



NOTICE OF CONTINUED PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: July 15, 2014

On **Monday, August 4, 2014, at 7:00 p.m.**, the City of Lake Oswego Development Review Commission (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 (including tree removal), 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 Commission held the initial public hearing on this case on June 16, 2014. Upon request from the Forest Highlands Neighborhood Association, the Commission continued the hearing to July 7th. On July 7th, upon request from the applicant, the Commission again continued the hearing to August 4th to allow additional testimony on drainage. The public testimony on August 4th will be limited to the drainage issue only.***

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 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 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 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):

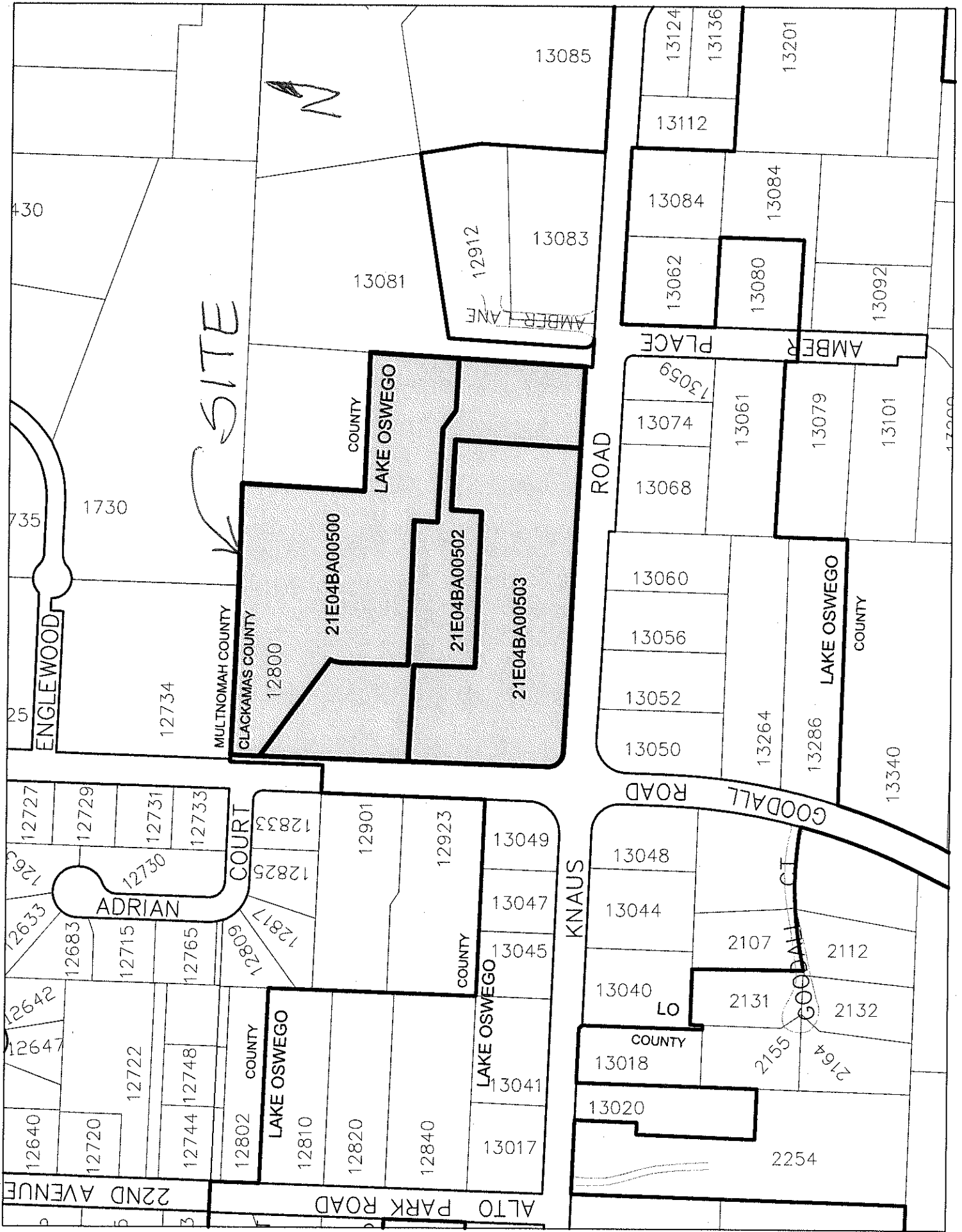
LOC 50.04.001.1	Dimensional Table for Residential Zones
LOC 50.04.002.5	Special Street Setback
LOC 50.06.001.2-50.06.001.3	Structure Design-Residential Zones
LOC 50.06.002	Parking
LOC 50.06.003.1	Access
LOC 50.06.003.2	On-Site Circulation - Driveways and Fire Access Roads
LOC 50.06.003.4	Local Street 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



SITE



ENGLEWOOD

MULTNOMAH COUNTY
GLACKAMAS COUNTY

LAKE OSWEGO
COUNTY

21E04BA00500

21E04BA00502

21E04BA00503

AMBER LANE

ROAD

PLACE

AMBER

ADRIAN

COURT

KNAUS

ROAD

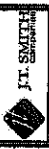
GOODALL

GOODALL CT

22ND AVENUE

ALTO PARK ROAD

**MASTER PARTITION PLAN
 THE HIGHLANDS
 PARTITION
 J.T. SMITH COMPANIES
 LAKE OSWEGO, OR**



32 CONSULTING, INC.
 31200 S.W. 111th
 TUALUMINA, OR 97146
 CHECKED BY: J. J. JONES
 SHEET TITLE: MASTER PARTITION
 SHEET NUMBER: P1.0

PARCEL 1, 2 AND 3, PARTITION
 PLAT NO. 2013-060, CLACKAMAS
 COUNTY PLAT RECORDS

LEGEND

- BORDERLINE LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED DETACHMENT LINE
- PROPOSED EASEMENT LINE

SITE STATISTICS

SITE ADDRESS	15855 SW 15TH AVE, LAKE OSWEGO, OR
TAXLOT	212000A.000, 202, 203
JURISDICTION	CITY OF LAKE OSWEGO
GROSS SITE AREA	7,492 SQUARE FEET
PROPERTY ZONING	R-2.5
FLOOD HAZARD MAP NUMBER	4100000000 ZONE 2 (UNSHADED)

SUBDIVISION STATISTICS

RIGHT OF WAY DEDICATION	1.01 ACRES
MINIMUM ALLOWABLE	7,000 SF
EFFECTIVE LOT SIZE	16,800 SF
MINIMUM LOT DENSITY (THROUGH-PARTITION)	0.060
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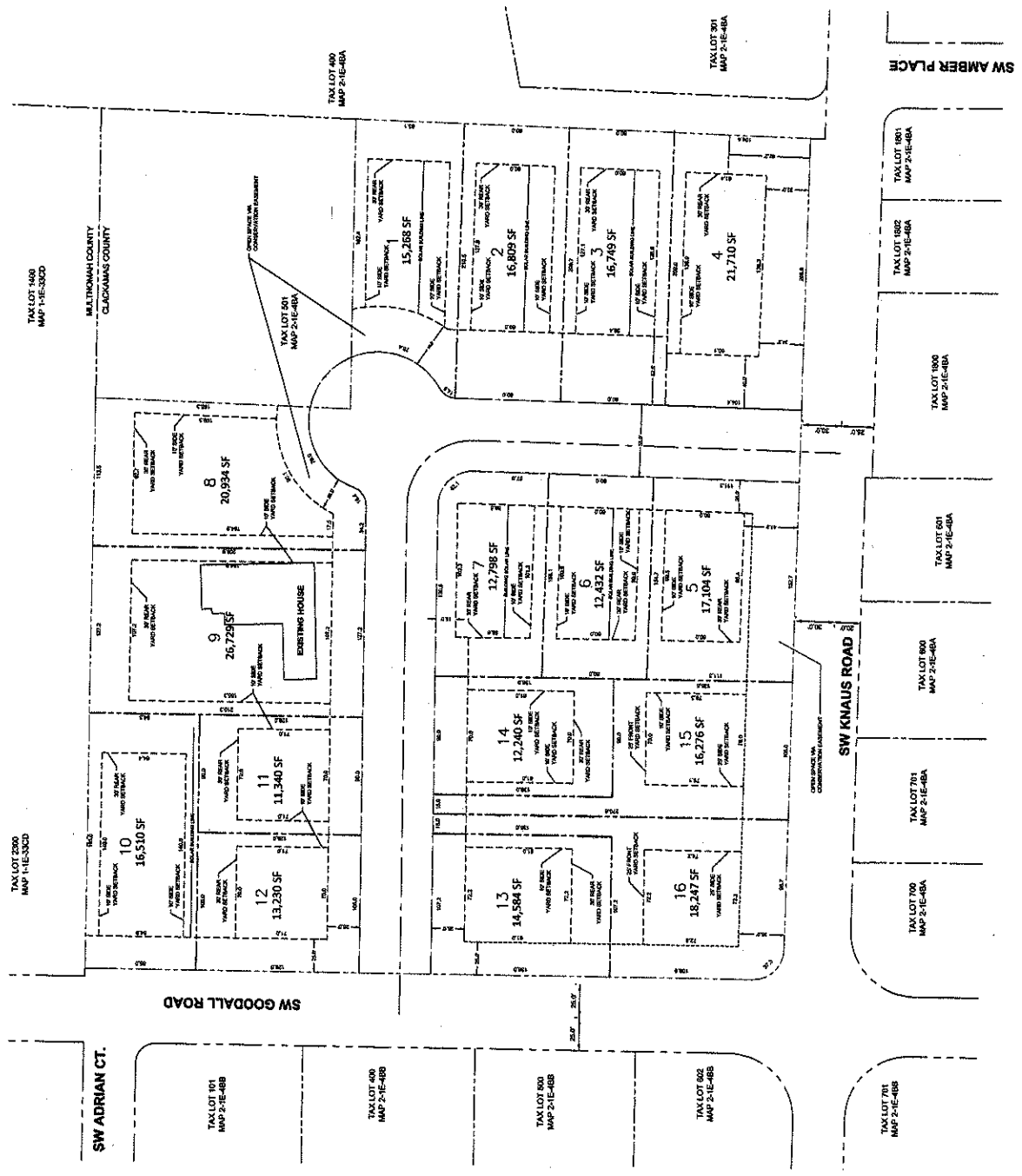
SETBACKS

FRONT	25 FEET
REAR	5 FEET & 10 FEET
STREET SIDE	30 FEET
BACK SIDE	15 FEET
MAX. HEIGHT	35 FEET

THE PURPOSE OF THIS PARTITION PLAN IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



Scale: 1 inch = 40 feet
 UNITS: FEET AND INCHES
 1/4" = 10' 0"



TAX LOT 1400
 MAP 2-1E-3000

TAX LOT 2000
 MAP 1-E-3300

TAX LOT 101
 MAP 2-1E-48B

TAX LOT 100
 MAP 2-1E-48B

TAX LOT 900
 MAP 2-1E-48B

TAX LOT 800
 MAP 2-1E-48B

TAX LOT 700
 MAP 2-1E-48B

TAX LOT 600
 MAP 2-1E-48B

TAX LOT 501
 MAP 2-1E-48A

TAX LOT 400
 MAP 2-1E-48A

TAX LOT 301
 MAP 2-1E-48A

TAX LOT 200
 MAP 2-1E-48A

TAX LOT 100
 MAP 2-1E-48A

TAX LOT 900
 MAP 2-1E-48A

TAX LOT 800
 MAP 2-1E-48A

TAX LOT 700
 MAP 2-1E-48A

TAX LOT 600
 MAP 2-1E-48A

TAX LOT 501
 MAP 2-1E-48A

TAX LOT 400
 MAP 2-1E-48A

TAX LOT 300
 MAP 2-1E-48A

TAX LOT 200
 MAP 2-1E-48A

TAX LOT 100
 MAP 2-1E-48A

TAX LOT 900
 MAP 2-1E-48A

TAX LOT 800
 MAP 2-1E-48A

TAX LOT 700
 MAP 2-1E-48A

TAX LOT 600
 MAP 2-1E-48A

TAX LOT 501
 MAP 2-1E-48A

SW AMBER PLACE

SW KNAUIS ROAD

SW GODDALL ROAD

SW ADRIAN CT.