



Received

March 13, 2025

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LUT DIRECTOR (c/o Cherie Hull)
155 N 1ST AVENUE, #350-13
HILLSBORO, OR 97124

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

RE: NEIGHBORHOOD REVIEW MEETING PROPOSED DEVELOPMENT – **REVISED DATE AND TIME**

Dear: LUT DIRECTOR (c/o Cherie Hull)

I, Jennifer Rinkus with Baysinger Partners Architecture, previously sent you materials regarding a neighborhood meeting for a tenant improvement occurring at 17405 SW Farmington Road (specifically the vacant former grocery building at 17675 SW Farmington Road). It has come to our attention that the prior letter did not specify the time of the neighborhood meeting. **As such we are sending this letter to inform you of a date and time change for the meeting.** The date has changed to comply with Washington County's Resolution & Order No 2006-20 for noticing. The scope of the project and log-in information have not changed.

I, Jennifer Rinkus with Baysinger Partners Architecture, represent the owner of the property located at 17405 SW Farmington Road (specifically the vacant former grocery building at 17675), in the CBD District, more specifically shown by the attached map. The site is in the Aloha-Reedville-Cooper Mountain Community Plan and in an Area of Special Concern. We are considering a proposal for a tenant improvement for a new retail farm store user. The project will construct an approximately 1,160 sf greenhouse addition, 5,000 sf outdoor storage (sales) area, bulk propane sales and customer loading area. 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 they may be considered before a land development application is submitted to the County. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County's Community Development Code and the respective Community Plan.

Pursuant to Washington County's Resolution & Order No. 2006-20, you are invited to attend a virtual meeting on:

Date & Time: Friday, April 4, 2025 at 6 pm
Meeting URL: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
Meeting ID: 251 812 029 510
Meeting Password: VN2Li6mU
Toll-free call in number: +1 503-446-2888,,332409119#

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.

We look forward to more specifically discussing the proposal with you. Contact me at 503.546.1623; via mail at 2410 N. Lombard Street, Portland, OR 97217; or, email, jenniferr@baysingerpartners.com, if you have questions or comments.

Sincerely,
Jennifer L. Rinkus


Attachments:

G.I.S. or Tax Map

Packet titled, "Welcome to a Neighborhood Review Meeting"

Site plan

*An electronic copy of attached Neighborhood Meeting materials can be found at:
<https://bpa.filegenius.com/downloadPublic/5ccndjyi3n45sp2>

Welcome to a Neighborhood Review Meeting (Attachment B)

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

Community Development Code: 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 Community 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. 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.

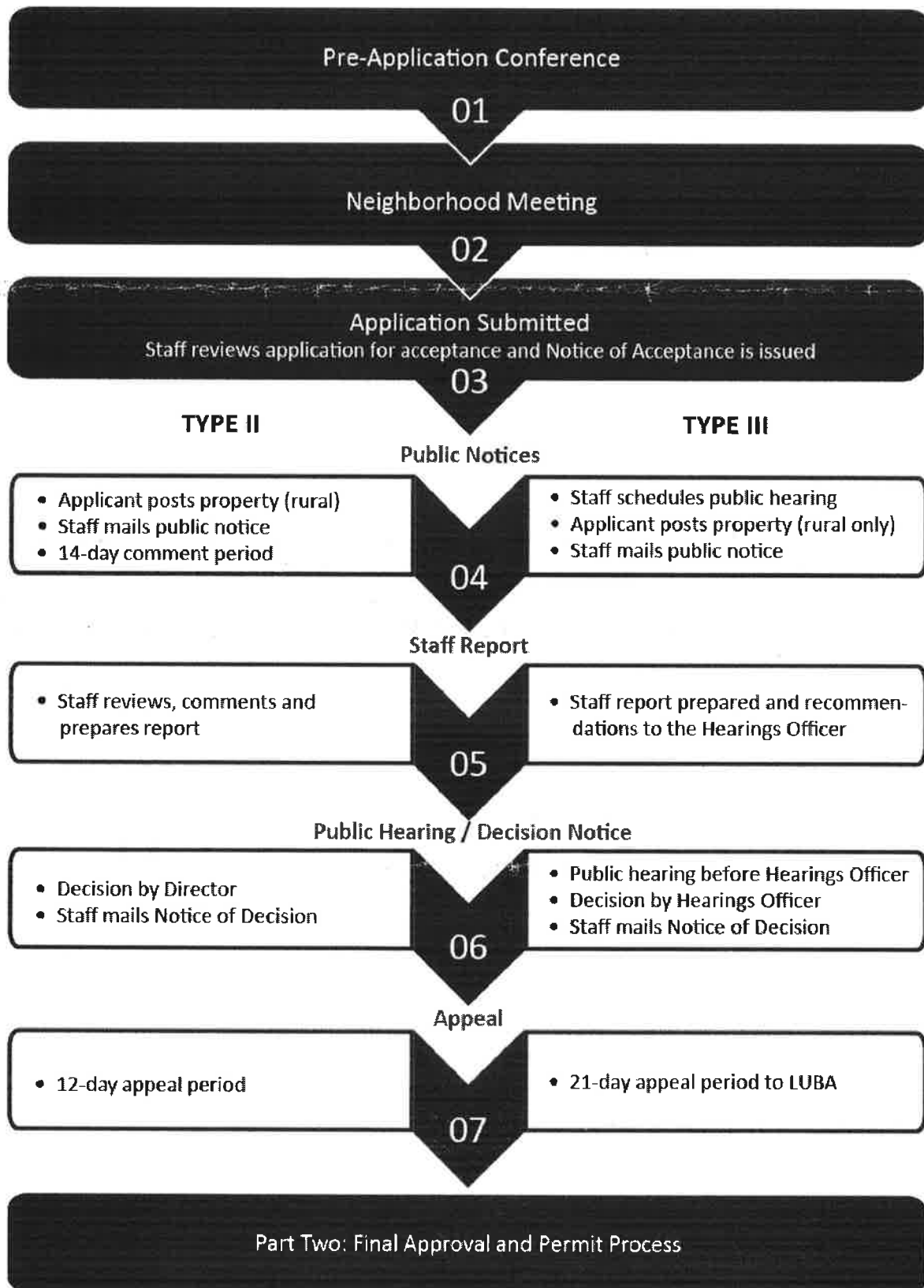
Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing 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 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

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

Washington County Department of Land Use & Transportation

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





1S118CA00400 + contiguous lots
under same ownership
Notification Area for a retail tenant improvement
created 2/6/25 by Teri Heino, WashCo LUT

PRELIMINARY
NOT FOR
CONSTRUCTION

FARM
STORE CO-OP

FARMINGTON
ROAD

△ Pavement

WC24062
Design Team By
Baysinger
©2021, Baysinger Performance Architecture

SITE PLAN

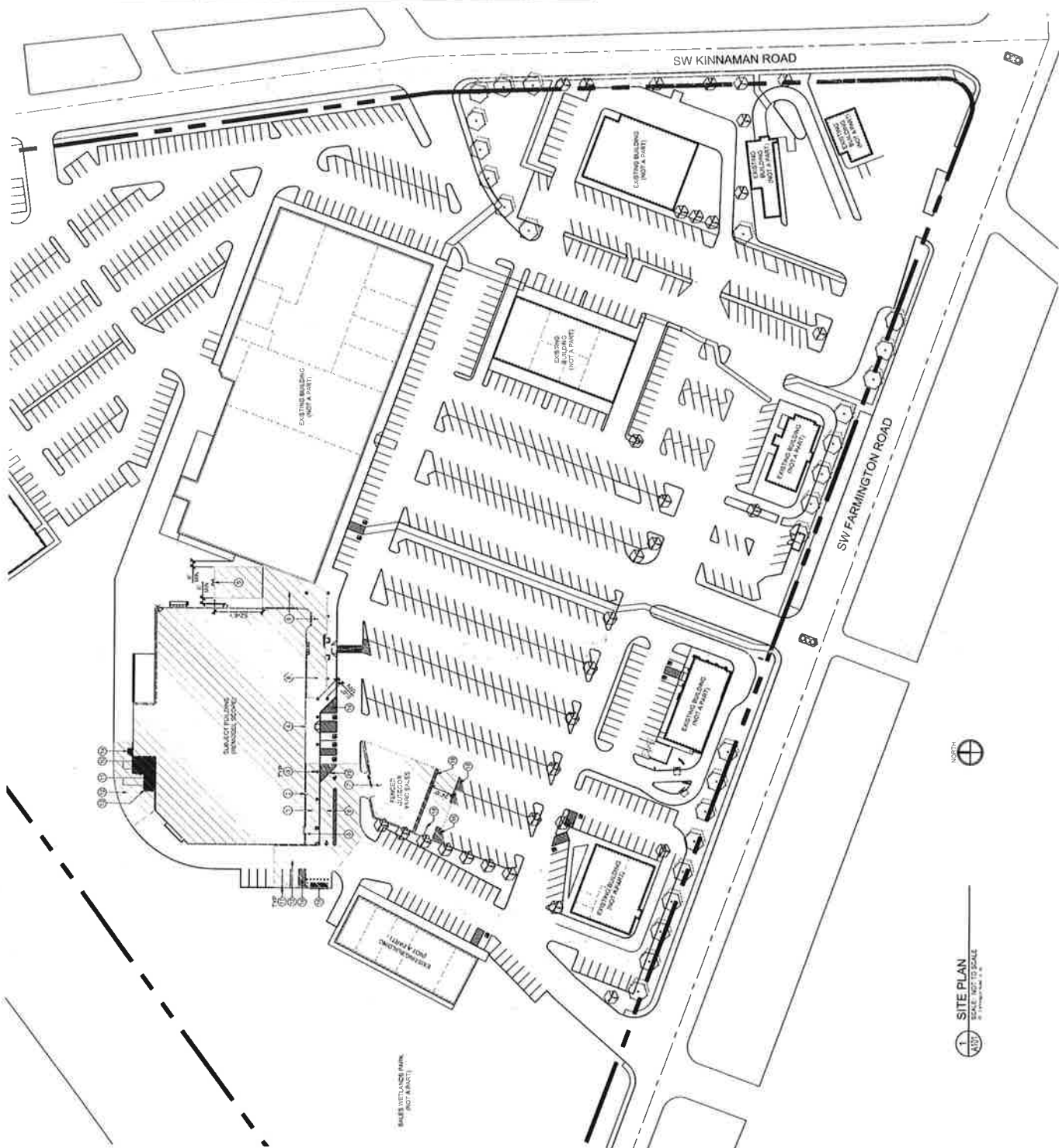
A101
DESIGN REVIEW

GENERAL NOTES

1. IMPROVEMENTS TO EXISTING AREAS SHOWN IN DASHED LINES

2. TOTAL BUILDING AREA:	50,000 SF
3. TOTAL BUILDING FOOTPRINT:	42,000 SF
4. TOTAL BUILDING VOLUME:	4,000,000 CU FT
5. TOTAL BUILDING PERIMETER:	1,000 LF
6. TOTAL BUILDING FLOOR AREA:	5,000 SF
7. TOTAL BUILDING ROOF AREA:	5,000 SF
8. TOTAL BUILDING EXTERIOR WALL AREA:	500 SF
9. TOTAL BUILDING EXTERIOR FLOOR AREA:	500 SF
10. TOTAL NUMBER OF PARKING SPACES REQUIRED:	751 SPACES
11. TOTAL NUMBER OF PARKING SPACES PROVIDED:	1,000 SPACES

- KEYNOTES**
- CONCRETE SLAB TO FOLLOW ADJUSTED GRADES FOR AT NEW BULK 5000S CUSTOMER LOADING AREA
 - EXPRESS DOOR FROM SALES FLOOR
 - CONCRETE CURB AROUND COLUMN BASE TO MATCH EXISTING
 - EXISTING AUTOMATIC SLIDING DOOR - BEHIND CLOSED - REMOVE HARDWARE AND ALL ENTRY GLASS SIGNAGE
 - OVERHEAD DOOR AT BULK GOODS CUSTOMER LOADING AREA
 - DRIVE LANE WITH FLUSH CURB AT BULK GOODS CUSTOMER LOADING AREA
 - FENCED OUTDOOR SALES AREA
 - GARDEN SALES AREA NEW FENCING BETWEEN EXISTING COLUMNS AND SLIDING GATE AT STORE ENTRY EXISTING ROOF STRUCTURES TO REMAIN
 - GARDEN SALES AREA NEW FENCING WITH MATCHING 6" X 6" GATE WITH GLAZED GLASS, AND GREENHOUSE ROOF STRUCTURE TO MATCH EXISTING
 - 20' X 10' LONG STORAGE CONTAINER FOR HAY SALES
 - TRASH AND RECYCLING DUMPSTER LOCATION WITH WHEEL STOP
 - HEAVY DUTY ASPHALT PAVING AS NEEDED TO REFLECT ADJUSTED GRADES
 - CONCRETE SLAB AT DUMPSTER AND CONIC CONTAINER LOCATION TO FOLLOW ADJUSTED GRADES
 - CONCRETE SLAB TO FOLLOW ADJUSTED GRADES AT EXISTING EXPRESS DOOR
 - 100% RADIALLY ADJUSTED GRADES ON CONCRETE SLAB WITH STEEL FLOORING TO FOLLOW ADJUSTED GRADES FOR 100% RADIALLY
 - PAINTED STRIPES AT EXISTING PARKING LOCATION
 - REPAINT PARKING STRIPES AS NEEDED
 - PAINTED PARKING STRIPES AT NEW TOTAL CONFIGURATION



1 SITE PLAN
SCALE: 1" = 100' - 0"

