



NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: May 27, 2014

On **Monday, June 16, 2014, 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 14-0031

Applicant: Goodall Knaus, LLC

Location of Property: 12800 Goodall Road, Tax Lots 500, 502 and 503 of Tax Map 21E 04 BA

Nature of Application and Use or Uses which could be Authorized: The applicant is requesting approval of a Master Plan for a 16-lot single family residential development. This review is required as part of a Development Agreement that was approved by the City Council between the City and the property owner on May 6, 2014. The applicant also is requesting approval to remove 27 trees to accommodate the project.

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.

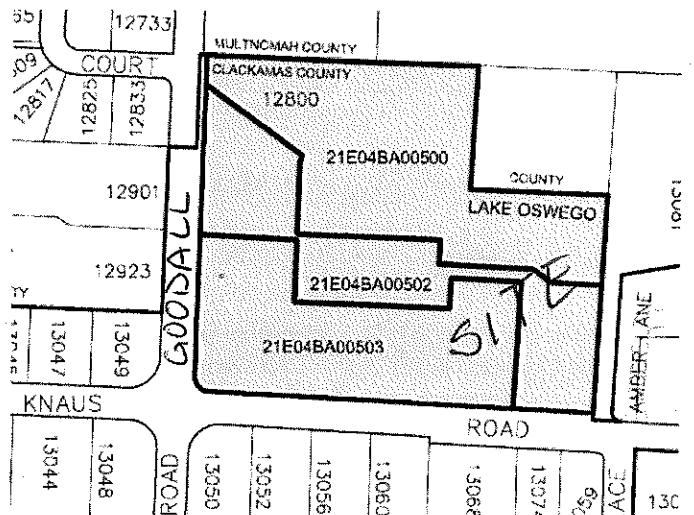
How To Testify: All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will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

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 **Debra Andreades, Senior Planner**, phone: 503-635-0290, and email: dandreades@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.



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 50.04.001.1	Dimensional Table for Residential Zones
LOC 50.04.002.5	Special Street Setback
LOC 50.06.001.2-50.06.001.3	Structure Design-Residential Zones
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 50.06.003.4	Local Street Connectivity
LOC 50.06.004.1	Landscaping, Screening and Buffering
LOC 50.06.005	Park and Open Space
LOC 50.06.004.3	Lighting Standard
LOC 50.06.006.2	Hillside Protection
LOC 50.06.006.3	Drainage Standards
LOC 50.06.007.1	Solar Access
LOC 50.06.008.1-6	Utility Standard
LOC 50.07.003.3	Public Notice/Opportunity for Public Comment
LOC 50.07.003.4	Hearings
LOC 50.07.003.5	Conditions on Development
LOC 50.07.003.7	Appeals
LOC 50.07.003.14	Minor Development Decision
LOC 50.09.002.5	Compliance with Approved Permit

B. City of Lake Oswego Streets and Sidewalks Code [LOC Chapter 42]:

LOC 42.08.400-42.08.470	Streets and Sidewalks
LOC 42.03.130	Vision Clearance at Intersections

C. City of Lake Oswego Tree Code (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

