



# Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

8/19/2010

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Lake Oswego Plan Amendment  
DLCD File Number 001-10

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, September 01, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

\*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Paul Espe, City of Lake Oswego  
Gloria Gardiner, DLCD Urban Planning Specialist  
Chris Shirley, FEMA Specialist  
Jennifer Donnelly, DLCD Regional Representative

<paa> YA





FORM **2**

**DLCD**

# Notice of Adoption

In person  electronic  mailed

**DEPT OF**

**AUG 12 2010**

**LAND CONSERVATION  
AND DEVELOPMENT**

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Lake Oswego**

Local file number: **LU 10-0003**

Date of Adoption: **June 15, 2010**

Date Mailed: **August 11, 2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date:

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: **Community Dev. Code Text**

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Zoning Map and Text Amendment (LOC 50.44, Flood Management Area) to amend the City's Flood Management Area Map and adopt the Revised Flood Insurance Rate Map (FIRM) 41005C, Pane 0012D for a portion of Springbrook Creek to depict changes consistent with the Federal Emergency Management Agency (FEMA) Letter of Map Revision dated December 30, 2009, effective May 14, 2010.

Does the Adoption differ from proposal? Please select one

same

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **Northerly reach of Springbrook Creek**

Acres Involved: **N/A**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

**1**  **2**  **3**  **4**  **5**  **6**  **7**  **8**  **9**  **10**  **11**  **12**  **13**  **14**  **15**  **16**  **17**  **18**  **19**

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD file No. 001-10 (18098) [16273]



Please list all affected State or Federal Agencies, Local Governments or Special Districts:

none

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Local Contact: **Paul Espe, Associate Planner**

Address: **PO Box 369**

City: **Lake Oswego**

Phone: **(503) 697-6577** Extension:

Fax Number: **503-635-0269**

E-mail Address: **pespe@ci.oswego.or.us**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)**  
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD** of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615 ).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845 ).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615 ).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.



**ORDINANCE No. 2549**

**AN ORDINANCE OF THE CITY OF LAKE OSWEGO AMENDING LOC ARTICLE 50.44 (FLOOD MANAGEMENT AREA) REGARDING APPLICABILITY, MAP AMENDMENTS, AND THE FLOOD MANAGEMENT AREA FOR A PORTION OF SPRINGBROOK CREEK, AND ADOPTING FINDINGS (LU 10-0003-1731)**

WHEREAS, a notice of public hearing for consideration of this Ordinance was duly given in the manner required by law; and

WHEREAS, a public hearing was held before the Lake Oswego City Council on May 18, 2010 to review the Planning Commission's March 22, 2010 recommendation to amend LOC Chapter 50 of the Lake Oswego Community Development Code and LOC Appendix 50.44.005-B; and

WHEREAS, LOC 50.44.015 specifies that, where amendments to the Flood Management Area Map are due to changes to the Special Flood Hazard Areas depicted on Flood Insurance Rate maps on the National Flood Insurance Program, the City amendment would be dependent on successful compliance with the map revision process of the National Flood Insurance Program (40 CFR 65); and

WHEREAS, FEMA has approved a Letter of Map Revision (LOMR) for a portion of Springbrook Creek, published their decision, and the 90 day appeal period ended on April 14, 2010, after which the LOMR became effective; and

WHEREAS, these amendments are consistent with LOC Article 50.44 (Flood Management Area), and Chapter 7, (Flood Hazards) of the City of Lake Oswego's acknowledged Comprehensive Plan.

WHEREAS, the purpose of the following Code amendments are to comply with the Federal Emergency Management Agency regulations relating to flood insurance.

The City of Lake Oswego ordains as follows:

**Section 1.** The City Council hereby adopts the Findings and Conclusions, LU 10-0003-1731 attached as Exhibit 1.

**Section 1.** Section 50.02.005 of the Lake Oswego Code is hereby amended by adding the text shown in double underlined type and deleting the text shown in ~~strikethrough~~ type, as follows:

**50.02.005 Definitions.**

For the purposes of this Code certain terms and words are defined as follows: the words "used for" include "designed for" and vice-versa; words used in the present tense include the future, the singular tense includes the plural and vice-versa; the word "shall" is always mandatory; the word "may" is discretionary; the masculine gender includes the feminine gender, except as otherwise provided. The following terms shall mean:

100-Year Flood. See LOC 50.44.012, "Flood, Base".  
\* \* \* \* \*

~~Filling (fill).~~ A deposit of material by artificial means, generally for purposes of development or redevelopment. Fill material includes, but is not limited to, sand, gravel, soil, rock, and inorganic building materials.  
\* \* \* \* \*

~~Flood or Flooding.~~ A general and temporary condition of partial or complete inundation of normally dry land area from the overflow of inland waters or the unusual and rapid accumulation of runoff of surface waters from any source.

~~Flood, Base.~~ The flood having a one percent chance of being equaled or exceeded in any given year. The "Base Flood" is also known as the "100-year flood".

~~Flood Boundary and Floodway Map.~~ The official FEMA map of a community, issued by the Federal Insurance Administrator, where the boundaries of the floodway and floodway fringe have been designated.

~~Flood Hazard Area, Special or "Areas of Special Flood Hazards".~~ Area of special flood hazard shall be defined as stated in 44 Code of Federal Regulations Sec. 59.1:-

~~The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FFBM. After detailed ratemaking has been completed in preparation for publication of the flood insurance rate map, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, or V1-30, VE, or V.~~

~~or as such definition is amended by the Federal Insurance Administration after June 3, 2008. For purposes of LOC Article 50.44, Flood Management Area, the term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".~~

~~Flood Insurance Rate Map (FIRM).~~ The official map on which the Federal Insurance Administrator has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. "Special Flood Hazard Area" shall be given the meaning as defined in 44 Code of Federal Regulations Sec. 59.1.

~~Flood Management Area. See LOC 50.44.012. All lands contained within the 100-year flood boundary as shown on the most recent Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway Maps created for the National Flood Insurance Program by the Federal Emergency Management Agency (FEMA). The Flood Management Area also includes areas inundated during the February 1996 flood along the Willamette River, the Tualatin River, and the Oswego Canal to the south of Bryant Road.~~

~~\*\*\*\*\*~~

~~Flood Proofing.~~ To make a structure watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

~~Floodway.~~ The area within the floodplain which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

~~Floodway Fringe.~~ The area of the floodplain lying outside the floodway.

~~\*\*\*\*\*~~

**Section 2.** Section 50.44.005 of the Lake Oswego Code is hereby amended by adding the text shown in double underlined type and deleting the text shown in ~~strikethrough~~ type, as follows:

**50.44.005 Applicability.**

1.—This Article shall apply to all development within the "Flood Management Area" except if a development or a parcel is the subject of a Letter of Map Amendment (LOMA) or Letter of Map Revision - Fill (LOMR-F) issued by FEMA, at the request of the property owner.

2.—The Flood Management Area includes:

a.—The areas of special flood hazard, as identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Clackamas County, OR and Incorporated Cities" dated June 17, 2008, with the accompanying current Flood Insurance Rate Map (FIRM), which are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and the FIRM are on file at the Planning Division.

b.—The area of inundation by the February 1996 flood along the Willamette River.

~~3. The Flood Management Area is depicted on Flood Management Area Maps included as Appendix 50.44.005 A-D.~~

**Section 3.** Article 50.44 of the Lake Oswego Code is hereby amended to add new Section 50.44.012 as follows:

**50.44.012 Definitions.**

For purposes of this Article, the following definitions shall apply:

Filling (fill). A deposit of material by artificial means, generally for purposes of development or redevelopment. Fill material includes, but is not limited to, sand, gravel, soil, rock, and inorganic building materials.

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land area from the overflow of inland waters or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood Base. The flood having a one percent chance of being equaled or exceeded in any given year. The "Base Flood" is also known as the "100-year flood".

Flood Boundary and Floodway Map. The official FEMA map of a community, issued by the Federal Insurance Administrator, where the boundaries of the floodway and floodway fringe have been designated.

Flood Hazard Area, Special or "Areas of Special Flood Hazards". Area of special flood hazard shall be defined as stated in 44 Code of Federal Regulations Sec. 59.1:

The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the flood insurance rate map, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, or V1-30, VE, or V.

or as such definition is amended by the Federal Insurance Administration after June 3, 2008. The term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

Flood Insurance Rate Map (FIRM). The official map on which the Federal Insurance Administrator has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Management Area. The area depicted on the Flood Management Area Maps, LOC Appendix 50.44.012-A-D. The Flood Management Area Map shows:

a. FEMA Mapped Areas:

i. The areas of special flood hazard, as identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Clackamas County, OR and Incorporated Cities" dated June 17, 2008,

ii. The Flood Insurance Rate Map (FIRM), as issued by FEMA at the time of last amendment of the Flood Management Area Map was effective pursuant to LOC 50.44.015, and

iii. The Flood Boundary and Floodway Maps created for the National Flood Insurance Program by the Federal Emergency Management Agency (FEMA);

which are hereby adopted by reference and declared to be a part of this ordinance

b. The area inundated during the February 1996 flood along the Willamette River, the Tualatin River, and the Oswego Canal to the south of Bryant Road.

Flood-Proofing. To make a structure watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Floodway. The area within the floodplain which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway Fringe. The area of the floodplain lying outside the floodway.

**Section 4.** Section 50.44.015 of the Lake Oswego Code is hereby amended by adding the text shown in double underlined type and deleting the text shown in ~~strike through~~ type, as follows:

**50.44.015 Map Administration.**

Amendments to the Map. The purpose of this section is to provide a process for amending the Flood Management Area Map, LOC Appendix 50.44.012-A - D.

1. Revision of FIRM. If amendments to the Flood Management Area Map ~~are due to would result in~~ changes to the Special Flood Hazards Areas depicted on Flood Insurance Rate Maps of the National Flood Insurance Program or by Letter of Map Revision [~~but not including Letter of Map Revision - Fill (LOMR-F)~~], the ~~City~~ amendment shall be dependent upon successful compliance with the map ~~amendment and~~ revision process of the National Flood Insurance Program (40 CFR 65).

When FEMA amends the FIRM, including as a result of a Letter of Map Revision (LOMR) but not including by a LOMR-F, a public hearing shall be held, and notice given in the same manner as for a map error in subsection (2) below. The amendment of the Flood Management Area Map shall be recommended by the Planning Commission, and amended by the City Council upon finding that the map revision process of the National Flood Insurance Program (40 CFR 65) was followed and that FEMA has amended the FIRM by the LOMR process.

2. Map Error.

a. Within 90 days of receiving information establishing a possible error in the existence or location of a Flood Management Area, the City Manager shall provide notice of a public hearing at which the Planning Commission will review the error for compliance with LOC Article 50.44. Notice of the hearing shall be sent to property owners who have property that will be included or withdrawn from the Flood Management area as a result of the change. Notice shall also be sent to owners of property within 100 feet of the affected properties. Following the public hearing, the Planning Commission shall make a recommendation to the City Council as to whether the Flood Management Area boundaries should be changed.

b. 3.—The City Council shall amend the Flood Management Area Map if the information demonstrates that there is an error ~~or that the boundaries of the Flood Management Area have changed since adoption of the~~ on the Flood Management Area Map.

**Section 5.** Section 50.79.020 of the Lake Oswego Code is hereby amended by adding the text shown in double underlined type and deleting the text shown in ~~strike through~~ type, as follows

**50.79.020 Minor Development Classification.**

1. A Minor Development is a development which requires a permit from the City that requires a more discretionary level of review than a ministerial decision. "Minor Development" is intended to include decisions defined as "limited land use decisions" pursuant to ORS 197.015 (12).

2. "Minor Development" includes:

a. In the DD zone:

i. Construction of new single family detached dwellings, duplexes, multi-family dwellings, zero lot line dwellings or exterior modification of a structure containing a non-conforming use that requires a building permit;

ii. Expansion or reconstruction that result in a change of use (e.g. from single family to duplex) or in an expansion of floor area of an existing structure by more than 50%.

iii. Any exterior modification of a single family detached dwelling that reduces setbacks pursuant to LOC 50.09.025 (5).

b. Construction or exterior modification of a detached single family structure, duplex, zero lot line dwelling or a structure accessory to such structures which:

i. Does not qualify as a ministerial decision pursuant to LOC 55.79.010 (2)(b)(i) through (viii); or

ii. Requires one or more variances.

c. Involves a determination by the City Manager that a use not expressly permitted in the zone may be allowed pursuant to the considerations contained in LOC 50.04.015. In such case, the required notice shall include a description of the proposed use and the reasons for the City Manager's determination.

d. Involves an improvement to an existing school facility that will increase the capacity of the school facility, generate additional traffic, or generate significant additional noise or other negative impact on the surrounding neighborhood.

e. Secondary dwelling units.

f. Construction of a structure other than a detached single family dwelling, duplex, zero lot line dwelling or accessory structure, or an exterior modification of such a structure which does not qualify as a ministerial development pursuant to LOC 50.79.010 (2)(c).

g. Lot line adjustments which would increase allowable density on the site.

h. Partitions.

i. Subdivisions (with or without a Planned Development overlay).

j. Review of development phases subject to an ODPS.

k. A change of use from one permitted use to another that increases on-site parking or loading requirements or which changes access requirements pursuant to LOC Article 50.55 or that will result in the construction of private streets, driveways.

l. Determining an RC District protection area pursuant to LOC 50.16.055.

m. Construction of a structure described in LOC 50.60.005 (2).

n. Fill in the floodway or fill in quantities greater than 10 cubic yards when located elsewhere in the Flood Management Area, excluding fill for single family detached dwellings, duplexes, zero lot line dwellings, water dependent uses, or related accessory structures when the fill is located within the floodplain of Oswego Lake, as provided by LOC Article 50.44.

o. Outright permitted residential dwellings, other than in the DD zone, when processed through the Residential Infill Design Review process (LOC Article 50.72).

p. Variances, Class 1 or Class 2.

q. Construction of any public or private road, or major transportation or utility facility within a delineated RP District or buffer or RC protection area.

r. Permitted uses in the PNA zone that are not listed as exempt in LOC 50.79.005 or classified as a ministerial use.

3. Minor developments are initially decided by the City Manager subject to notice, the opportunity to request a hearing, and appeal as provided by LOC Article 50.81.

[Cross-Reference: Greenway Management District.]

**Section 7. LOC Chapter 50 - Appendices.** LOC Chapter 50-Appendix is hereby amended as follows:

LOC Appendix 50.44.005-A is renumbered as LOC Appendix 50.44.012-A;

LOC Appendix 50.44.005-C is renumbered as LOC Appendix 50.44.012-C;

LOC Appendix 50.44.005-D is renumbered as LOC Appendix 50.44.012-D; and



LOC Appendix 50.44.005-B, Flood Management Area map is replaced and renumbered as LOC Appendix 50.44.012-B as shown in Exhibit 2.

**Section 8.** The provisions of this ordinance are severable. If any portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

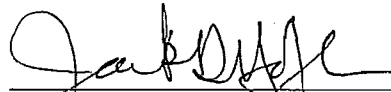
Enacted at the meeting of the Lake Oswego City Council of the City of Lake Oswego held on the 15<sup>th</sup> day of June, 2010.

AYES: Mayor Hoffman, Johnson, Jordan, Hennagin, Moncrieff, Olson, Tierney

NOES: none


ABSENT: none

ABSTAIN: none


  
\_\_\_\_\_  
Jack D. Hoffman, Mayor

Dated: 6/15/10

ATTEST:

  
\_\_\_\_\_  
Robyn Christie, City Recorder

APPROVED AS TO FORM:

  
\_\_\_\_\_  
David Powell, City Attorney

BEFORE THE CITY COUNCIL  
OF THE CITY OF LAKE OSWEGO

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A REQUEST TO AMEND THE FLOOD ) LU 10-0003-1731  
MANAGEMENT MAP AND THE TEXT OF ) (*City of Lake Oswego*)  
THE COMMUNITY DEVELOPMENT CODE )  
RELATING TO THE FLOOD MANAGEMENT ) FINDINGS AND CONCLUSIONS  
AREA [ORDINANCE No. 2549] )  
)

**NATURE OF PROCEEDING**

This matter came before the City Council pursuant to a recommendation by the Lake Oswego Planning Commission to amend the text of the Lake Oswego Community Development Code, Chapter 50, Articles 50.02 (Definitions), 50.44 (Flood Management Area), and 50.79 (Development Type and Review Criteria). The Planning Commission also recommended amendment of the Flood Management Area Map in response to a Letter of Map Revision from FEMA to reconfigure the floodplain and establish new base flood elevations for a 2,030-foot reach of Springbrook Creek.

**HEARINGS**

The Planning Commission held public hearings and considered this application at its meetings of March 22 and April 12 2010. The City Council held a public hearing to consider the Planning Commission’s recommendation on May 18, 2010.

**CRITERIA AND STANDARDS**

A. City of Lake Oswego Comprehensive Plan

Goal 1 Citizen Involvement  
Policies 1, 2 and 5

///

Goal 7: Natural Disasters and Hazards  
Section 1 Land Use Policies and Regulations, Policy 23

B. Metro Urban Growth Management Functional Plan

Title 4: Industrial and Other Employment Areas, Sections 3.07.410-3.07.450

C. City of Lake Oswego Community Development Code

LOC 50.01.010	Purpose
LOC 50.05.005	Zoning Districts
LOC 50.05.010	Zoning Map
LOC 50.79.030	Major Development
LOC 50.77.007	Burden of Proof
LOC 50.77.030	Application Procedures
LOC 50.82.005-.020	Review of Major Development Applications and Appeals
LOC 50.83.005-.040	Hearings before a Hearing Body
LOC 50.75.005	Legislative Decision Defined
LOC 50.75.010	Criteria for Legislative Decision
LOC 50.75.015	Required Notice to DLCD
LOC 50.79.020	Planning Commission Recommendation Required
LOC 50.79.025	City Council Review and Decision

D. Metro Urban Growth Functional Plan, Title 3 – Water Quality and Flood Management

**FINDINGS AND REASONS**

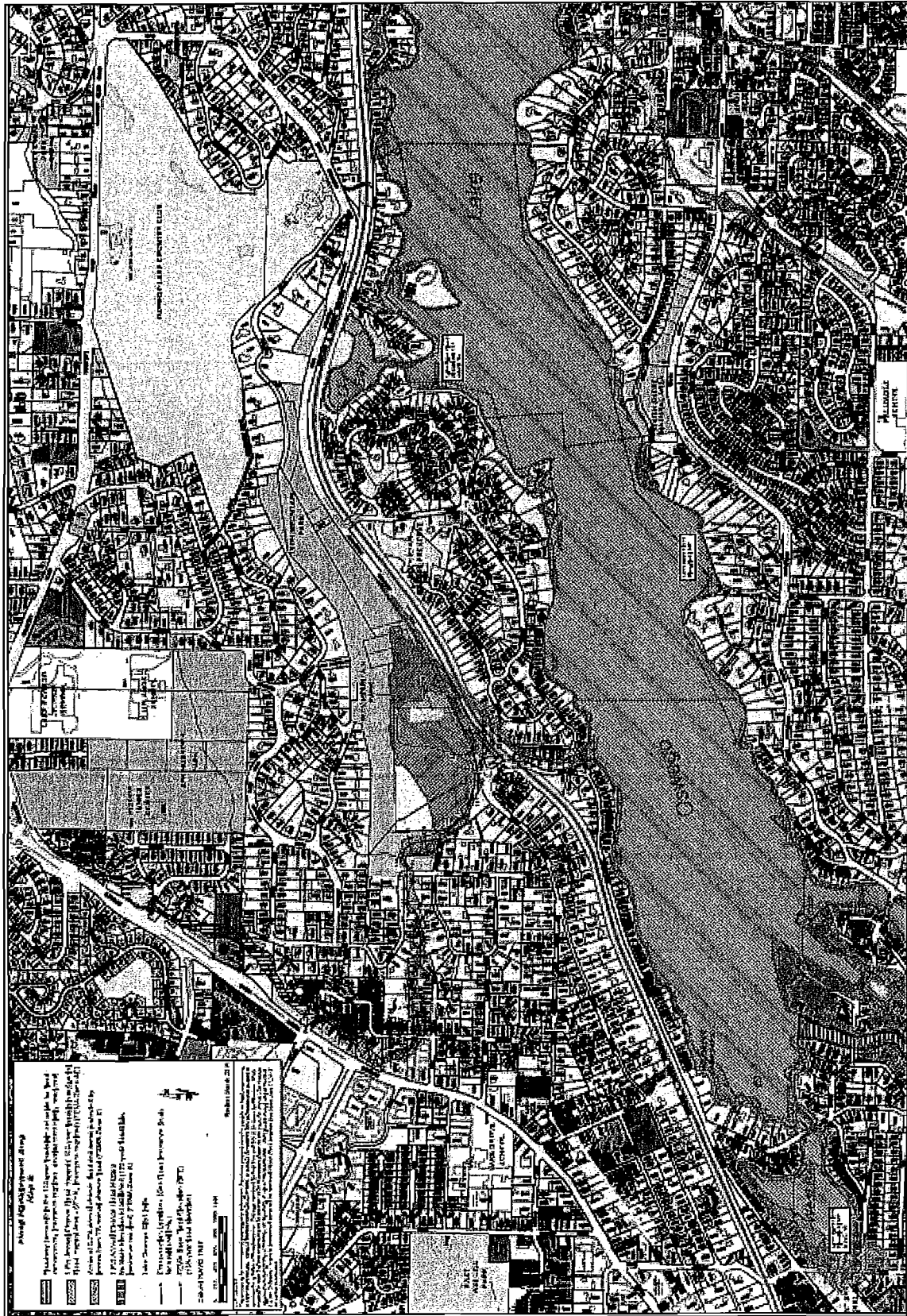
1. The City Council incorporates the staff Council Report, dated May 3, 2010 for LU 10-0003 (with all exhibits), the March 22, 2010 Staff Report to the Planning Commission (with all exhibits), together with all supplemental reports, and the Findings and Conclusions of the Planning Commission in this matter as support for its decision. To the extent they are consistent with the approval granted herein, the City Council also adopts by reference its oral deliberations in this matter as further findings in support of this decision.



1    **CONCLUSION**

2           The City Council concludes that LU 10-0003-1731 complies with all applicable criteria,  
3    including all applicable Lake Oswego Comprehensive Plan Policies.

LOC Appendix 50.44.012-B  
Flood Management Area Map



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DEPT OF

AUG 12 2010

LAND CONSERVATION  
AND DEVELOPMENT



City of Lake Oswego  
PO Box 369  
Lake Oswego, OR 97034

*Attn: Plan Amendment Specialist  
Department of Land Conservation + Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540*