



Notice of Public Hearing Proposed Major Amendment to the Urban Growth Boundary

NOTICE IS HEREBY GIVEN THAT AT 7:00 PM ON TUESDAY SEPTEMBER 29, 2020, THERE SHALL BE A PUBLIC HEARING CONDUCTED BY METRO. INTERESTED PERSONS MAY APPEAR AND WILL BE PROVIDED A REASONABLE OPPORTUNITY TO BE HEARD. DUE TO THE COVID-19 PANDEMIC THIS HEARING WILL BE CONDUCTED VIRTUALLY.

Proposed action: The City of Lake Oswego proposes to add approximately 83 acres of land to the Metro Urban Growth Boundary (UGB) to accommodate long-term needs for integrated open space, parks and recreational uses.

UGB Case No. 20-01: The proposed site is comprised of six parcels located east of SW Stafford Road and north of S Rosemont Road and is identified as Luscher Farm (see attached map).

Applicable Criteria: The criteria for major amendments to the urban growth boundary are listed in the Metro Code, Chapter 3.07.1440. The purpose of the Major Amendment process is to provide a mechanism to address needs for land that cannot wait until the next cyclical review of land supply. Land may be added to the UGB through the major amendment process only for the following purposes: public facilities and services, public schools, natural areas, land trades and other non-housing needs.

The applicant must demonstrate there is a need to amend the UGB based upon:

- A demonstrated need to accommodate population growth over the next 20 years;
- A demonstrated need for land suitable to accommodate housing, employment opportunities, livability or uses such as public facilities and services, schools, parks, open space, or any combination of the above; and
- A demonstration the need cannot be reasonably accommodated on land already inside the UGB.

Upon a successful demonstration of a need to amend the UGB, the applicant must compare the proposed location with other possible locations considering the following factors:

- Efficient accommodation of the demonstrated land need;
- The orderly and economic provision of public facilities and services;
- Comparative environmental, energy, economic and social consequences;
- Compatibility of proposed urban uses with nearby agricultural and forest activities occurring on land outside of the UGB designated for agriculture or forestry pursuant to a statewide planning goal;

- Equitable and efficient distribution of housing and employment opportunities throughout the region;
- Contribution to the purposes of Centers and Corridors;
- Protection of farmland that is important for the continuation of commercial agriculture in the region;
- Avoidance of conflict with regionally significant fish and wildlife habitat; and
- Clear transition between urban and rural lands, using natural and built features to mark the transition.

The applicant shall also demonstrate that:

- The proposed uses of the land would be compatible, or through measures can be made compatible, with uses of adjacent land: and
- The amendment will not result in the creation of an island of urban land outside the urban growth boundary or an island of rural land inside the urban growth boundary.

Hearing Procedure: The hearing will be conducted pursuant to Metro rules and before a Hearings Officer. The hearing will be conducted as follows: 1) Staff report; 2) Presentation of evidence by the petitioner in support of the petition; 3) Presentation of evidence and argument in support of or opposition to the petition by other participants; and 4) Presentation of rebuttal evidence and argument by the petitioner. The failure to raise an issue in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes an appeal based on the issue. If additional documents or evidence are provided in support of the petition, any party shall be entitled to a continuance of the hearing. **The virtual meeting can be accessed through the City of Lake Oswego website:** <https://www.youtube.com/channel/UCRzkGahZ1s7gSodjT9pHY3g>

If you are interested in testifying at the public hearing it would be helpful if you signed up ahead of time by contacting Tim O'Brien, Metro Principal Regional Planner at Tim.O'Brien@oregonmetro.gov. Persons may also submit written comments prior to the hearing by sending them to Tim O'Brien, Principal Regional Planner, Metro, 600 NE Grand Avenue, Portland, OR 97232 or emailing them to Tim.O'Brien@oregonmetro.gov. Due to the COVID-19 pandemic Metro staff is working remotely, thus to ensure written comments are received in a timely manner, email is the preferred way to submit comments.

Staff Report: Electronic copies of the staff report will be available at least 15 calendar days prior to the hearing. Any subsequent staff report used at the hearing will be available at least seven days prior to the hearing. All documents or evidence relied upon by the applicant are available to the public.

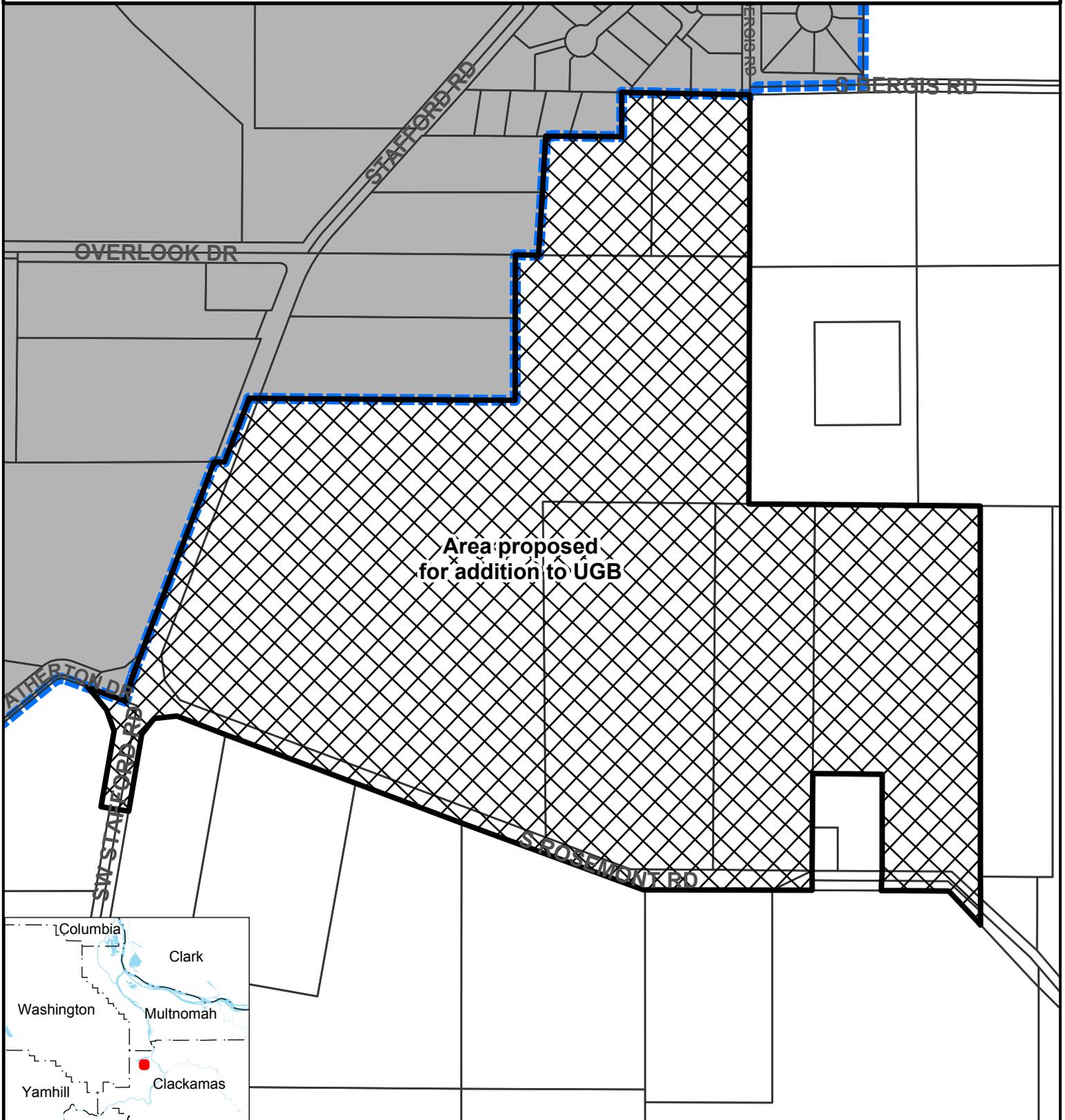
Please contact Tim O'Brien, Metro Planning and Development at Tim.O'Brien@oregonmetro.gov for additional information

Case No. 20-01

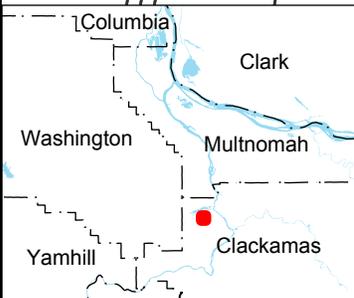
2S1E15, 2S1E16

Urban Growth Boundary Major Amendment

Clackamas County



Area proposed
for addition to UGB



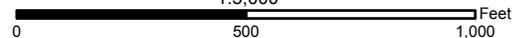
Research Center
600 NE Grand Ave
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<http://www.oregonmetro.gov/drc>

Case No. 20-01 UGB Major Amendment



- Taxlots
- Urban growth boundary
- Area proposed for addition to UGB

1:5,000



The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.