



CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

RECEIVED

MAR 24 2022

Mailed 3/22/22
PLANNING & DEVELOPMENT
LAND USE & TRANSPORTATION

March 21, 2022

**RE: NOTICE OF VIRTUAL NEIGHBORHOOD REVIEW MEETING – CPO 7
PROPOSED DEVELOPMENT:**

A 23--Lot Single-Family Detached Residential Subdivision – “Deer Fern Ridge”

Dear Resident:

Pioneer Design Group, Inc. is representing the developer of property identified on the attached map (“the site”) as Tax Map 1N1 21AD, Tax Lot 3500, otherwise known as 5560 NW 130th Avenue, Portland, OR CPO 7 97229. The site is located in Washington County’s R-6 District. The Developer is considering a proposal for a 23-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:

Monday, April 11, 2022 at 6:00 pm

Online at: <https://bit.ly/deerfernrIDGE>; or

Phone at: 971-358-1930, Conference ID: 735 988 233#

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

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, or via mail marked to my attention at 9020 SW Washington Square Road, Suite 170, Portland OR 97223. All questions received prior to 4 pm on April 11, 2022 will be answered during the meeting.

Sincerely,

Wayne Hayson
Planning Manager

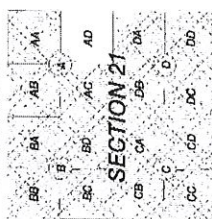
Attachments: Tax Map
Welcome to a Neighborhood Review Meeting
Project Summary
Preliminary Plat
Virtual Meeting Instructions

1N1 21AD

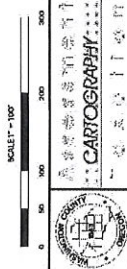


36	31	32	23	34	25	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

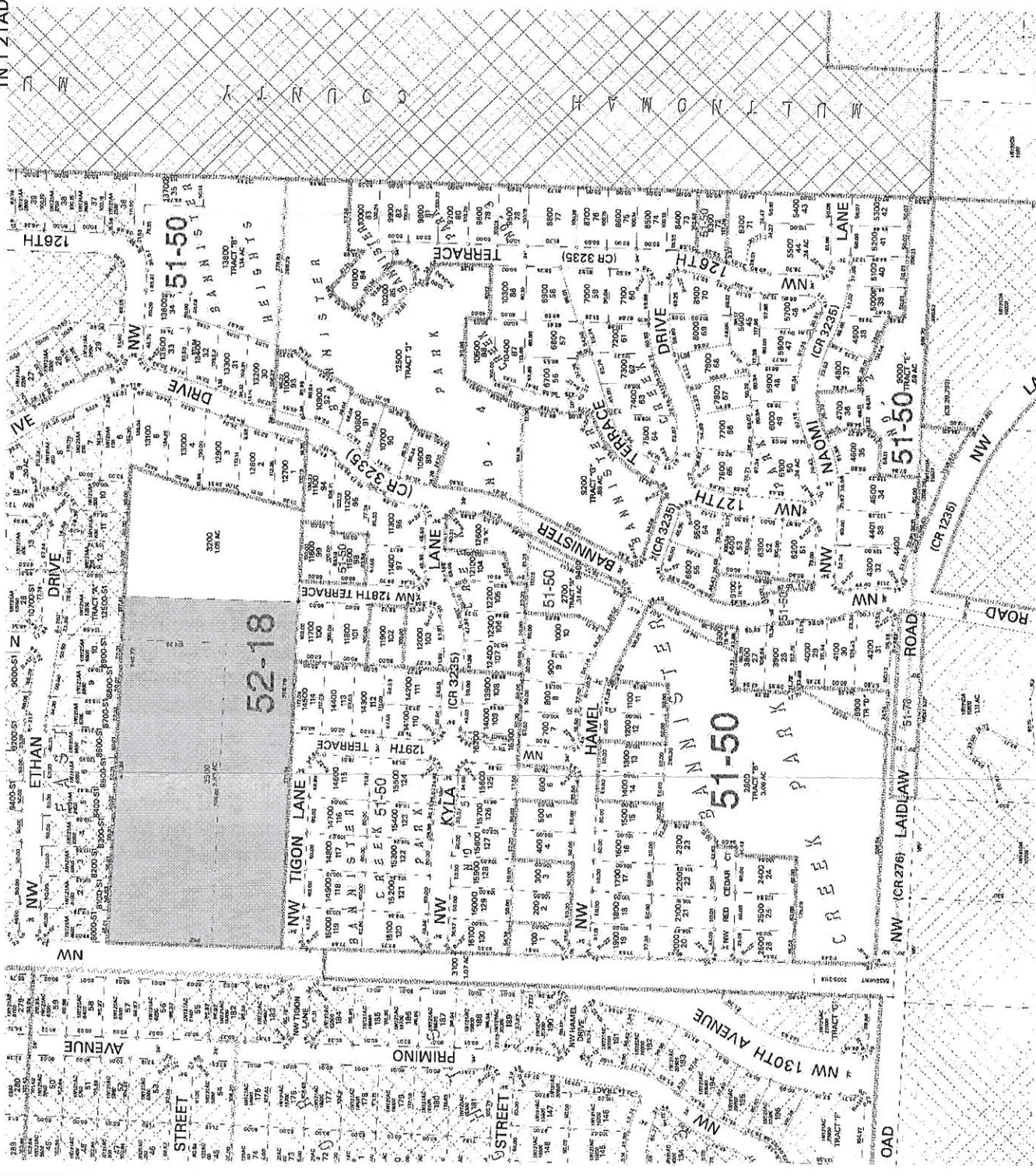


Cancelled Taddots For: 1N121AD
9930 3300 3710 9501 3532 9501 9400 9000



PLOT DATE: June 04, 2015
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

May come the day when your readers or clients are not so patient as the laboratory staff and may not believe in a most unusual security decision. Please consult the appropriate staff in the next several months.



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
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 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. 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.

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

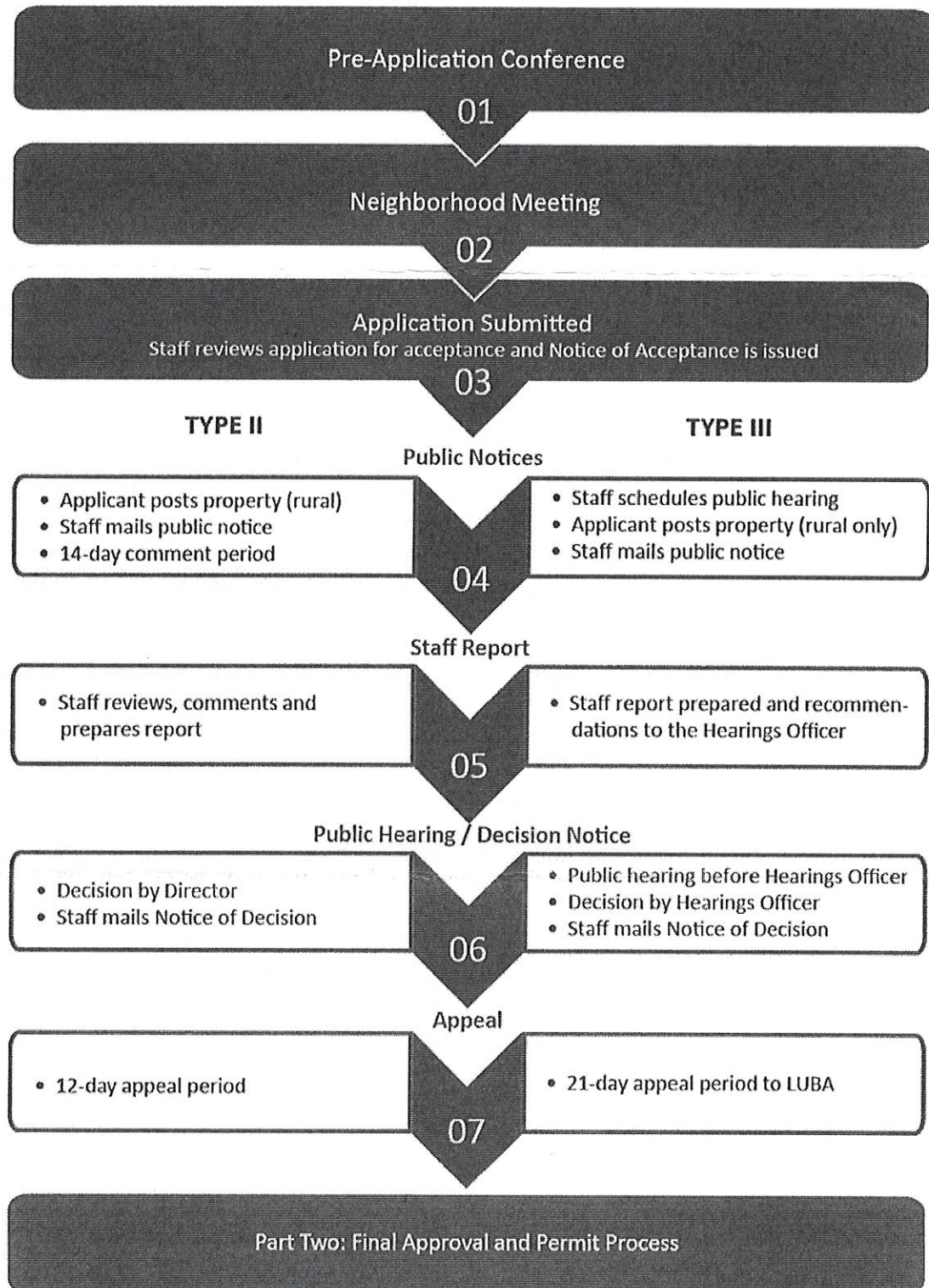
Please Note: Effective immediately, and for the duration of the Governor's COVID-19 "Stay Home, Save Lives" executive order, Washington County's Current Planning section will accept a virtual meeting alternative in place of an in-person Neighborhood Meeting. This is a temporary option for holding a Neighborhood 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 503-846-8761 with general questions regarding the Virtual Neighborhood Meeting process.

Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process

(Attachment C)



To: Virtual Neighborhood Meeting Participants
From: Wayne Hayson
Pioneer Design Group, Inc.
Project: **Proposed 23-Lot Single Family Residential Subdivision – “Deer Fern Ridge”**
Date: March 21, 2022

Project Summary

The applicant requests approval of a Type II land use review for a 23-Lot Single-Family Residential Subdivision, to be developed with detached residences. The existing dwelling on the property will be demolished or otherwise removed.

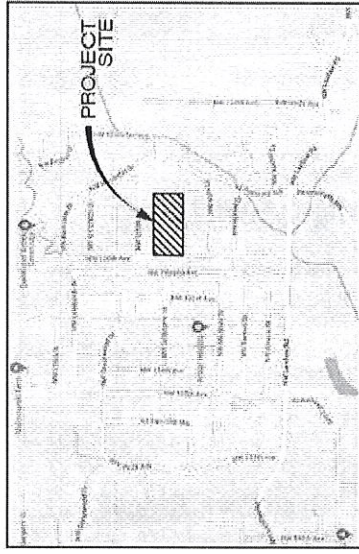
The site identified as Tax Lot 1N1 21AD 3500, and is located at 5560 NW 130th Avenue, on the north east side of its intersection with NW Tigon Lane. Individual lots will be accessed via a new public street, extending through the site from NW 130th Avenue to provide a street stub for any future development of Tax Lot 3200, and extending south to NW 129th Terrace. The new public streets will include a 28-foot paved width, allowing for parking on both sides of the street per Washington County standards. Sidewalks will also be constructed on both sides of the streets. A public pedestrian access easement is being provided between proposed Lots 18 and 19, to provide pedestrian access to NE Ethan Drive.

The subject property is designated Residential 6 Units Per Acre (R-6) in the Bethany Community Plan, and consists of approximately 3.83 acres. The property is located within the Plan's Springville Sub-Area. The surrounding zoning in all directions from the site is also R-6. Based on the R-6 designation, the allowed density for the site is 23 units, as proposed. The Community Plan does not identify any Significant Natural Resource areas on this property. It is anticipated that ½ street improvements will be required along the site frontage of NW 130th Avenue and NW Tigon Lane, to finish these streets with improved paving, curb and gutter sections, a planter strip, street trees, and sidewalk at ultimate line and grade.

The proposed lots range in size from a minimum of 5,008 square feet (Lot 19) to a maximum of 9,862 square feet (Lot 20), with all lots exceeding the 4,000 square foot minimum lot size of the R-6 district. Each home is expected to provide a minimum of 4 off-street parking spaces.

Stormwater from the development will be managed on-site in accordance with Clean Water Services' requirements, with a stormwater facility located within a tract between the new north/south public street and Lot 23.

DEER FERN RIDGE



APPLICANT

RIVERSIDE HOMES
17933 NW EVERGREEN PLACE, SUITE 370
BEAVERTON, OR 97006
PH (503) 645-0986
CONTACT: NIKI MUNSON

OWNER

D. SCOTT NORFOLK
5560 NW 130TH AVENUE
PORTLAND, OR 97229

PLANNING/ENGINEERING/SURVEYING

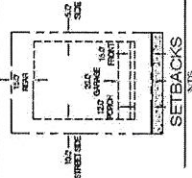
PIONEER DESIGN GROUP
9020 SW WASHINGTON SQUARE ROAD, SUITE 170
PORTLAND OR 97229
PH: (503)643-8286
CONTACT MATT SPRAGUE

SITE INFORMATION

TAX MAP: 1N1 21AD
TAX LOT: 3500
SITE ADDRESS: 5560 NW 130TH AVENUE
PORTLAND, OREGON 97229
SITE SIZE: 3.83 ACRES
ZONING: R-6

SETBACK REQUIREMENTS: R-6 DISTRICT

FRONT PORCH: 12 FT.
FRONT BUILDING: 15 FT.
FRONT GARAGE: 20 FT.
SIDE YARD: 5 FT.
STREET SIDE YARD: 10 FT.
REAR BUILDING: 15 FT.



DEER FERN RIDGE
A 23 LOT SUBDIVISION OF TAX LOT 3500 TAX MAP 1N1 21AD
5560 NW 130TH AVENUE, PORTLAND, OR 97229



Virtual Meeting Instructions

To: Virtual Neighborhood Meeting Participants

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: **Proposed 23-Lot Single Family Residential Subdivision – “Deer Fern Ridge”**

Date: March 21, 2022

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Online at: <https://bit.ly/deerfernrIDGE>; or

You may also listen to the meeting via phone at: 971-358-1930, Conference ID: 735 988 233#

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

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. Please log-in early to allow time to sign the attendance register using the Q&A feature in Teams. More information on using Teams can be accessed here: <https://support.microsoft.com/en-us/teams>. 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 April 11, 2022 at 4pm. All questions received prior to this time will be answered during the meeting.

Email: 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