

RECEIVED

MAR 23 2021

PLANNING AND DEVELOPMENT SERVICES
LAND USE AND TRANSPORTATION

March 20, 2021

RE: Virtual Neighborhood Review Meeting
Proposed Partition of Current Single Lot into Two Lots

Dear Resident/Community Participant Organization (CPO) Representative:

Mimi Newhouse and Mark Neuhausen, two long-time Washington County residents living at 8770 SW 71st Place, recently purchased the house and property located at 7170 SW 77th Ave. in the Garden Home District, more specifically shown on the enclosed map. We propose to retain the current single-family residence on the site (with plans that our daughter and son-in-law and their two grandsons will purchase it), and partition the property to have the possibility of building our future retirement house on this new lot. 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. CPO 3

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 are aware of the 20-foot sewer line easement by the City of Portland). 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.

OK Pursuant to Washington County's Resolution & Order No. 2006-20, you are invited to attend a Virtual meeting on Monday, April 12, 7 PM via Zoom. The URL is <https://us02web.zoom.us>, Meeting ID: 854 9992 5717, Passcode: 333265. Voice-only dial-in is 971.235-3655.

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.

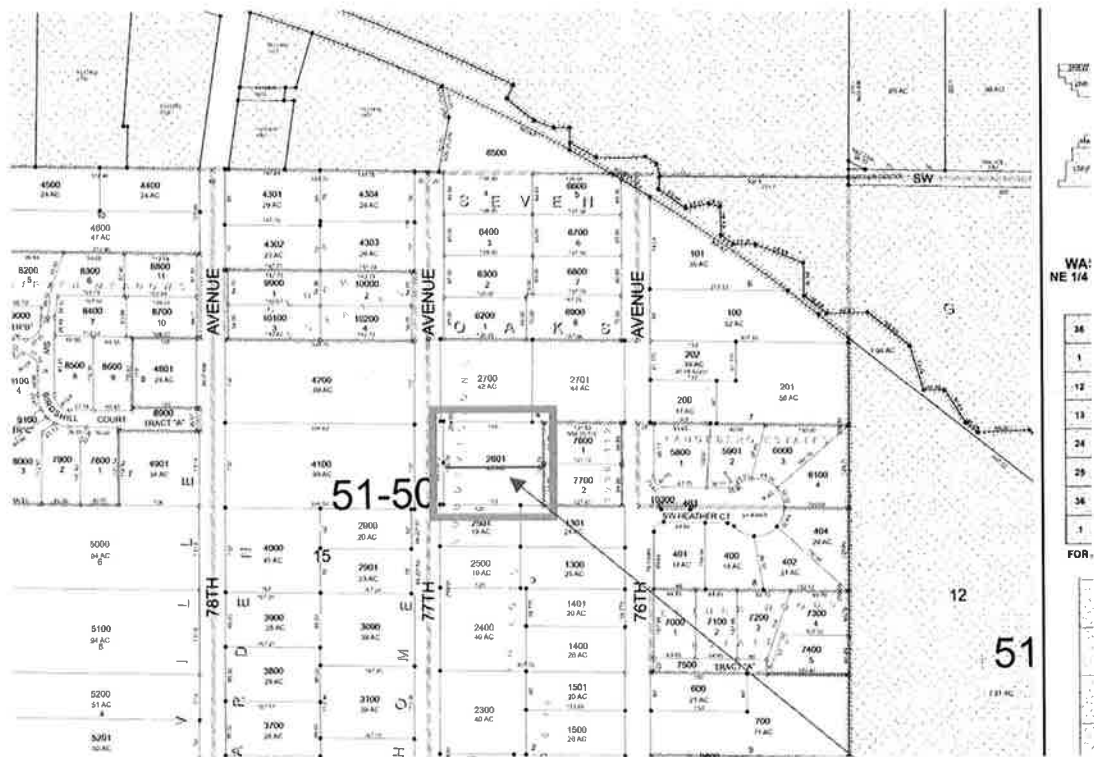
We look forward to more specifically discussing the proposal with you. Contact us at 971.235-3655 (Mimi) or fax us at 503.342.2041 if you have questions.

Sincerely,
Mimi and Mark

Enclosures:

Tax Map and Location Map

Letter titled, "Welcome To A Neighborhood Review Meeting"



Property line to partition into two lots



Welcome To A Neighborhood Review Meeting

We citizens of Washington County have an individual and a collective responsibility to assure that our neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting a land-use development application 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 the Conditions of Approval for an approved development application. A copy of your Community Plan or the development application may be obtained from the Washington County Department of Land-Use and Transportation (DLUT). The fee for the Community Plan is \$7 to cover expenses. The complete CDC is on the County's website, www.co.washington.or.us/deptmts/lut/plan01/comdev.htm.

MEETING PURPOSE: To provide a forum for the applicant, surrounding neighbors, and interested members of the Citizen Participation Organization (CPO)* to review the proposed application and to consider issues/concerns before the development application is submitted to the County. This meeting also 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 to provide a record of comments and their answers to be turned into the County as part of the development application. The meeting may be tape-recorded. The notes will include meeting date/time, names/addresses of attendees and verbal/written comments received.

MEETING GOAL: To inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns. If the development is built, the result should ideally be a better neighborhood for everyone. At least, the meeting should allow real problems and issues to be addressed in the actual development application.

WHAT 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 the back for details on Type II and Type III processes). You will be notified of public input/review time periods if you live within 500 feet of an urban development (1000 feet for rural) or if you signed-in at this meeting. The progress of the submitted application will be reported in the CPO Newsletters or you can ask the Washington County DLUT to be included on the notification list (Voice: 503-846-4530, Fax: 503-846-4412, Email: lutdir@co.washington.or.us, Website: www.co.washington.or.us/deptmts/lut/lut.htm). The development application submitted to the County may ultimately be different than the one presented at this meeting. Your CPO leaders receive the complete land-use application initially proposed (including detailed drawings and descriptions) and can share that information with you. The CPO leaders' contact information is listed in the CPO newsletters (see next page about newsletters). If you have serious concerns, it is necessary for you to be involved at each stage of the development since changes are a natural part of the development process.

You are strongly discouraged from writing or calling DLUT immediately after this meeting. The County will be unaware of this proposal until the development application has been filed, 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 and your CPO. Send in your comments after you receive 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.

If you live in, or have a business in, an unincorporated part of Washington County you automatically belong to one of its 14 different Citizen Participation Organizations or CPOs. To get the CPO newsletter for your area, you have 2 choices: electronic or paper copy. Please consider signing up for the electronic copy which saves the CPO money. You will receive just one monthly email informing you the CPO newsletter is posted online at extension.oregonstate.edu/washington/cponews.htm. To sign up, simply:

- send an email message to lyris@lists.orst.edu
- Type a message with the format: **subscribe cpo?-news Your_name** . For example, a CPO #1 resident named Jane Doe would enter: `subscribe cpo1-news Jane_Doe` (No space between CPO1-news, one space between news and Your_name.)
- If you are already receiving the paper copy, please also copy the email (CC:) to Melissa Lim at Melissa.lim@oregonstate.edu, to be removed from the printed newsletter mailing list. Thanks for helping the CPO save money!

If you need to receive a paper copy, give your name and address to the CPO representative at this meeting, if one is present, or you may call the CPO offices at 503-725-2116 or 503-725-2117.

Summary of Washington County DLUT Type II and Type III Procedures

