

December 6, 2021

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VIA E-MAIL AND FIRST CLASS MAIL

Ben Marcotte & Stan Housman
CPO 3 CCI Representatives
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RE: VIRTUAL NEIGHBORHOOD REVIEW MEETING, January 3, 2022
Proposed Development at Portland Golf Club

Mailed 6-Dec-21
CPO3

Dear CPO Representative/Resident:

This firm represents Portland Golf Club (“PGC”), the owner of the property located generally at 5900 SW Scholls Ferry Road, Portland, OR 97225, and specifically map/tax lot number 1S1240001700 (“the Property”). The Property is approximately 89.42 acres, is located in both the Institutional and R-5 Districts, and is shown on the map attached as **Attachment A**. The Property contains a man-made golf course irrigation pond and fringe wetlands. The Institutional-zoned portion of the Property is within the 100-year flood plain and contains areas mapped as “Significant Natural Resources” (“SNRs”) on the Raleigh Hills-Garden Home Community Plan, as shown on **Attachment D**.

PGC is considering a proposal to remove accumulated sediment from the pond, and then place it onto the southern portion of the Property, which is in the R-5 zoning district, and which is currently not used as part of the golf course. This process will restore the capacity of the irrigation pond, which is heavily relied upon during the summer months. As part of this process, PGC will also need to build a temporary gravel haul road, which will be removed in its entirety when the project is complete, to transport the accumulated sediment. The temporary gravel haul road is shown on the site plan attached as **Attachment E**.

Because a portion of the Property, including the irrigation pond and temporary haul road route, are within the flood plain and are within areas mapped as SNRs, Washington County requires PGC to obtain a Type II flood plain alteration permit and to perform an SNR analysis under Community Development Code Section 422. The portion of the Property where the accumulated sediment will be placed is not within the flood plain, is not mapped as an SNR on the Raleigh Hills-Garden Home Community Plan, and is not mapped as a Significant Natural Area within the urban growth boundary of the County. Prior to applying to the Washington County Department

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of Land Use & Transportation, PGC 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 PGC any special information you know about the property involved. PGC 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. **Attachments B & C** to this letter are documents from the County that provide a more detailed summary of the neighborhood meeting and development review processes.

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

Monday, January 3, 2022 at 6:00pm

Via Zoom (link below; the meeting will be recorded)

<https://us06web.zoom.us/j/86806390866?pwd=VHEvMW5EcEhSTldhenFEZzUwOTRNUT09>

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.

PGC looks forward to more specifically discussing the proposal with you. Please contact me at 503-796-2054, email me at eforbes@schwabe.com, or fax me at 503-796-2900 if you have questions. This letter and its attachments are available online at the following website:
<https://schwabe.sharefile.com/d-s7f018c0dc4e84b8ea776e124028a0735>

Best regards,



Erin M. Forbes

EMF/cst

cc: Neighbors within 500 feet

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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.

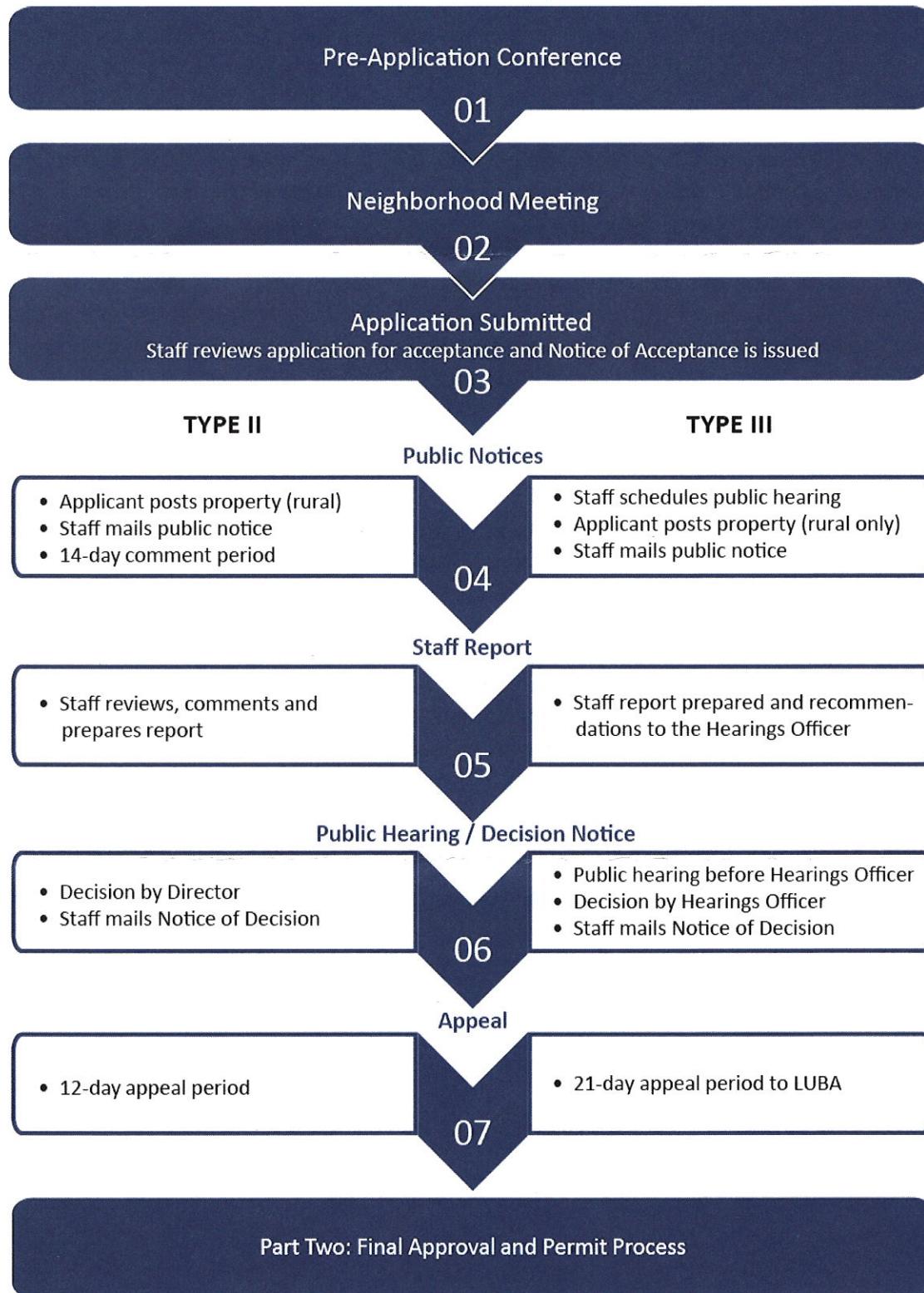
Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/> .

* 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)



ATTACHMENT E

