



NOTICE OF MINOR DEVELOPMENT APPLICATION

Date of Notice: May 26, 2015

File No.: LU 14-0070

Applicant: Stan Kennedy, PO Box 2329, Lake Oswego, OR 97035

Location of Property: 3795 Upper Drive (Tax Lot 4100 of Tax Map 2 1E08CA)

Description of Proposed Development: The applicant is requesting approval of a 3-parcel minor partition with two flag lots. Parcel 1 is 14,547 sq. ft., Parcel 2 is 12,773 sq. ft., and Parcel 3 is 12,772 sq. ft. The applicant is also requesting the removal of six trees for site improvements.

Applicable Approval Criteria: Please see attached list.

Description of Process: A decision on the application will be made by staff. Any person may submit comments or testimony regarding the application. In order to be considered and become part of the record, such comments or testimony must be submitted in writing and must be received by **5:00 p.m. on June 9, 2015**, at the following address:

Planning & Building Services Department
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034
Phone: (503) 635-0290

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, and copies may be obtained at cost. The City staff person assigned to this application is **Johanna Hastay, AICP**, phone: 503-534-5740, email: jhastay@ci.oswego.or.us.

[over]

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 (LOC Chapter 50):

LOC 50.02.001	Residential Zones
LOC 50.04.001.1	Residential Low Density Zones Dimensional Standards
LOC 50.04.002	Special Street Setbacks
LOC 50.05.003	Lake Grove R-7.5/R-10 Overlay District
LOC 50.06.001.2	Structure Design-Residential Zones
LOC 50.06.001.4	Garage Appearance and Location
LOC 50.06.002	Parking
LOC 50.06.003.1	Access/Access Lanes (Flag Lots)
LOC 50.06.003.2	On-Site Circulation – Driveways and Fire Access Roads
LOC 50.06.004.1	Landscaping
LOC 50.06.004.3	Lighting
LOC 50.06.006.3.a; 50.07.004.1	Drainage for Major Developments, Partitions, Subdivisions, and Certain Structures
LOC 57.06.007; 50.07.004.9	Solar Access
LOC 50.06.008; 50.07.004.11	Utilities
LOC 50.07.003.5	Conditions on Development
LOC 50.07.003.6	Effect of Decision
LOC 50.07.003.7	Appeals
LOC 50.07.003.14	Minor Development Decisions
LOC 50.07.007.2	Flag Lots

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

LOC 42.03.130	Vision Clearance
LOC 42.08.400 - 42.08.470	Streets and Sidewalks

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

LOC 55.02.010 - 55.02.084	Tree Removal and Mitigation Requirements
LOC 55.08.020 - 55.08.030	Tree Protection

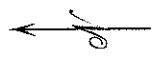
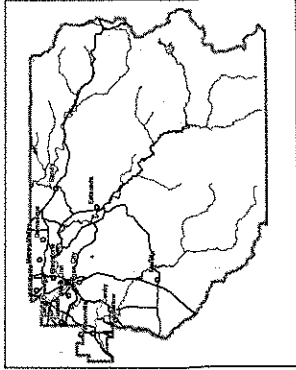
D. Prior Approvals:

LU 08-0066

2 1 E 08CA
LAKE OSWEGO
N.E. 1/4 S.W. 1/4 SEC. 8 T.2S. R. 1E. W.M.
CLACKAMAS COUNTY
1" = 100'

Cancelled Taxlots
401
402
201
202
203
204
205
206
207
208
209
210

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- BE & TaxCode Lines
- Map Index
- Water Lines
- Land Use Zoning
- Pole
- Water
- Corner
- Section Corner
- 17th Line
- Govt Lot Line
- DLC Line
- Meadow Line
- PLSS Section Line
- Historic Corridor 40
- Historic Corridor 20



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

2 1 E 08CA
LAKE OSWEGO



