

March 9, 2021

Re: Virtual Neighborhood Review Meeting
Address: 11060 SW Tonquin Road

Dear CPO Representative / Resident:

VLMK Engineering + Design is representing the owner of the property located at 11060 SW Tonquin Road. This site is located at the south side of SW Tonquin Road, east of the intersection with SW Tonquin Loop. The property is currently zoned FD-20 by Washington County.

The Owner is proposing to locate his Pavement Maintenance company to this location. Modifications to the site, as shown on the attached preliminary site plan, will include:

1. Relocating the existing driveway to near the east property line.
2. Remodeling the existing residence into an office for his business.
3. The existing shop buildings on the site will be used for equipment storage and repair.
4. Paving the site to create employee parking and equipment parking areas.
5. The site perimeter and the vehicle parking areas will be landscaped to meet the County requirements.
6. Most of the existing trees will be saved and incorporated into landscaped areas on the site. A few trees will be removed to allow for construction of the new water quality and detention pond at the NW corner of the site.

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 owner/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 the Washington County Development Code and the respective Community Plan.

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

Wednesday, March 31 @ 6:00pm ✓ OK
Location: Online Microsoft Teams Meeting



ENGINEERING + DESIGN

3933 S Kelly Ave Portland, OR 97239

503.222.4453

VLMK.COM

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Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 971-254-1141,,320932409#](#) United States, Portland

Phone Conference ID: 320 932 409#

[Find a local number](#) | [Reset PIN](#)

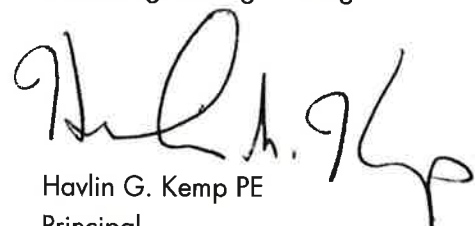
[Learn More](#) | [Meeting options](#)



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 the public hearing.

We look forward to discussing this proposed development with you. If you have any questions about the proposal, please contact me at 503-222-4453 or email vlmk@vlmk.com.

Sincerely,
VLMK Engineering + Design



Havlin G. Kemp PE
Principal

VLMK
ENGINEERING + DESIGN

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

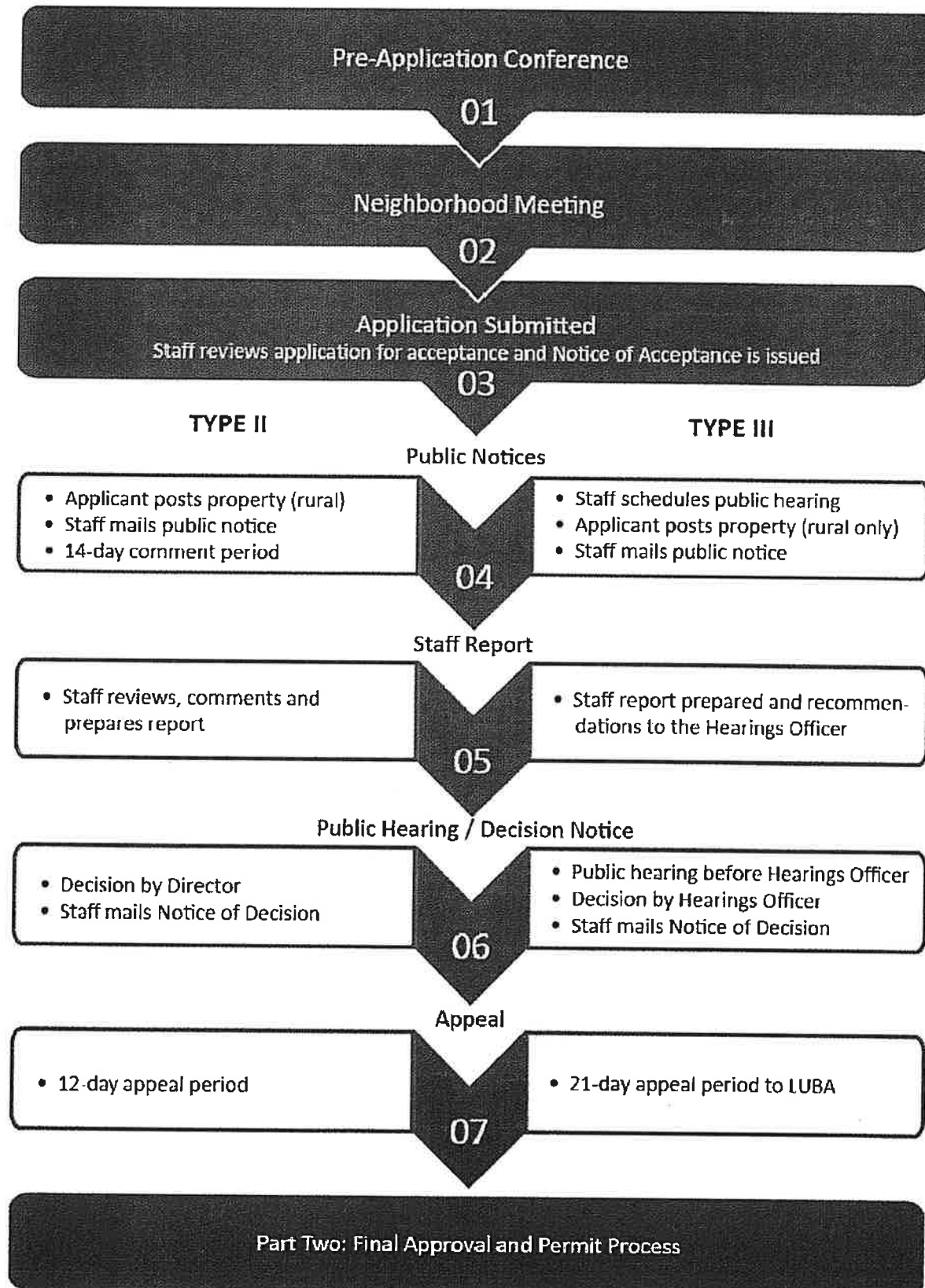
Community Development Code: www.co.Washington.or.us/DevCode

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>

Washington County Department of Land Use & Transportation
 Summary of Type II & Type III Land Development Application Process
 (Attachment C)





WASHINGTON COUNTY OREGON
 SW 1/4 SE 1/4 SECTION 34 T2S R1W W.M.
 SCALE 1" = 100'

36	31	32	33	34	35	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
1	6	5	4	3	2	1	6

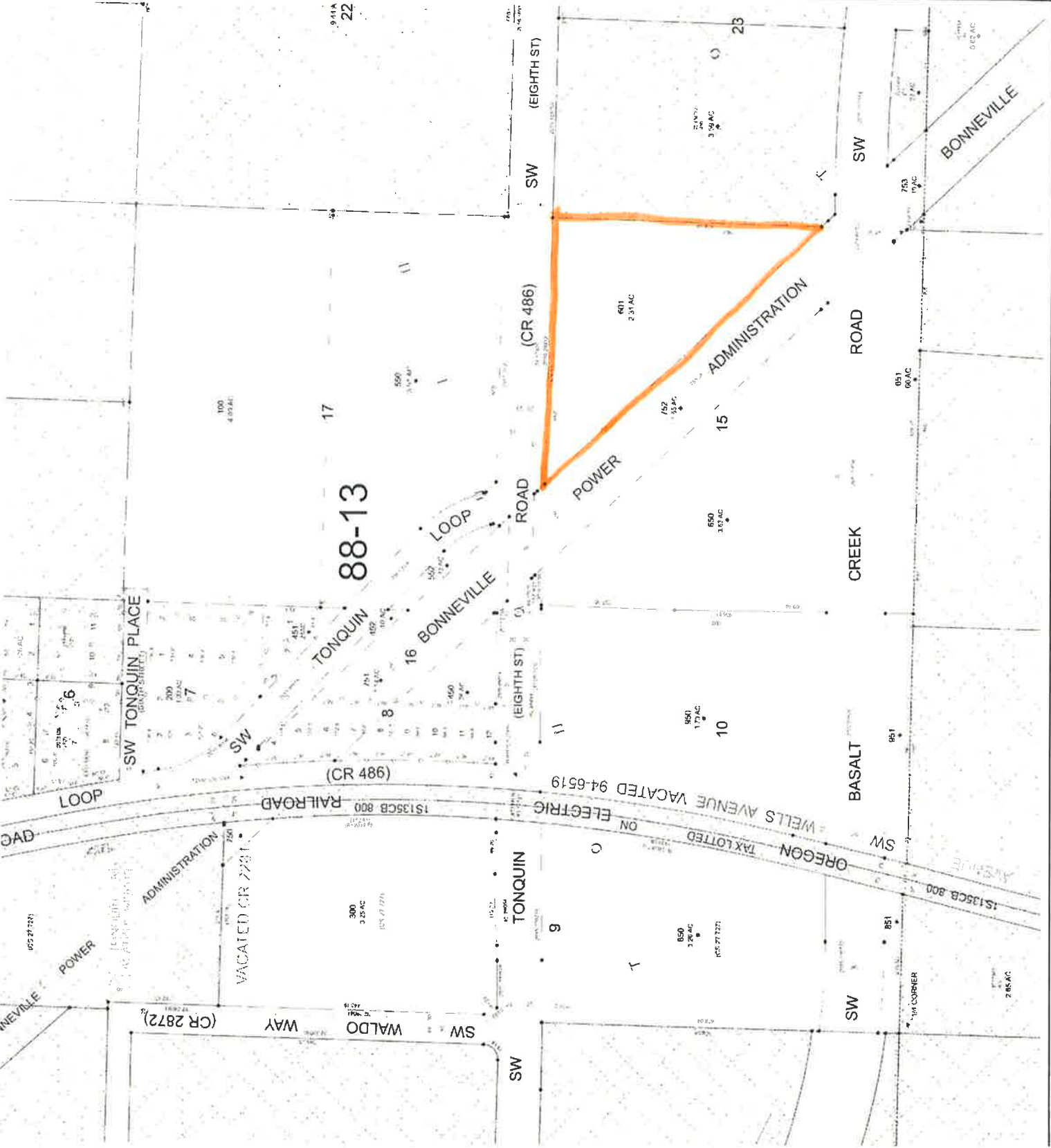
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxon For: 2S134DC
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PLOT DATE: 5/28/2010
 FOR ASSESSMENT PURPOSES
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 FOR OTHER USE



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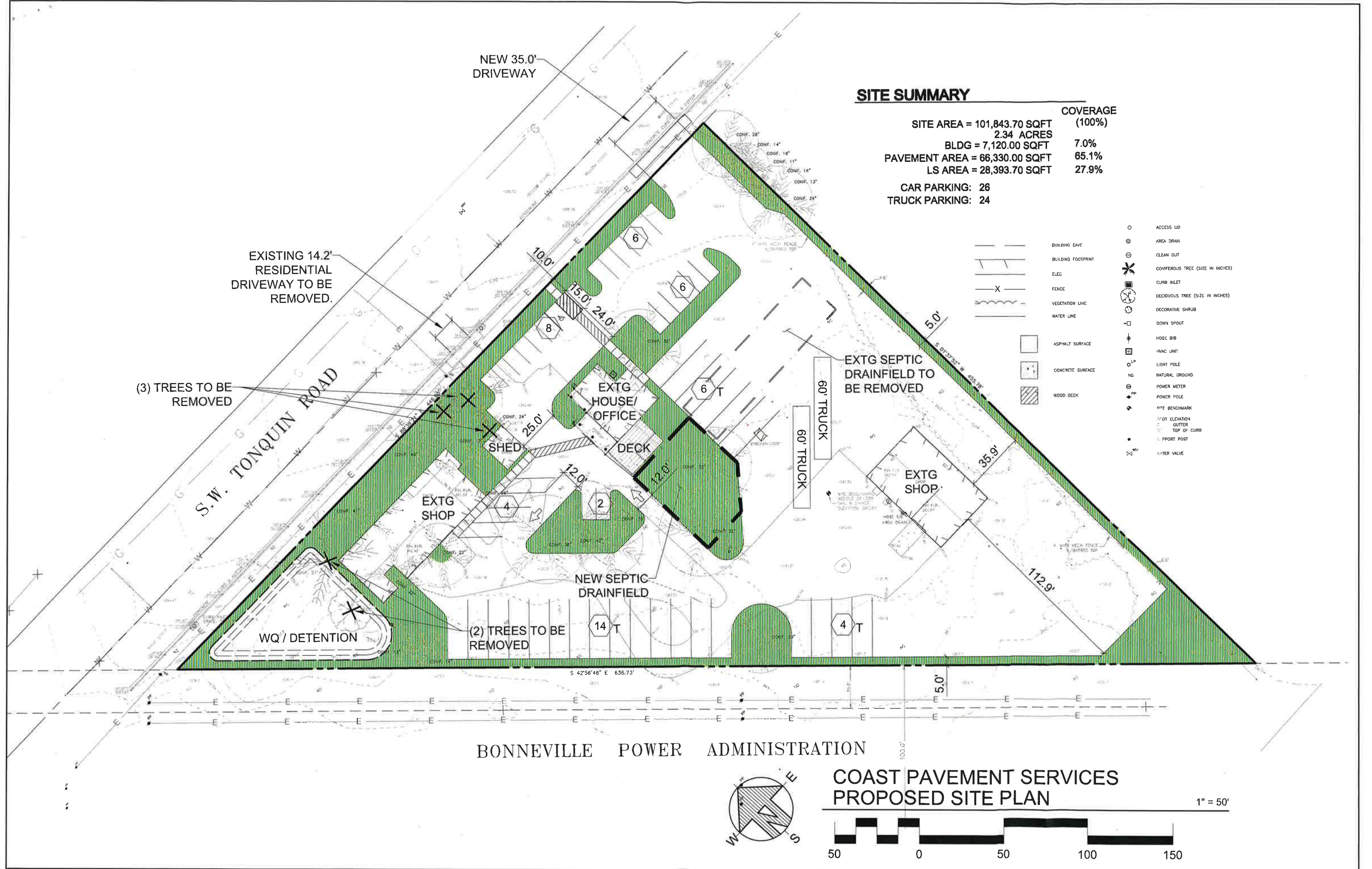
SW

SW

SITE SUMMARY

	COVERAGE
SITE AREA = 101,843.70 SQFT	(100%)
2.34 ACRES	
BLDG = 7,120.00 SQFT	7.0%
PAVEMENT AREA = 66,330.00 SQFT	65.1%
LS AREA = 28,393.70 SQFT	27.9%
CAR PARKING: 26	
TRUCK PARKING: 24	

- ACCESS LID
- AREA DRAIN
- CLEAN OUT
- CONIFEROUS TREE (SIZE IN INCHES)
- CURB INLET
- DECIDUOUS TREE (SIZE IN INCHES)
- DECORATIVE SHRUB
- DOWN SPOUT
- HOSE BIB
- HVAC UNIT
- LIGHT POLE
- NATURAL GROUND
- POWER METER
- POWER POLE
- SITE BENCHMARK
- SPOT ELEVATION
- GUTTER TOP OF CURB
- SUPPORT POST
- WATER VALVE



BONNEVILLE POWER ADMINISTRATION

COAST PAVEMENT SERVICES
PROPOSED SITE PLAN

1" = 50'

