

August 19, 2025

Virtual Online Neighborhood Meeting

RE: Land Use Application: Proposed Regional Trail

Dear Neighbors,

Westlake Consultants is representing Noyes Development Co., who is interested in developing a regional trail segment, as shown on the attached map, at 13432 NW Springville Lane, Washington County, Oregon. The property is 9.33 acres in size, zoned R-6 Residential, and is identified as Tax Map 1N121AB Tax Lot 200.

We are considering a proposal for Development Review approval for a regional trail located within open space on the subject site. Prior to applying to Washington County, we would like to take the opportunity to discuss the proposal in more detail with you.

You are invited to attend a VIRTUAL online meeting on:

**Tuesday, September 9th, 2025
@ 6:00 PM
Online Meeting & Call-in Details Provided
in Attachment A of this letter.**

The purpose of this VIRTUAL online 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 can be considered before a development review application is submitted to the County. This VIRTUAL online 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 regional trail development standards consistent with Washington County's land use regulations.

Please note this meeting will be an informational meeting on preliminary land use plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of formal land use application submitted, you may receive official notice from Washington County for you to participate with any formal written comments you may have.

Meeting materials may be viewed on our website at www.westlakeconsultants.com/meeting.

We look forward to more specifically discussing the proposal with you. Contact me at 503-684-0652 or ksandblast@westlakeconsultants.com if you have questions.

Sincerely,

Westlake Consultants, Inc.



Kenneth Sandblast, AICP
Director Planning Division

Received

AUG 25 2025

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

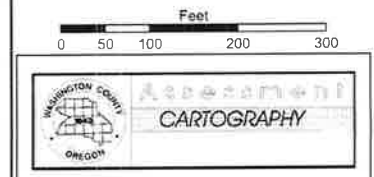
WASHINGTON COUNTY OREGON
NW 1/4 NE 1/4 SECTION 21 T1N R1W
SCALE 1"= 100'



24	21	22	23	24	25	26	27	BB	BA	AB	AA
1	8	5	4	3	2	1	6	BC	30	AC	AD
13	2	9	10	11	12	7		CB	2A	DB	DA
15	18	17	16	15	14	13	18	CC	CD	DC	DD
24	19	20	21	22	23	24	25				
28	26	29	28	27	26	25	28				
1	8	5	4	3	2	1	6				

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 1N121AB
500, 400, 600, 700, 3A30, 3700



PLOT DATE: 6/17/2025
Revision 0
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map users should understand that this map is for informational purposes only and should not be used for legal or financial decisions. The user assumes all responsibility for the use of this map. The user agrees to hold the Washington County Oregon GIS Department harmless for any and all claims, damages, losses, or expenses, including reasonable attorneys' fees, arising from the use of this map.

Attachment A

VIRTUAL Online Land Use Meeting Information **Proposed Regional Trail** **Tuesday, September 9, 2025 6:00pm Start**

BEFORE Meeting Date

PLEASE SUBMIT your written questions/comments in advance - all input received up to and through 5:00PM on September 8th will be addressed during virtual meeting Q&A.

Submit input via email to: ksandblast@westlakeconsultants.com

Or by USPS to mailing address: *Westlake Consultants
Attn: Ken Sandblast
15115 SW Sequoia Pkwy, #150
Tigard, OR 97224*

PLEASE PRE-REGISTER for meeting (by 4:00PM on September 9th) to make virtual meeting access as problem free as possible. There are two options to attend this Virtual meeting:

Register for Online/Mobile: Visit www.westlakeconsultants.com/meeting

Register for Phone Call-In: **Call Westlake Office 503-684-0652**
Weekdays between 8AM and 5PM

ON Meeting Date

REGISTER BY 4 PM:

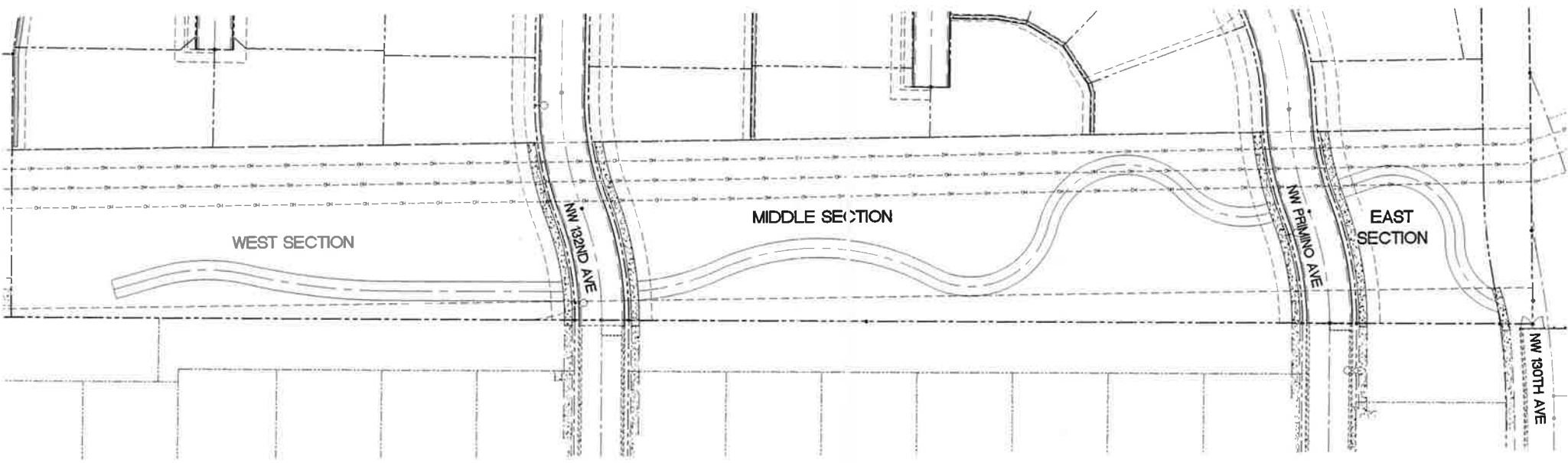
Online/Mobile: Visit www.westlakeconsultants.com/meeting

Phone Access: Call the Westlake Office 503-684-0652 to register & obtain instructions.

TO JOIN THE MEETING:

Online/Mobile: Use WebLink provided in Registration Email.

Phone Access: Use the Toll-Free Phone # and Pin # provided to you when you called Westlake to register.



WEST SECTION

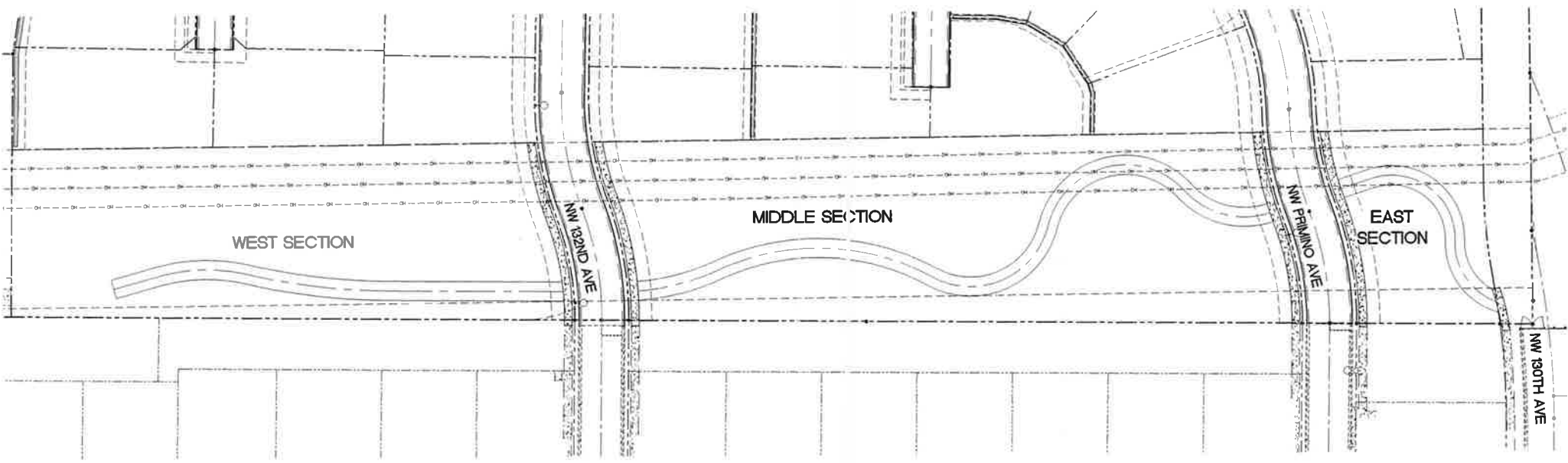
MIDDLE SECTION

EAST SECTION

NW 132ND AVE

NW 131ST AVE

NW 130TH AVE



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)

