

# NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: February 11, 2013

On **Monday, March 4, 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 to consider the following development application.

**File No.:** LU 12-0057

**Owner:** State of Oregon, Oregon Military Department

**Applicant:** The Park Foundation, 24354 SW Baker Road, Sherwood, OR 97140

**Location of Property:** 1915 South Shore Boulevard (Tax Lot 00100 of Tax Map 2 1E 09 DD).

**Nature of Application and Use or Uses which could be Authorized:** The applicant is requesting approval of Resource Conservation (RC) and Resource Protection (RP) district delineations, RC Protection Area determination, a Reasonable Accommodation Variance and Conditional Use and Development Review permits for a 120-student private school.

**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.

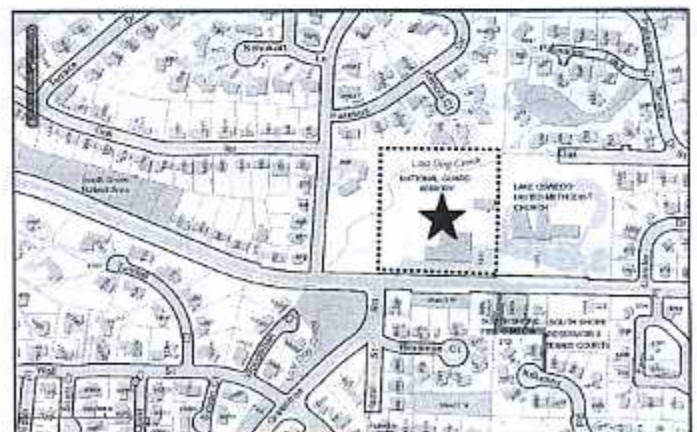
**How To Testify:** All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5

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 **Leslie Hamilton, Senior Planner**, phone: 503-635-0290, email: [lhamilton@ci.oswego.or.us](mailto:lhamilton@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 APPROVAL CRITERIA

### A. City of Lake Oswego Comprehensive Plan

Goal 2: Land Use Planning

Goal 5: Open Space, Historic and Natural Areas

Goal 7: Areas Subject to Natural Disasters and Hazards

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

LOC 50.04.001.1	R-10 Zone Standards
LOC 50.04.001	Special Street Setbacks
LOC 50.05.010, 50.07.004	Sensitive Lands Overlay Districts
LOC 50.06.001.2	Structure Design – Residential Zones
LOC 50.06.001.5	Building Design
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 50.06.003.3	On-Site Circulation – Bikeways, Walkways and Accessways
LOC 50.06.003.4	Local Street Connectivity
LOC 50.06.003.5	Transit
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 Contributions
LOC 50.06.006.2	Hillside Protection
LOC 50.06.006.3	Drainage
LOC 50.06.008	Utilities
LOC 50.06.001	Vision Clearance
LOC 50.07.005	Conditional Use Permit
LOC 50.08.004	Reasonable Accommodation Variance
LOC 50.07.003.1	Application for Development, Burden of Proof
LOC 50.07.003.5	Conditions of Approval
LOC 50.07.003.7	Appeal of Minor and Major Development Decisions
LOC 50.07.003.13	Review Criteria for Ministerial Developments
LOC 50.07.003.14	Review Criteria for Minor Developments
LOC 50.07.003.15	Review Criteria for Major Development

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

LOC 42.08.400-42.08.470 Streets and Sidewalks

### D. City of Lake Oswego Tree Code (LOC Chapter 55):

LOC 55.02.010-55.02.135 Tree Removal  
LOC 55.08.010-55.08.040 Tree Protection