



# NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

**Date of Notice: December 17, 2013**

On **Monday, January 6, 2014, at 6:00 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 13-0043**

**Applicant:** Goodwill Industries of the Columbia  
Willamette, 1943 SE 6<sup>th</sup> Ave., Portland, OR 97214

**Location of Property:** 17150 Boones Ferry Road, Tax  
Lot 4000 of Tax Map 21E18BA.

**Nature of Application and Use or Uses which could be Authorized:** The applicant is requesting approval of the following:

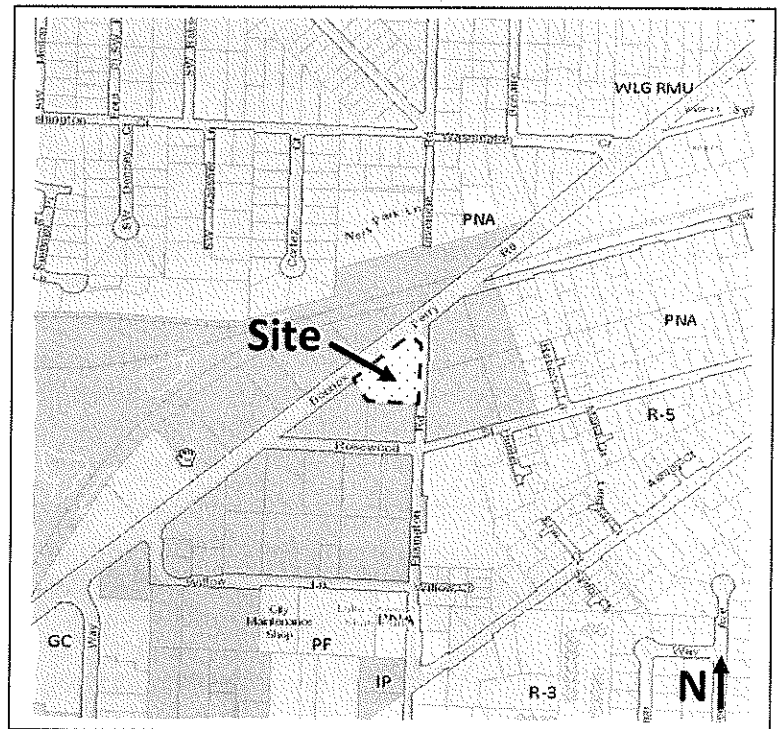
- A Development Review Permit to construct a 1,057 sq. ft. Goodwill Donation Center and a 6,416 sq. ft. retail commercial building;
- Two Minor Variances: 2-foot reductions to the 20-foot front and street side yards setbacks;
- A Hardship Variance to allow a direct access point onto Boones Ferry Road (an arterial street); and,
- The removal of seven trees to accommodate the proposed development.

**Applicable Approval Criteria:** Please see attached list.

**Conduct of the 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 the 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 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



**VICINITY MAP**

over

**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](mailto: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 (LUBA) based on that issue.

## 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 Comprehensive Plan:

- Goal 2 Land Use Planning
- Goal 6 Air, Water, and Land Resources Quality
- Goal 9 Economic Development
- Goal 12 Transportation

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

LOC 50.02.002	Commercial, Industrial, Mixed Use Zones
LOC 50.03.002	Use Table
LOC 50.03.003	Use-Specific Standards
LOC 50.04.001	Dimensional Table
LOC 50.05.008	Industrial Park Overlay District
LOC 50.06.001	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 50.06.003.5	Transit System
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 50.06.006.3	Drainage Standards
LOC 50.06.008	Utilities
LOC 50.07.003.1.b	Burden of Proof
LOC 50.07.003.5	Conditions on Development
LOC 50.07.003.7	Appeals
LOC 50.07.003.14	Minor Development Decision
LOC 50.08.002	Minor Variances
LOC 50.08.003	Hardship Variances
LOC 50.11.002	Appendix B – Industrial Land Use Policy Element

C. City of Lake Oswego Streets and Sidewalks Ordinance [LOC Chapter 42]:

LOC 42.08.400 - 42.08.470	Streets and Sidewalks
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D. City of Lake Oswego Signs [LOC Chapter 47]:

LOC 47.03.005 - 47.03.030.2	Signs
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E. 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

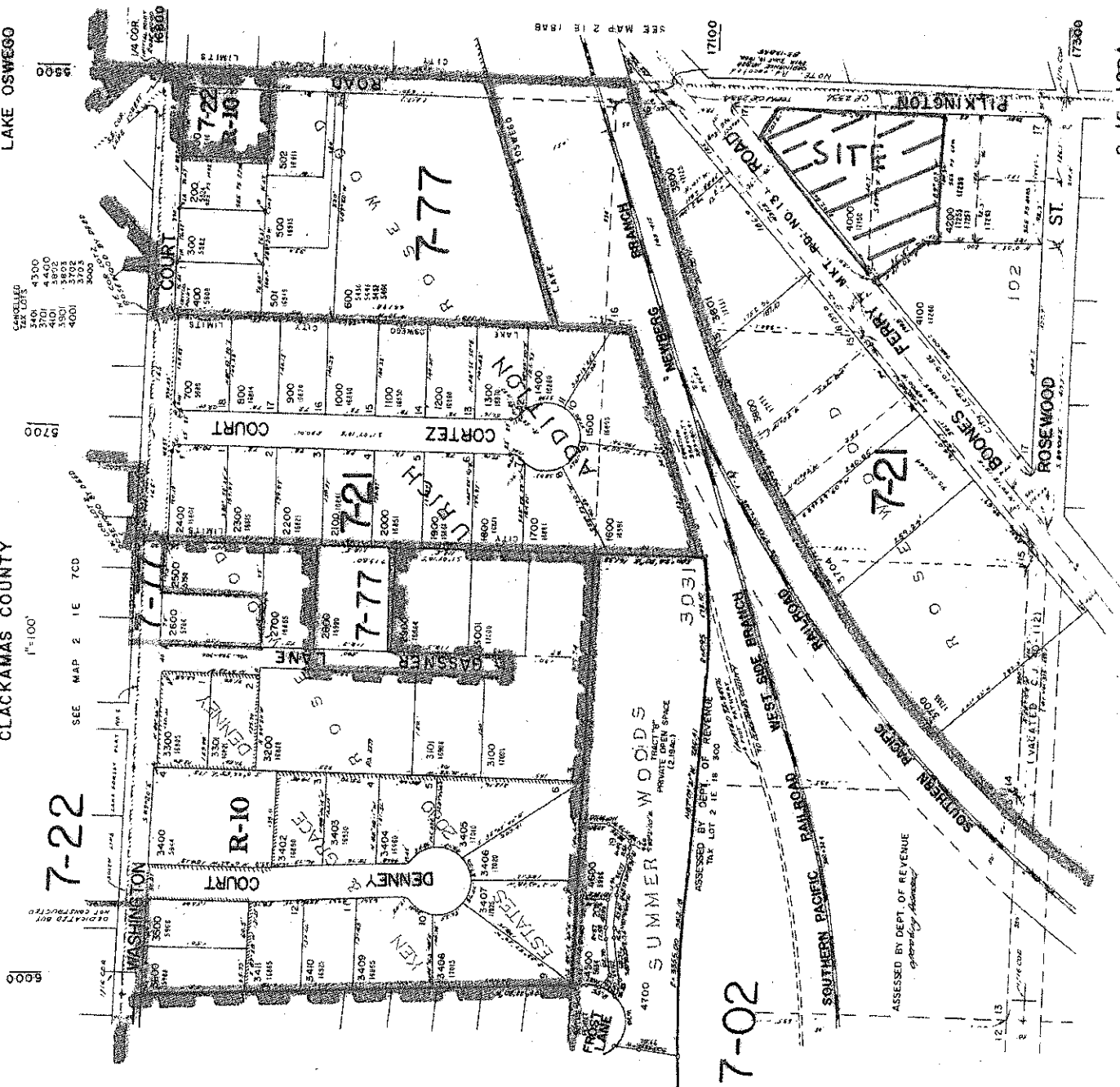
LOC 55.08.030

Tree Protection Measures Required

This map was prepared for assessment purposes only.

NE 1/4 NW 1/4 SEC. 18 T.2S. R.1E. W.M.  
CLACKAMAS COUNTY

2 1E 188A  
LAKE OSWEGO



2 1E 188A  
BOOK 11 LAKE OSWEGO

SEE MAP 2 1E 188D

BALANCE OF PLAT  
TAX LOTTED

SEE MAP 2 1E 188B

SEE MAP 2 1E 188B

ASSESSED BY DEPT. OF REVENUE  
TAX LOT 2 1E 18 800

ASSESSED BY DEPT. OF REVENUE

