



NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL (Legislative - LOC 50.07.003.16.e)

Hearing Date, Time, and Location:

Tuesday, March 3, 2015; 6:30 p.m.
City Council Chambers
380 A Avenue
Lake Oswego, OR 97034

File Number: LU 14-0018 (Ordinance 2644)

Applicant: City of Lake Oswego

Nature of Application and Use or Uses That Could be Authorized:

A request by the City of Lake Oswego for legislative amendments to sections in the Community Development Code (CDC) pertaining to Nonconforming Structures, and Adjustments, Alternatives and Variances intended to update, streamline and simplify these code sections so they are easier to understand and administer.

Description of the Proposed Legislative Amendments:

These amendments update, streamline and simplify sections of the Development Code that allow adjustments or variances to code standards and regulate nonconforming structures and uses. They are intended to make the code easier to understand and administer. Key changes include clarifying the code as it applies to all common types of nonconformities (structures, uses, lots, and site features); making the code more streamlined as it applies to conforming expansions of nonconforming commercial, multi-family, industrial, public, and institutional structures; and simplifying the existing procedures by which an applicant can vary or adjust standards in the Development Code, by reducing the number of variance categories from nine to three and modifying the variance criteria.

The following code sections are affected: LOC 50.01.006, Nonconforming Structures; LOC 50.08, Adjustments, Alternatives and Variances; LOC 50.05.007, Lake Gove Village Center Overlay District; and LOC 50.10.003, Definitions. Additional amendments are proposed. A complete list of the proposed amendments and additional information can be found on the City's website.

On September 8, 2014, the Planning Commission recommended that the City Council approve the proposed amendments. A copy of the recommended text amendments can be found on the City's website:

<http://www.ci.oswego.or.us/projects>

(Under "Search" enter LU 14-0018, then press "Submit")

The proposed amendments would be implemented through the adoption of Ordinance 2644, which will be considered at the public hearing. The title of Ordinance 2644 is as follows:

Ordinance 2644

An ordinance of the City of Lake Oswego amending Lake Oswego Community Development Code Sections LOC 50.01.006 Nonconforming Structures and uses; LOC 50.04.003 Exceptions, Projections, and Encroachments; LOC 50.05.007 Lake Gove Village Center Overlay District; LOC 50.07 Review and Approval Procedures; LOC 50.08 Adjustments, Alternatives and Variances; and LOC 50.10.003 Definitions, in order to update, streamline and simplify provisions relating to variances, adjustments, alternatives and nonconforming structures; and adopting findings (LU 14-0018).

Copies of the Ordinance will be available from the City Recorder one week before the hearing.

Staff Contacts:

Inquiries regarding the proposal may be directed to Jessica Numanoglu, Senior Planner, at (503) 635-0283 or jnumanoglu@ci.oswego.or.us.

For information about the public hearing, contact Catherine Schneider, City Recorder, (503) 675-3984.

How to Comment:

Bring or mail written comments to:

Catherine Schneider, City Recorder
Third Floor, City Hall
380 A Avenue
Post Office Box 369
Lake Oswego, Oregon 97034

Phone: (503) 675-3984
Fax: (503) 697-6594
e-mail: cschneider@ci.oswego.or.us

You may attend the hearing and comment under the section for public testimony. For more about the hearing procedures, contact staff.

Decision:

The City Council may make a preliminary decision following the hearing. The final City Council decision will be made by adoption of written findings outlining the reasons for the decision, and enactment of the ordinance. That action usually takes place at the following Council meeting.

Time Limits on Testimony:

The purpose of time limits on testimony is to provide all interested persons with an adequate opportunity to present and respond to testimony while at the same time ensuring that the hearing can be conducted in an efficient and expeditious manner. The following time limits on testimony shall be observed, but may be changed by the Council:

Testimony will be taken in the following order: in support of the amendments, in opposition to the amendments, neutral.

- 10 minutes for a representative of a recognized neighborhood association, homeowner association, government agency, or other incorporated public interest organization;
- 5 minutes for other persons.