

You are Invited to the Open House and Public Hearing Regarding Updates to the Community Development Code

Community residents, property and business owners, and interested parties are invited to learn more about a set of updates to the City of Lake Oswego Community Development Code. The City will host a series of open houses and public hearings on the amendments. A full schedule is provided on the reverse side of this invitation.

1st Open House - September 3, 2008

Adult Community Center – 6:30 to 8:00 p.m.

2nd Open House - September 18, 2008

City Hall – 6:30 to 8:00 p.m.

Public Hearing - September 22, 2008

City Hall – starts at 6:00 p.m.

The proposed Community Development Code amendments are focused in four areas:

- Changes to enhance the compatibility of infill development.
- Updates to sensitive lands code sections (wetlands, stream corridors, and tree groves).
- General housekeeping updates to the code.
- Code updates with broader policy implications.

Infill - The code amendments for infill development are intended to implement the recommendations of the City's Infill Task Force. The Infill Task Force is made up of neighborhood representatives and the development community. The group worked together over the past three years to develop a set of code amendments that are intended to enhance the compatibility of new houses in the community while also creating a more consistent set of development standards.



The proposed infill amendments address a wide range of topics including design review for homes and amended standards for side yards, sloped lots, and flag lots.

Sensitive Lands – The sensitive lands amendments clarify and update code requirements to protect sensitive lands. Key changes clarify the lands uses allowed in sensitive areas. The proposal includes a requirement for ivy removal as part of development approval.

Housekeeping Updates – The general housekeeping updates to the code are part of the regular staff review of the code to keep it current and to clarify inconsistencies. Most of these changes are reformatting, minor wording changes for clarification, or to codify current practices. Numerous code sections are affected. Key substantive changes include new regulations for the downtown redevelopment district, temporary tent structures, and storage pods.

Code Updates with Policy Implications – These changes are also considered housekeeping changes but they have broader policy implications. Some of the key changes include elimination of the lot depth requirement, expansion of uses allowed in industrial zones, clarification of requirements for parking studies, revision of home occupation standards, and clarification of secondary dwelling standards.

For More Information

You can view or download copies of the proposed ordinances on the City of Lake Oswego website: <http://www.ci.oswego.or.us/plan/>. The website also includes full summaries of the ordinances and will include Planning Commission staff reports as they become available. You are also invited to contact the planning staff directly:

- Iris Trienen - 503-697-6591 - itreinen@ci.oswego.or.us – General information and materials.
- Dennis Egner – 503-697-6576 – degner@ci.oswego.or.us – Infill and code updates.
- Jonna Papaefthimiou – 503- 675-3990 – jpapefthimiou@ci.oswego.or.us - Sensitive lands.

Hearing and Open House Schedule

Date	Activity	Focus	Location	Time
September 3, 2008	Open House	Process and code amendments	Adult Community Center 505 G Avenue	6:30 to 8:00 p.m.
September 18, 2008	Open House	Sensitive Lands	City Hall Council Chambers	6:30 to 8:00 p.m.
September 22, 2008	Public Hearing	Sensitive Lands & Housekeeping Amendments	City Hall Council Chambers	Starts at 6:00 p.m.
October 16, 2008	Open House	Infill	City Hall Council Chambers	6:30 to 8:00 p.m.
October 27, 2008	Public Hearing	Infill	City Hall Council Chambers	Starts at 6:00 p.m.
January 14, 2009	Open House	Code Changes affecting policy	West End Building- Willamette Room	6:30 to 8:00 p.m.
January 26, 2009	Public Hearing	Code Changes affecting policy	City Hall Council Chambers	Starts at 6:00 p.m.

Check the City of Lake Oswego Planning Division website for updates to the schedule:

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



NOTICE OF LEGISLATIVE PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION

STAFF PERSON: DENNIS EGNER, (503) 697-6576

CASE NUMBERS: LU 08-0051, LU 08-0052, LU 08-0053, AND LU 08-0054

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.

On **Monday, September 22, 2008**, at 6:00 p.m. the Lake Oswego Planning Commission will open public hearings regarding amendments to the Community Development Code (Ordinances 2524, 2525, 2526, and 2527) and the Comprehensive Plan (Ordinance 2523). The hearings will be held in the Council Chamber, Lake Oswego City Hall, located at 380 A Avenue, Lake Oswego, OR 97034.

The amendments address numerous sections of the Community Development Code and are intended to implement recommendations from the Infill Task Force, update the sensitive lands overlay districts, and provide a general “housekeeping” update to the Community Development Code. Due to the wide-ranging nature of the proposed amendments, the Planning Commission is expected to continue the public hearings to take additional focused testimony at other Commission meetings. Check the City website for additional updates on the hearing schedule and open houses. The tentative hearing schedule is:

- September 22, 2008 – Open hearings – Focused on Ord. 2527 (sensitive lands) and Ord. 2525 (general housekeeping changes).
- October 27, 2008 – Continued hearing – Focused on Ord. 2523 and 2524 (infill code and plan amendments).
- January 26, 2009 – Continued hearing – Focused on Ord. 2526 (code amendments with policy implications).

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 2523, 2524, 2525, 2526, and 2527 are available for review at the Planning Division on the Third Floor, at City Hall, 380 A Avenue, or may also be reviewed and downloaded at the website stated above. A full set of all five ordinances is available for purchase at a cost of \$15. Individual ordinances can be purchased at \$0.25 per page. For additional information concerning these ordinances you may call the Planning Division at (503) 635-0290.

You have received this notice because it was sent to all property owners in the City of Lake Oswego.

The language in the above notice 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.

Learn About the Proposed Community Development Code Amendments

Open houses will be held on:
**Wednesday, September 3, 2008,
from 6:30 to 8:00 p.m.**

at the Adult Community Center
505 G Avenue - Oak Room
(focused on general code amendments)

**Thursday, September 18, 2008,
from 6:30 to 8:00 p.m.**

at City Hall
380 A Avenue – Council Chamber
(focused on sensitive lands amendments)

Visit our website at <http://www.ci.oswego.or.us/plan/>.
Check the website for additional open houses.

Proposed Amendments by Ordinance and File Number

Ordinance 2523, LU 08-0053 – Comprehensive Plan – New Infill Policies:

Adds policies in support of overlay zones for neighborhood plans and residential design review.

Ordinance 2524, LU 08-0053 – Community Development Code - Infill Amendments:

Amends portions of the Community Development Code, Chapter 50, for the purpose of enhancing the compatibility of infill development and clarification. Proposed updates pertain to the following topics: lot coverage, maximum floor area, structure design, setback planes, yard setbacks, sloped lots, residential infill design review, variances, non-conforming uses, duplexes and attached dwellings, flag lots, and serial partitions.

Ordinance 2525, LU 08-0052 – Community Development Code - General Housekeeping Amendments:

Amends portions of the Community Development Code, Chapter 50, for the purpose of clarification, correction, formatting, and updating sections. Proposed updates pertain to the following topics: definitions, the master plant list, uses, map administration, setbacks, structure heights, accessory structures, dwelling design, commercial development standards and requirements, accessory and temporary uses, flag lots, vision clearance, exceptions, special standards, flood management area, building design, open space, landscaping, access, on-site circulation, street connectivity, street lights, downtown redevelopment district standards, Old Town neighborhood design standards, West Lake Grove district standards, variances, conditional uses, and procedural requirements.

Ordinance 2526, LU 08-0054 – Community Development Code - Amendments with Policy Implications:

Amends portions of the Community Development Code, Chapter 50, for the purpose of clarification, correction and updating sections. Proposed updates pertain to the following topics: definitions, map administration, minimum density, lot coverage, structure design, lot depth, industrial uses, accessory and temporary uses, Greenway management overlay, planned development overlay, flag lots, exceptions, Oswego Lake setback, special street setbacks, home occupations, secondary dwelling units, drainage standards, weak foundation soils, hillside protection, parking, and variances.

Ordinance 2527, LU 08-0051 – Community Development Code - Sensitive Lands Overlay District Amendments:

Amends portions of the Community Development Code Article 50.16. Proposed updates pertain to the following topics: consistent usage of terms, permitted uses in resource areas (second-story additions, utility tunneling, street or trail signs, access to new lots), “wildlife-friendly” fences, “reasonable development” on property totally covered by wetland or stream resources, map corrections, development procedures, water-dependent uses such as docks along the Willamette and Tualatin Rivers, hazardous materials storage, and ivy removal as a condition of development approval.

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.
2. A second public hearing will be held by the City Council following the Planning Commission’s public hearing. 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 Commission, Attn: Iris Treinen, 380 A Avenue, P.O. Box 369, Lake Oswego, OR 97034 prior to the Planning Commission’s decision 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 Treinen at (503) 635-0290.