



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

RECEIVED
JUN 25 2020

PLANNING AND DEVELOPMENT SERVICES
LAND USE AND TRANSPORTATION

June 22, 2020

**RE: NOTICE OF VIRTUAL NEIGHBORHOOD REVIEW MEETING – CPO 6
PROPOSED DEVELOPMENT:**

A 36-Lot Single-Family Residential Subdivision

Dear Resident:

Pioneer Design Group, Inc. is representing the developer of properties identified on the attached map (“the site”) as Tax Map 1S1 07AC, Tax Lots 1000, 590, 1200, 1101 & 1100, respectively known as 2960, 2990, 3000, 3010, & 3030 SW 174th Avenue, Beaverton. The site is located in Washington County’s R-15 District. The Developer is considering a proposal for a 36-Lot Subdivision, including 30 detached and 6 attached single-family 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. CPO 6

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:

July 14, 2020 at 6:00 pm ✓

Online at: <https://bit.ly/141031meeting>; or

Phone at: 971-358-1930, Conference ID: 149 637 375#

A copy of these materials can also be found online at: <https://bit.ly/141031materials>

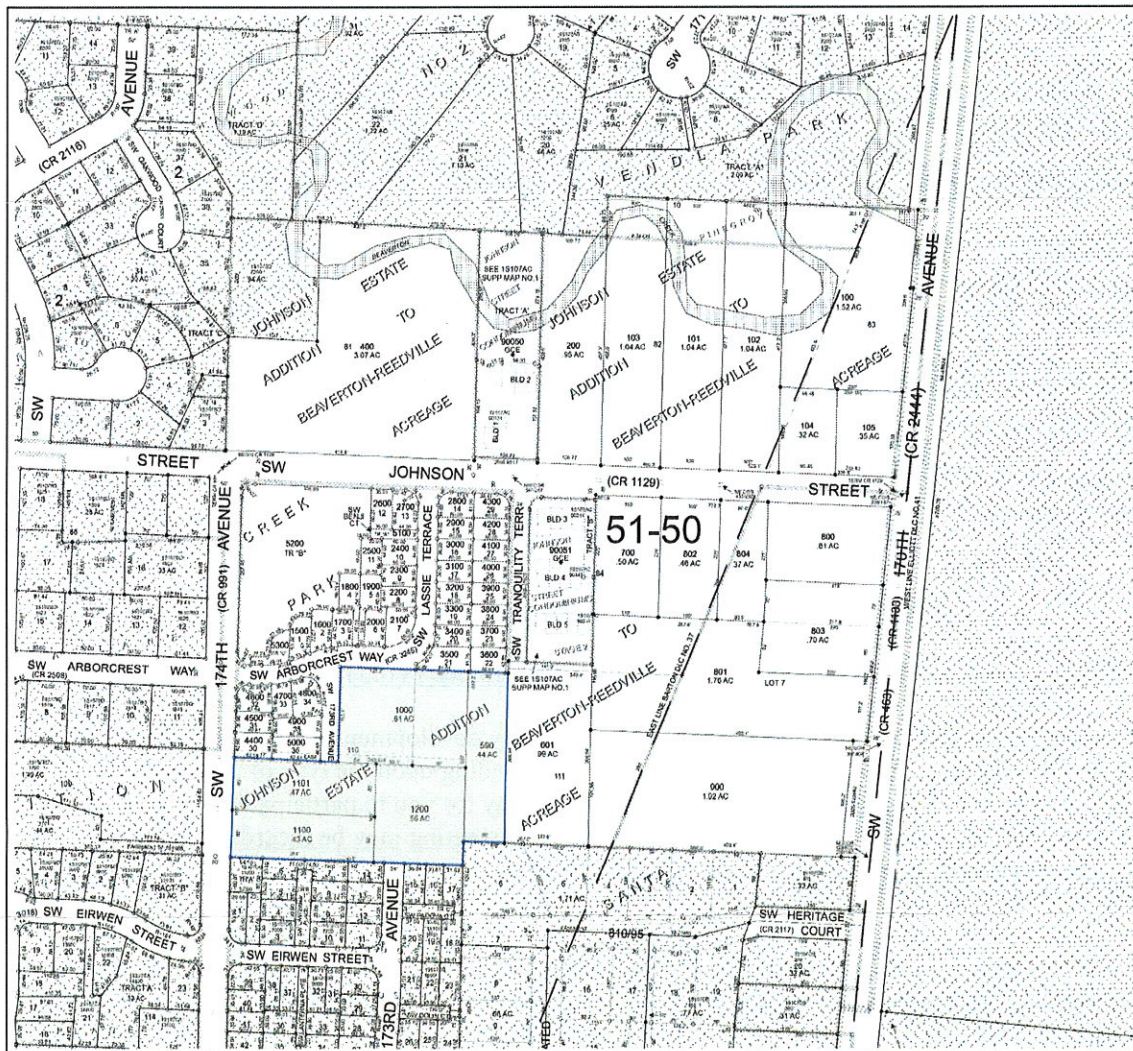
Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of land use action required, you may receive official notice from Washington County for you to participate 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 97229. All questions received prior to 4 pm on July 14, 2020 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



1S107AC

WASHINGTON COUNTY OREGON
SW 1/4 NE 1/4 SECTION 7 T1S R1W W.M.
SCALE 1" = 100'

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

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

SECTION 7

Cancelled Taxlots For: 1S107AC
1122 148 825 521 1936 320 1300 1400 800 8000 80100

Feet
0 50 100 200 300

Assessment
CARTOGRAPHY
Taxation

PLOT DATE: 10/10/2019
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

That is not intended to be a legal description of a parcel of land.
It is for information only and should not be used for legal purposes.
Please consult the appropriate maps for the most current information.

Dynap

1S107AC

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

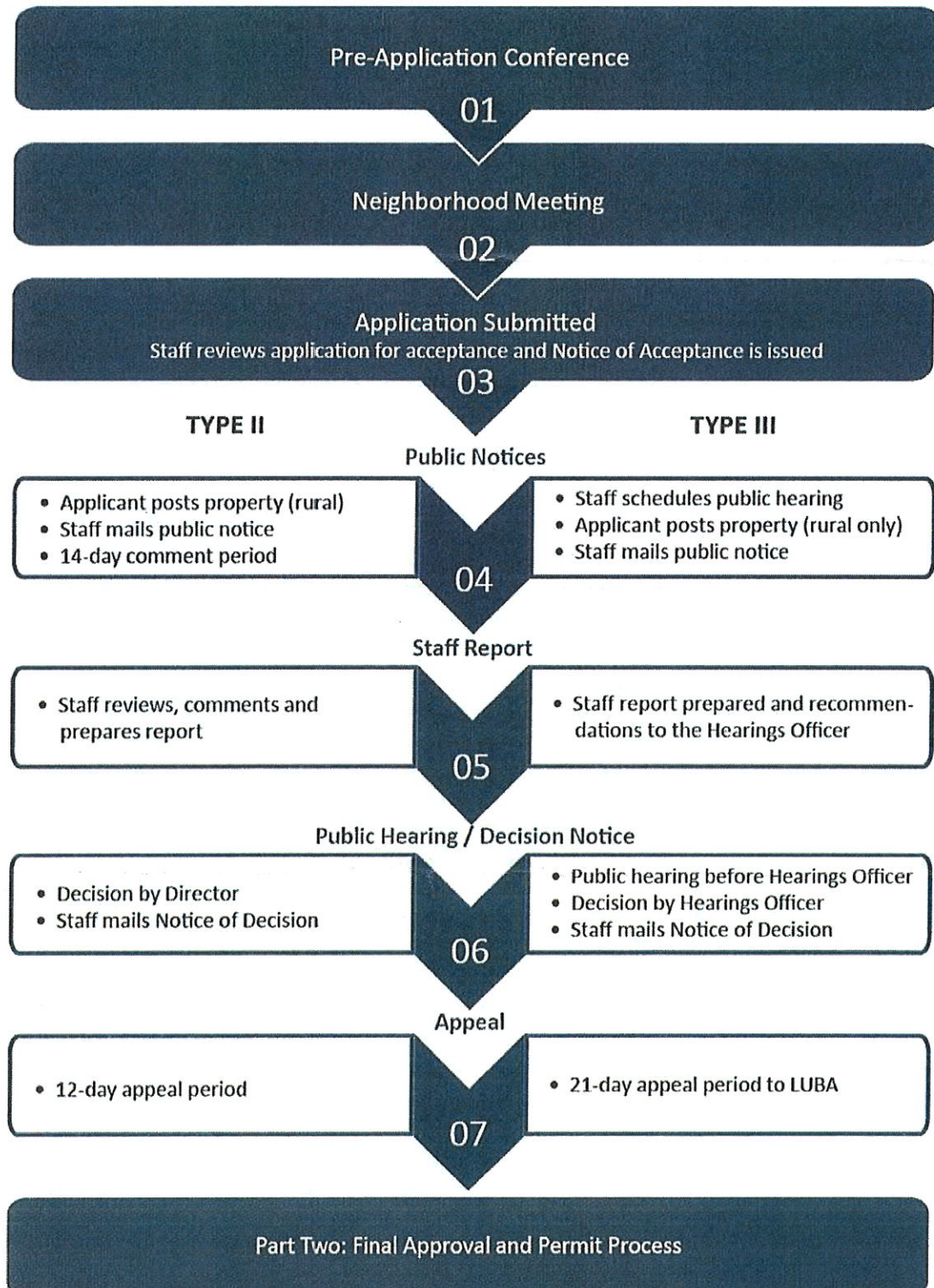
Please Note: Effective immediately, and for the duration of the Governor's COVID-19 "Stay Home, Save Lives" executive order, Washington County's Current Planning section will accept a virtual meeting alternative in place of an in-person Neighborhood Meeting. This is a temporary option for holding a Neighborhood 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 36-Lot Single Family Residential Subdivision**

Date: June 22, 2020

Project Summary

The applicant requests approval of a Type II review for a 36-Lot Single-Family Residential Subdivision. Included within the 36 lots, 30 are proposed to be developed with detached single-family residences, and 6 are proposed to be developed with attached single-family residences (3 duplex townhome buildings).

The site includes 5 existing individual parcels, collectively identified as 2960, 2990, 3000, 3010, & 3030 SW 174th Avenue, Beaverton. The site is located on the east side of SW 174th Avenue, south of its intersection with Arborcrest Way. SW 173rd Avenue stubs into both the northern and southern boundaries of the site and will be extended and connected as part of this development, in accordance with Washington County's Local Street Connectivity requirements. Additional street improvements will include construction of a ½ street improvement along the site's SW 174th Avenue frontage, and widening of SW 173rd Avenue south of SW Arborcrest Way.

The subject property is designated Residential 15 Units Per Acre (R-15) in the Aloha-Reedville-Cooper Mountain Community Plan, and consists of 2.71 acres. The property is located within the Plan's Tualatin Valley Corridor Sub-Area, and is also within Area of Special Concern 3. The surrounding zoning in all directions from the subject site is predominantly R-15, with Residential 5 Units Per Acre (R-5) to the north west across SW 174th Avenue, and Residential 25 Units Per Acre (R-25) adjoining the south east corner of the site. Based on the R-15 designation, the calculated minimum density for this property is 33 units, and the maximum density allowed is 41 units. Accordingly, the 36-Lots proposed are within the density requirements for the site. The Community Plan does not identify any Significant Natural Resource areas on this property.

The proposed lots range in size from 1,603 (Attached Unit Lots 10 – 14) to 3,938 square feet (Lot 26). The average lot size is 2,496 square feet. Seventeen of the proposed lots, including all 6 attached unit lots, will provide vehicle garage access from an alley located to the rear of the units. Each home will provide between 2 and 4 off-street parking spaces.

Stormwater runoff from the development will be managed on-site in accordance with Clean Water Services' requirements, with a stormwater management facility located within a tract at the south west corner of the site.

Pioneer Design Group Inc.

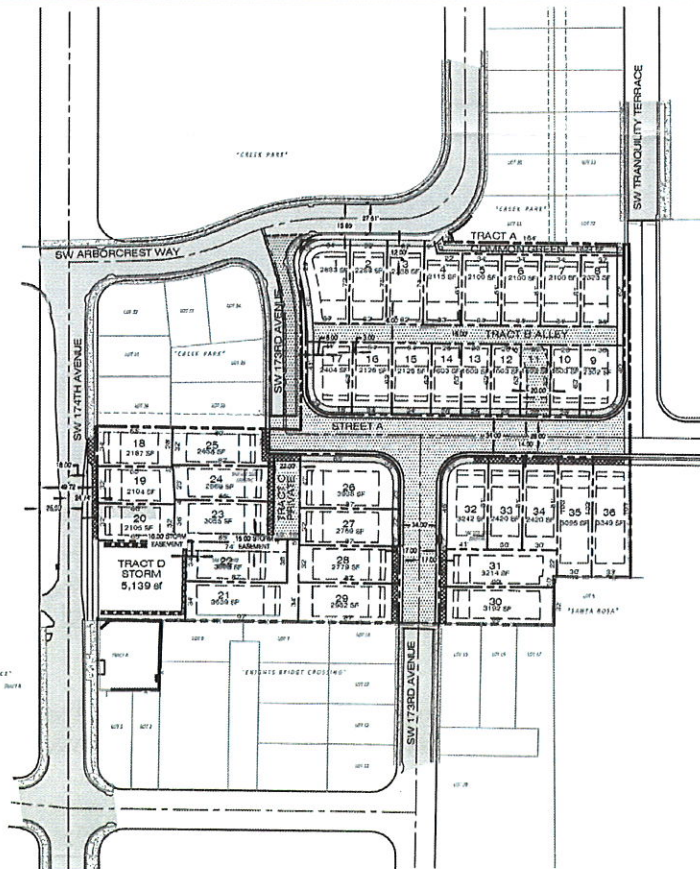
9020 SW Washington Square Rd. | Portland, OR | 97223 | 503.643.8286

EXPERIENCED

INNOVATIVE

COMMITTED

SW 174TH AVENUE



OWNER/APPLICANT

GTH INVESTMENTS
1800 SW 10TH PLACE, SUITE 100
BEAVERTON, OR 97008
PHONE (503) 970-5559
CONTACT: MATT GELUNDA

PLANNING/ENGINEERING/SURVEYING

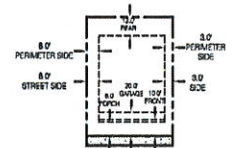
PIONEER DESIGN GROUP, LLC
3020 SW WASHINGTON ST. SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8038
CONTACT: MATT SPRAGUE

SITE INFORMATION

TAX MAP: 1S107AC
TAX LOT: 1000, 590, 1200, 1101 & 1100
SITE ADDRESS: 2960, 2990, 3000, 3010 & 3030 SW 174TH AVENUE
SITE SIZE: 2.74 ACRES
ZONING: R-15

SETBACK REQUIREMENTS

FRONT PORCH: 6 FT.
FRONT BULKHEAD: 10 FT.
FRONT GARAGE: 20 FT.
SIDE YARD: 3 FT.
STREET SIDE YARD: 8 FT.
REAR BULKHEAD: 12 FT.



R-15 SETBACKS



PRELIMINARY PLAT

A 36 LOT SUBDIVISION ON TAX LOTS 1000, 590, 1200, 1101 & 1100 TAX MAP 1S107AC
2960, 2990, 3000, 3010 & 3030 SW 174TH AVENUE, BEAVERTON, OREGON, 97008



SCALE
1" = 40' FEET

PDG
PIONEER DESIGN GROUP



Virtual Meeting Instructions

To: Virtual Neighborhood Meeting Participants

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: Proposed 36-Lot Single Family Residential Subdivision

Date: June 22, 2020

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July 14, 2020 at 6:00 pm

Online at: <https://bit.ly/141031meeting>; or

You may also listen to the meeting via phone at: 971-358-1930, Conference ID: 149 637 375#

A copy of these materials can also be found online at: <https://bit.ly/141031materials>

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. 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 July 14, 2020 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.

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