



NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: May 15, 2013

On **Monday, June 3, 2013, at 7:00 p.m.**, the City of Lake Oswego Development Review Commission will hold a public hearing in the Council Chambers at City Hall, 380 "A" Avenue, Lake Oswego, Oregon to consider the following development application.

File No.: LU 13-0016

Applicant: Springs II at Lake Oswego LLC (640 NE 3rd Street, McMinnville, OR 97128)

Location of Property: 3800 & 3900 Carman Drive, Tax Lots 5600 & 5601 of Tax Map 21E 05CD.

Nature of Application and Use or Uses which could be Authorized: The applicant is requesting approval of a Development Review permit to construct a 5,800 sq. ft. addition to an existing congregate housing to fully enclose an existing covered patio, and a Minor Variance to construct an 8-foot tall fence around a residential care facility's courtyard. The proposal incorporates the removal of 16 trees.

Applicable Approval Criteria: Please see attached list.

Conduct of the Hearing: The Chair will open the public hearing and describe the procedure, and staff will present its report. The Chair will then open the hearing for public testimony. Testimony begins with the applicant, followed by persons in favor of the application, persons opposed to the application, persons who are neutral, 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.

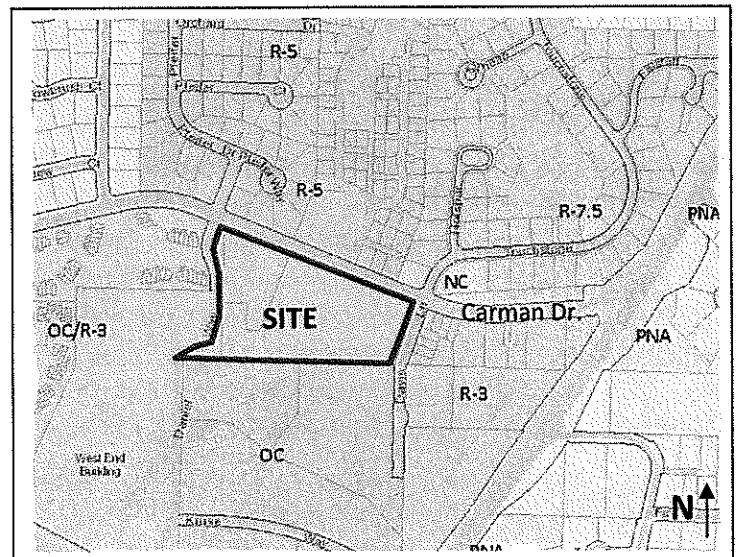
How To Testify: All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will be given 5 minutes for rebuttal. The Development Review Commission may

modify these time limits, however, depending on the circumstances. In order to be considered and become part of the record, written comments or testimony must be submitted to the Development Review Commission at the hearing or must be received by 5:00 p.m. on the date of the hearing at the following address:

Planning & Building Services Dept.
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034

How To Obtain Further Information: The applicable approval criteria and all evidence relied on 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 all of these documents may be obtained at cost. The City staff person assigned to this application is **Johanna Hastay, Associate Planner**, phone: 503-635-0290, and email: jhastay@ci.oswego.or.us

NOTE: Failure to raise an issue in a hearing, in person or by letter, accompanied by statements or evidence sufficient to afford the Development Review Commission an opportunity to respond to the issue precludes appeal to the City Council and the Oregon Land Use Board of Appeals based on that issue.



VICINITY MAP

APPLICABLE REGULATIONS

(The Lake Oswego Community Development Code and other code sections may be reviewed online at: <http://www.codepublishing.com/or/lakeoswego/>, or is also available at the City Library and Lake Oswego Planning & Building Services Department.)

A. City of Lake Oswego Community Development Code (Chapter LOC 50):

LOC 50.02.001	Residential Districts
LOC 50.03.002.1	Use Table
LOC 50.03.003.2.a	Use-Specific Standards
LOC 50.04.001.3	Dimensional Table
LOC 50.04.002	Special Street Setbacks
LOC 50.05.010	Sensitive Lands Overlay Districts
LOC 50.06.001.5	Building Design
LOC 50.06.002	Parking
LOC 50.06.003.1	Access
LOC 50.06.003.2	On-Site Circulation - Driveways and Fire Access Roads
LOC 50.06.003.3	On-site Circulation – Bikeways, Walkway and Accessways
LOC 50.06.004.1	Landscaping, Screening, and Buffering
LOC 50.06.004.2	Fences
LOC 50.06.004.3	Lighting
LOC 50.06.005	Park and Open Space
LOC 50.06.006.1	Weak Foundation Soils
LOC 50.06.006.3	Drainage Standards
LOC 50.06.008	Utilities
LOC 50.06.011	Vision Clearance
LOC 50.07.003.1.b	Burden of Proof
LOC 50.07.003.6	Effect of Decision
LOC 50.07.003.7	Appeals
LOC 50.07.003.14	Minor Development Decisions
LOC 50.08.002	Minor Variances

B. City of Lake Oswego Signs [LOC Chapter 47]:

LOC 47.03.005 - 47.03.030.2	Signs
-----------------------------	-------

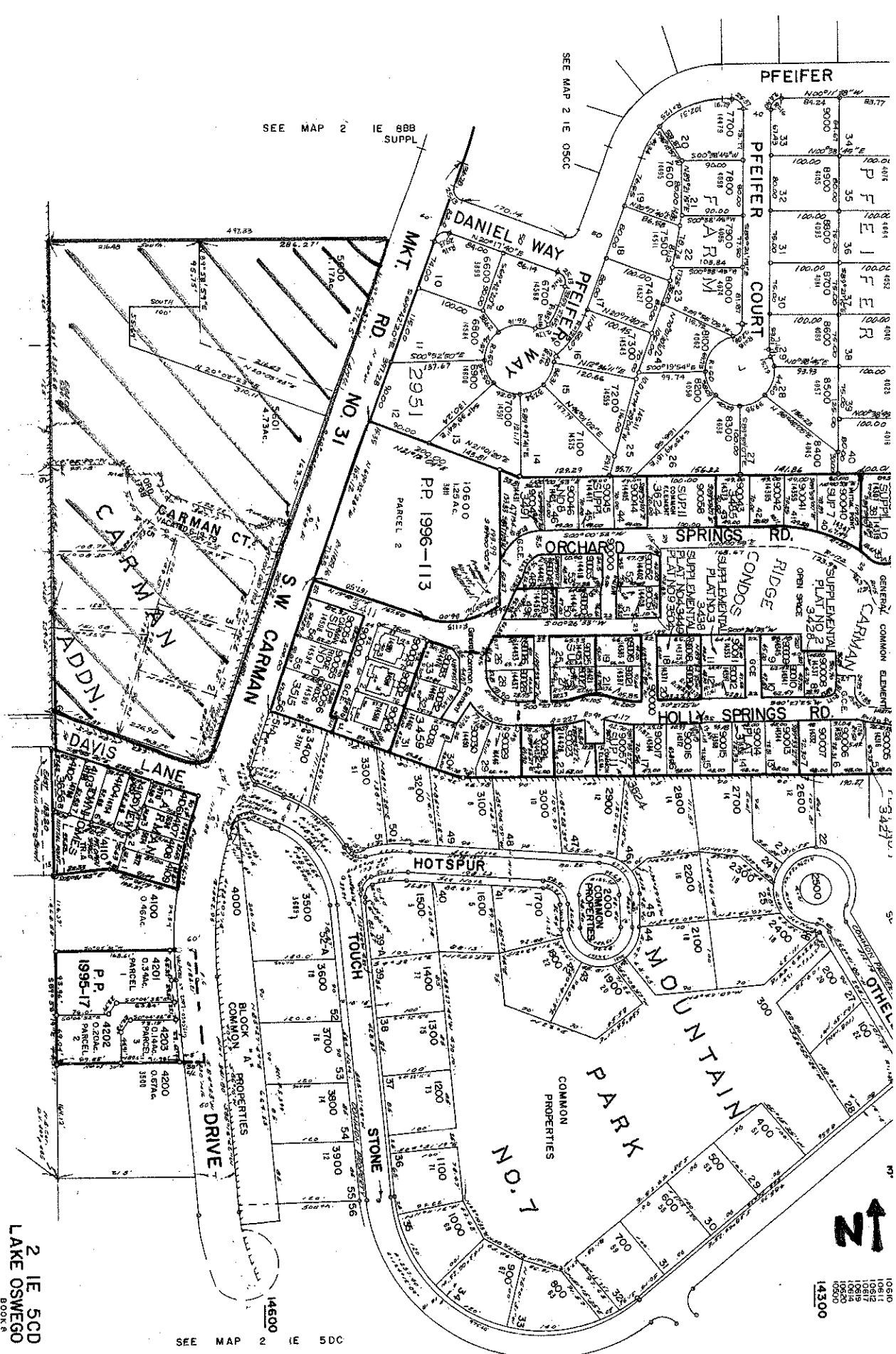
C. City of Lake Oswego Tree Chapter [LOC Chapter 55]:

LOC 55.02.010 - 55.02.080	Tree Removal
LOC 55.02.084	Mitigation Requirements
LOC 55.08.020	Tree Protection Plan Required
LOC 55.08.030	Tree Protection Measures Required

D. Prior Approvals:

DR 13-84
DR 4-95/SD 5-95, PD 3-05
LU 99-0033
LU 10-0032

2 IE 5CD
LAKE OSWEGO
BOOK 6



SEE MAP 2 IE 8BB
SUPPL

SEE MAP 2 IE 05CC

SEE MAP 2 IE 5DC



10810
10811
10812
10813
10814
10815
10816
10817
10818
10819
10820
14300

