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03/20

**Project Summary**

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**To:** Virtual Neighborhood Meeting Participants  
**From:** Wayne Hayson  
Pioneer Design Group, Inc.  
**Project:** **Proposed 4-Lot Single Family Residential Subdivision**  
**Date:** March 8, 2021

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Project Summary

The applicant requests approval of a Type II review for a 4-Lot Single-Family Residential Subdivision, to be developed with detached residences. The existing dwelling on the site will be retained within Proposed Lot 1.

CP06

The site identified as Tax Lot 1S2 12DC 1400, and is located at 19100 SW Blanton Street, Portland, on the south side of SW Blanton Street approximately 330 feet east of its intersection with SW 193rd Avenue. Individual lots will be accessed via a new segment of private street, which will have a single consolidated access point to SW Blanton Street, a County collector street.

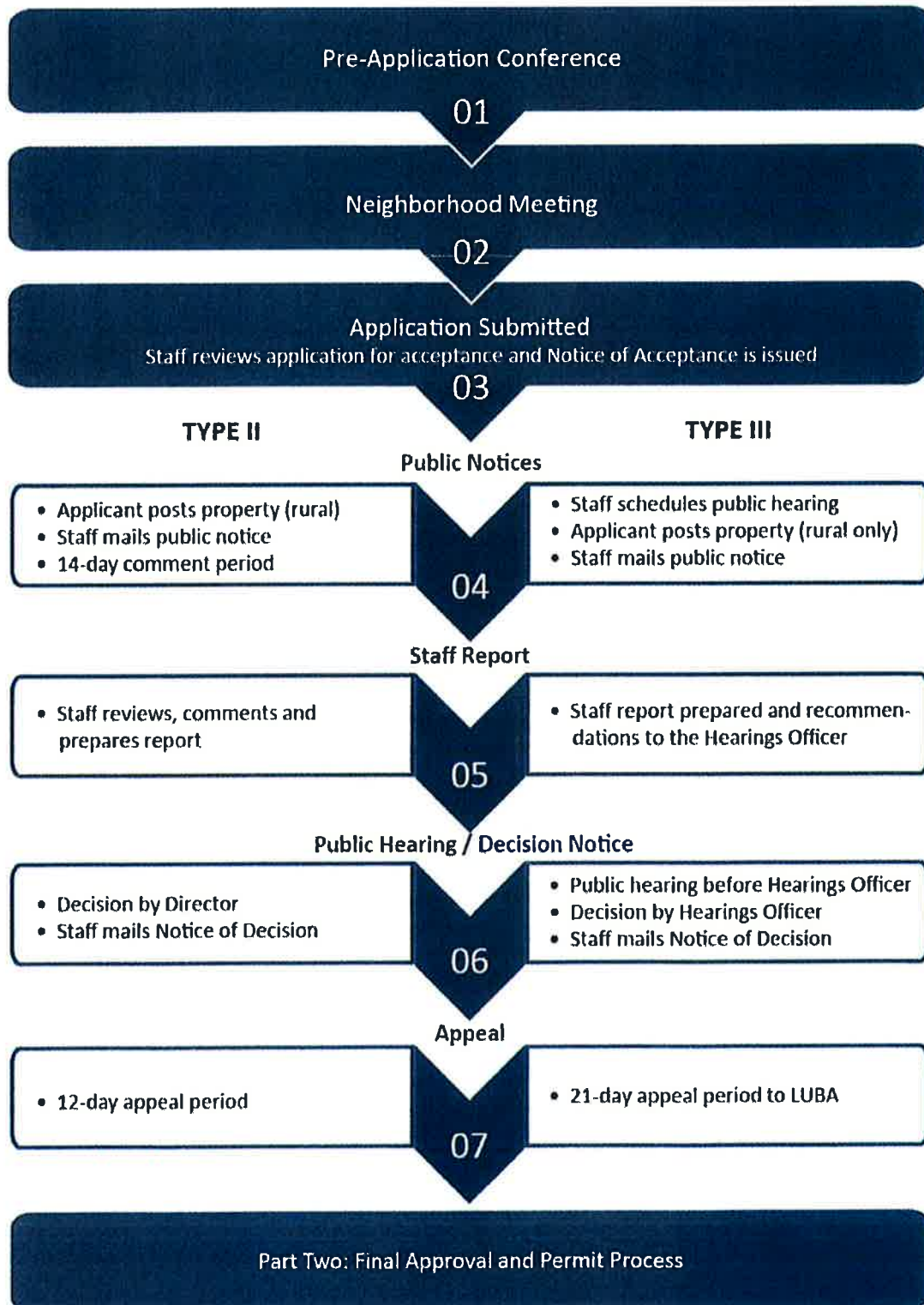
The subject property is designated Residential 9 Units Per Acre (R-9) in the Aloha/Reedville/Cooper Mountain Community Plan, and consists of 0.58 acres. The property is located within the Plan's Tualatin Valley Highway Corridor Subarea. The surrounding zoning in all directions from the subject site is generally R-9, although there is a small area of R-5 designation along the southern end of the west property line. Based on the R-9 designation, the required minimum density for this property is 4 units, and the maximum density allowed is 5 units. Accordingly, the 4-Lots proposed are consistent with the minimum density requirements for the site. The Community Plan does not identify any Significant Natural Resource areas on this property.

The proposed lots range in size from a minimum of 2,979 square feet (Lot 2) to a maximum of 6,775 square feet (Lot 1), exceeding the 2,800 square foot minimum lot size for single family detached dwellings in the R-9 district. Each home is expected to provide a minimum of 4 off-street parking spaces, and a parking court is being provided within Tract B to accommodate on-street parking.

Stormwater runoff from the development will be managed on-site in accordance with Clean Water Services' requirements, with a stormwater management facility located within a tract along the north property line, adjacent to SW Blanton Street.

# Washington County Department of Land Use & Transportation

## Summary of Type II & Type III Land Development Application Process (Attachment C)





## Virtual Meeting Instructions

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**To:** Virtual Neighborhood Meeting Participants

**From:** Wayne Hayson  
Pioneer Design Group, Inc.

**Project:** Proposed 4-Lot Single Family Residential Subdivision

**Date:** March 8, 2021

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Pursuant to Washington County's Resolution & Order No. 2006-20, and subsequent COVID-19 Virtual Neighborhood Meeting Supplement dated April 10, 2020, you are invited to attend a virtual meeting on:

**March 29, 2021 at 6:00 pm** ✓OK

Online at: <http://bit.ly/999267meeting>; or

You may also listen to the meeting via phone at: 971-358-1930, Conference ID: 450 416 822#

A copy of these materials can also be found online at: <http://bit.ly/999267materials>

The meeting will be held using the Microsoft Teams Live Event feature. By entering the URL or phone number above, you will be directed to the Live Event. Access to the Live Event will begin at 5:50pm, and the meeting will start promptly at 6pm. You do not require a Microsoft Teams account to attend the meeting. The meeting may be recorded for the purpose of preparing minutes for submittal with a Land Use Application.

Due to the nature of the virtual meeting, we will have limited opportunity to respond to live questions. Please forward questions as directed below by March 29, 2021 at 4pm. All questions received prior to this time will be answered during the meeting.

Email: [whayson@pd-grp.com](mailto:whayson@pd-grp.com)

or

USPS: Pioneer Design Group  
Attn: Wayne Hayson  
9020 SW Washington Square Road, Suite 170  
Portland OR 97229.

**Pioneer Design Group Inc.**

9020 SW Washington Square Rd. | Portland, OR | 97223 | 503.643.8286

EXPERIENCED

INNOVATIVE

COMMITTED

# BLANTON STREET SUBDIVISION

## APPLICANT / OWNER

APPLICANT/OWNER  
 DON NAIL & TRINA VU  
 19100 SW BLANTON STREET  
 BEAVERTON, OR 97078  
 CONTACT: DON NAIL  
 EMAIL: DONPREZ@PVP.COM

## PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.  
 9020 SW WASHINGTON SQ RD, SUITE 170  
 PORTLAND, OR 97223  
 PHONE: (503) 643-9268  
 CONTACT: MATT SFRAGUE

## SITE INFORMATION

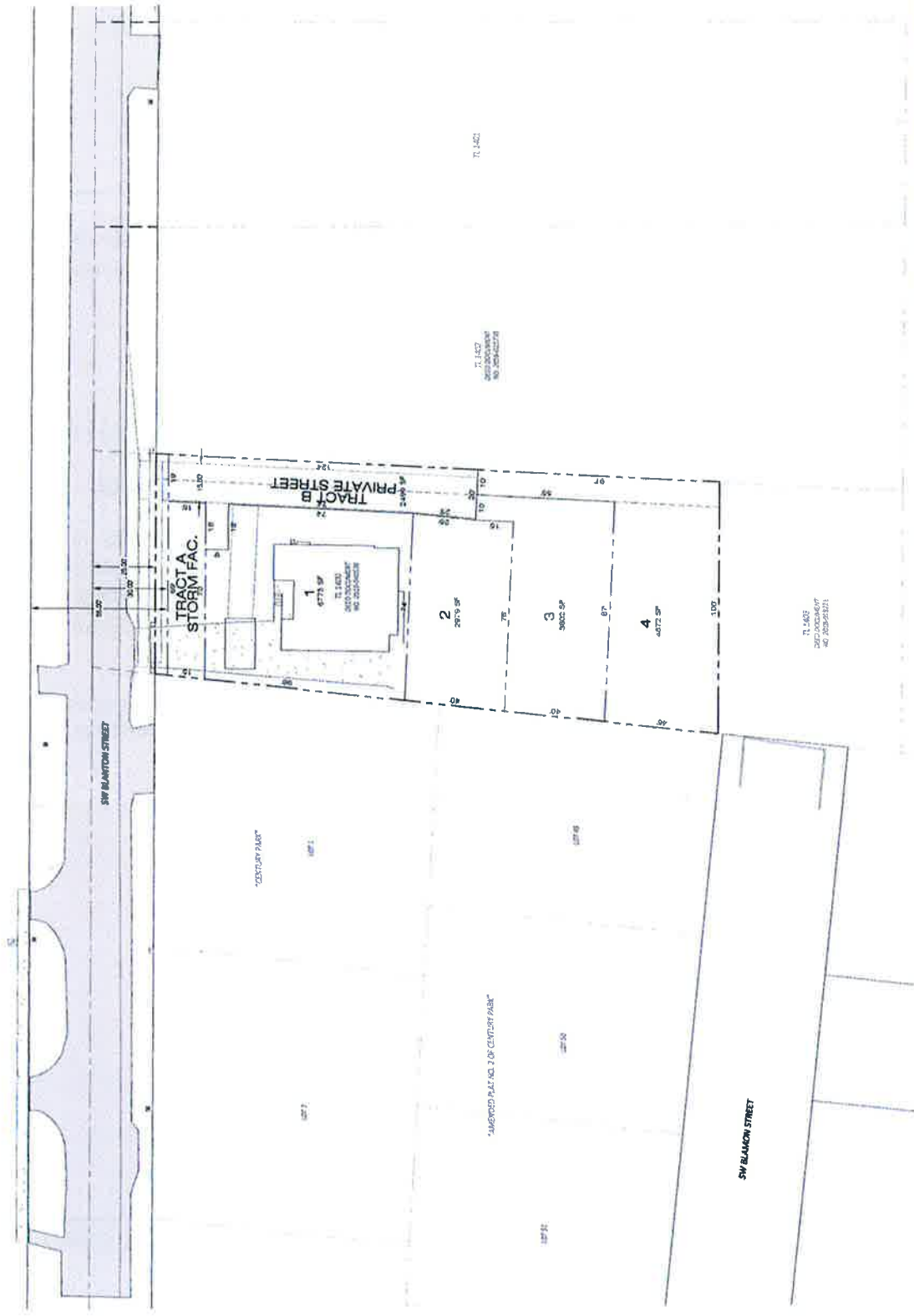
TAX MAP: 152.12DC  
 TAX LOT: 1400  
 SITE ADDRESS: 19100 SW BLANTON STREET  
 WASHINGTON COUNTY, OREGON  
 SITE SIZE: 0.58 ACRES  
 ZONING: R-9

## SETBACK REQUIREMENTS

GARAGE: 20 FT. (5 FT. TO REAR)  
 FRONT BUILDING: 12 FT.  
 PORCH: 9 FT.  
 SIDE YARD: 5 FT. (3 FT. INTERIOR)  
 STREET SIDE YARD: 10 FT.  
 REAR YARD: 15 FT.



## R-9 SETBACKS



## PRELIMINARY PLAT

A 4 LOT SUBDIVISION ON TAX LOT 1400, TAX MAP 152.12DC  
 19100 SW BLANTON STREET, WASHINGTON COUNTY, OREGON



## Welcome to a Neighborhood Review Meeting

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications\* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

**Community Plans:** [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm)  
**Community Development Code:** [www.co.Washington.or.us/DevCode](http://www.co.Washington.or.us/DevCode)

**MEETING PURPOSE:** The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Citizen Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

**MEETING GOAL:** The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

**WHAT'S NEXT?** Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email [lutdev@co.washington.or.us](mailto:lutdev@co.washington.or.us). You can also visit the **Projects Under Review** webpage at <http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>.

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

Individuals who live in, or have a business in Washington County are members of the county's Citizen Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Extension Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-821-1150 or 503-821-1128, or sign-up online at [www.extension.oregonstate.edu/washington/cpo/news-signup](http://www.extension.oregonstate.edu/washington/cpo/news-signup).

\* Refer to Washington County Community Development Code section 203-3

**Please Note:** Effective immediately, and for the duration of the Governor's COVID-19 "Stay Home, Save Lives" executive order, Washington County's Current Planning section will accept a virtual meeting alternative in place of an in-person Neighborhood Meeting. This is a temporary option for holding a Neighborhood Meeting during the time covered by the Governor's order and does not permanently replace any portion of current Community Development Code requirements for Neighborhood Meetings (ref. CDC Section 203-3) as implemented under Resolution & Order (R&O) 2006-20.

Please Contact Washington County Planning & Development Services – Current Planning at [lutdev@co.washington.or.us](mailto:lutdev@co.washington.or.us) 503-846-8761 with general questions regarding the Virtual Neighborhood Meeting process.

SW 1/4 SE 1/4 SECTION 12 T 1 S R 2 W W.M.  
WASHINGTON COUNTY

SCALE 1"=100'

FOR ASSESSMENT PURPOSES  
ONLY DO NOT RELY ON  
FOR ANY OTHER USE.

CANCELLED NO'S

- 1200
- 1300
- 1400
- 1500
- 1600
- 1700
- 1800
- 1900
- 2000
- 2100
- 2200
- 2300
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- 2500
- 2600
- 2700
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- 8600
- 8700
- 8800
- 8900

SEE MAP IS 2 120D



SEE MAP IS 2 12DB

SEE MAP IS 2 13AB

SEE MAP IS 2 120C



CIVIL • PLANNING • SURVEY • LANDSCAPE  
P 503.643.0286 www.pd-grp.com  
9020 SW Washington Square Rd Suite 170  
Portland, Oregon 97223

March 8, 2021

**RE: NOTICE OF VIRTUAL NEIGHBORHOOD REVIEW MEETING – CPO 6  
PROPOSED DEVELOPMENT:**

**A 4-Lot Single-Family Detached Residential Subdivision**

Dear Resident:

Pioneer Design Group, Inc. is representing the developer of property identified on the attached map (“the site”) as Tax Map 1S2 12DC, Tax Lot 1400, otherwise known as 19100 SW Blanton Street, Aloha. The site is located in Washington County’s R-9 District. The Developer is considering a proposal for a 4-Lot Subdivision for single-family detached homes. Prior to applying to the Washington County Department of Land Use & Transportation, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this VIRTUAL meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that such issues may be considered before the formal application is turned in to the County. This meeting gives you the opportunity to share with us any special information you know about the site. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County’s Community Development Code.

Pursuant to Washington County’s Resolution & Order No. 2006-20, and subsequent COVID-19 Virtual Neighborhood Meeting Supplement dated April 10, 2020, you are invited to attend a virtual meeting on:

**March 29, 2021 at 6:00 pm**

Online at: <http://bit.ly/999267meeting>; or

Phone at: 971-358-1930, Conference ID: 450 416 822#

A copy of these materials can also be found online at: <http://bit.ly/999267materials>

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of land use action required, you may receive official notice from Washington County for you to participate with written comments and/or an opportunity to attend a public hearing. The meeting may be recorded for the purpose of preparing minutes for submittal with a Land Use Application.

Due to the nature of the virtual meeting, we will have limited opportunity to respond to live questions. After reviewing these materials, if you have questions you would like answered during the meeting, please forward via email to [whayson@pd-grp.com](mailto:whayson@pd-grp.com), or via mail marked to my attention at 9020 SW Washington Square Road, Suite 170, Portland OR 97229. All questions received prior to 4 pm on March 29, 2021 will be answered during the meeting.

Sincerely,

Wayne Hayson  
Planning Manager

Attachments: Tax Map  
Welcome to a Neighborhood Review Meeting  
Project Summary  
Preliminary Plat  
Virtual Meeting Instructions