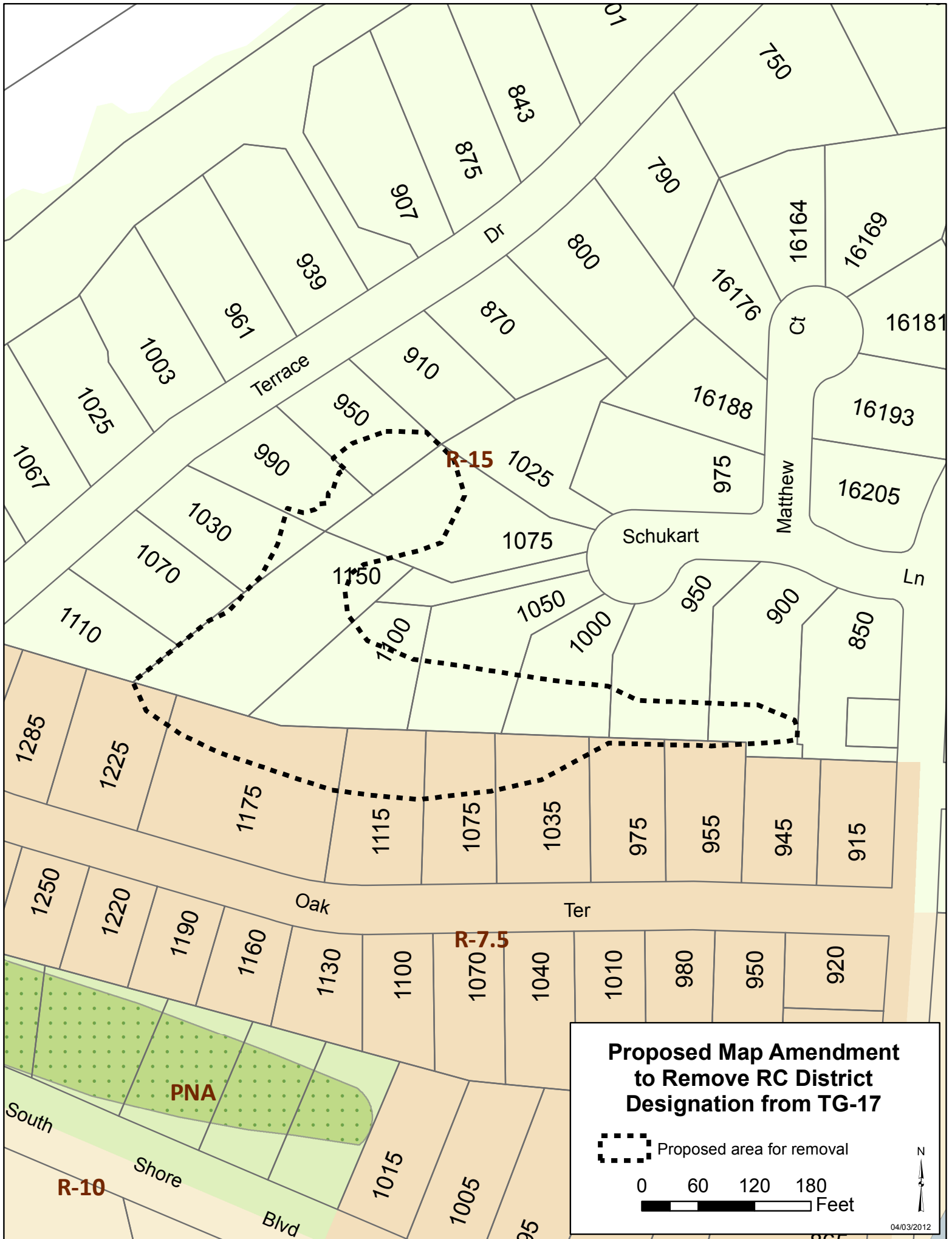
B. Sections Relating to Sensitive Lands Overlay Zone Designation Upon Annexation

LOC 50.16.025	Removing an Overlay District Designation
LOC 50.16.020	Criteria for Designating Property within an Overlay District

Tree Grove "TG-17" – Removal of Resource Conservation Overlay District (LU 12-0011)

Owners and Location of Properties

Tax Lot ID	Owner	Address	City	ZIP Code	Area (sf)	Area (acres)
21E09DA01500	ASCHENBRENNER J M CO-TRSTEE	1225 OAK TER	LAKE OSWEGO	97034-4666	15,053.71	0.35
21E09DA01600	SHAW SHARON S	1175 OAK TER	LAKE OSWEGO	97034-4658	30,198.95	0.69
21E09DA01700	BARBER JOHN W & AMANDA B	1115 OAK TER	LAKE OSWEGO	97034-4658	15,443.57	0.35
21E09DA01701	FORTE IVA I TRUSTEE	1075 OAK TER	LAKE OSWEGO	97034-4662	12,408.21	0.28
21E09DA01800	BARBER WILLIAM ROY & JEAN C	1035 OAK TER	LAKE OSWEGO	97034-4662	15,747.00	0.36
21E09DA01900	GRIFFIN JOHN W & BARBARA K	975 OAK TER	LAKE OSWEGO	97034-4664	12,248.56	0.28
21E09DA02000	GROSSE KEITH & GABRIELLE	955 OAK TER	LAKE OSWEGO	97034-4664	12,523.62	0.29
21E09DA07200	MARKANTES PETER C & CONNIE A	1075 SCHUKART LN	LAKE OSWEGO	97034-4634	21,555.62	0.49
21E09DA07300	RUSSELL JOHN F & JULIE P	1150 SCHUKART LN	LAKE OSWEGO	97034-4697	24,612.52	0.57
21E09DA07400	EFT JOHN H TRUSTEE	1100 SCHUKART LN	LAKE OSWEGO	97034-4697	15,886.69	0.36
21E09DA07500	VIKE CHRISTOPHER J	1050 SCHUKART LN	LAKE OSWEGO	97034-4634	18,508.75	0.42
21E09DA07600	DAVITT JAMES S & KAREN C	1000 SCHUKART LN	LAKE OSWEGO	97034-4634	13,611.13	0.31
21E09DA07700	FORSYTHE DONALD W & JAMIE	950 SCHUKART LN	LAKE OSWEGO	97034-4676	17,919.98	0.41
21E09DA07800	MICHELL STEVEN T & ROBIN G	900 SCHUKART LN	LAKE OSWEGO	97034-4676	18,911.01	0.43
21E09DA07900	LEE RANDY G TRUSTEE	850 SCHUKART LN	LAKE OSWEGO	97034-4686	15,383.33	0.35
21E09DA08200	BRIVIC MITCHELL S	1030 TERRACE DR	LAKE OSWEGO	97034-4689	12,910.93	0.30
21E09DA08300	ROY MICHAEL P TRUSTEE	990 TERRACE DR	LAKE OSWEGO	97034-4637	12,447.77	0.29
21E09DA08400	CODER DERRICK A & KRISTINE K S	950 TERRACE DR	LAKE OSWEGO	97034-4637	12,200.03	0.28



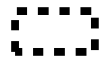
R-15

R-7.5

PNA

R-10

**Proposed Map Amendment
to Remove RC District
Designation from TG-17**

 Proposed area for removal

0 60 120 180
Feet

