



Received

MAY 16 2024

May 14, 2024

RE: VIRTUAL NEIGHBORHOOD REVIEW MEETING
PROPOSED 4-LOT SUBDIVISION

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

Dear (CPO Representative/Resident):

Emerio Design is representing the owners of the property located at 7770 SW 74th Avenue (Tax Map 1S1 24DC Tax Lot 3700 & 3801), in the R-5 District, more specifically shown by the attached map. We are considering a proposal for a 4-lot subdivision with 2 tracts (private street & wetland) for future middle housing units/development. The site has an existing wetland that will be primarily retained in a tract within the subdivision. The existing dwelling is proposed to remain. Prior to applying to the Washington County Department of Land Use & Transportation, I 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 me any special information you know about the property involved. I 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.

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

Tuesday, June 4, 2024, 6pm-7pm via Zoom

<https://us06web.zoom.us/j/85472473016?pwd=y4vwTOouYJsgW9IliF4304DM2RE04g.1>

Meeting ID: 854 7247 3016

Passcode: 637533

Phone in options:

+1 719 359 4580 US

+1 253 205 0468 US

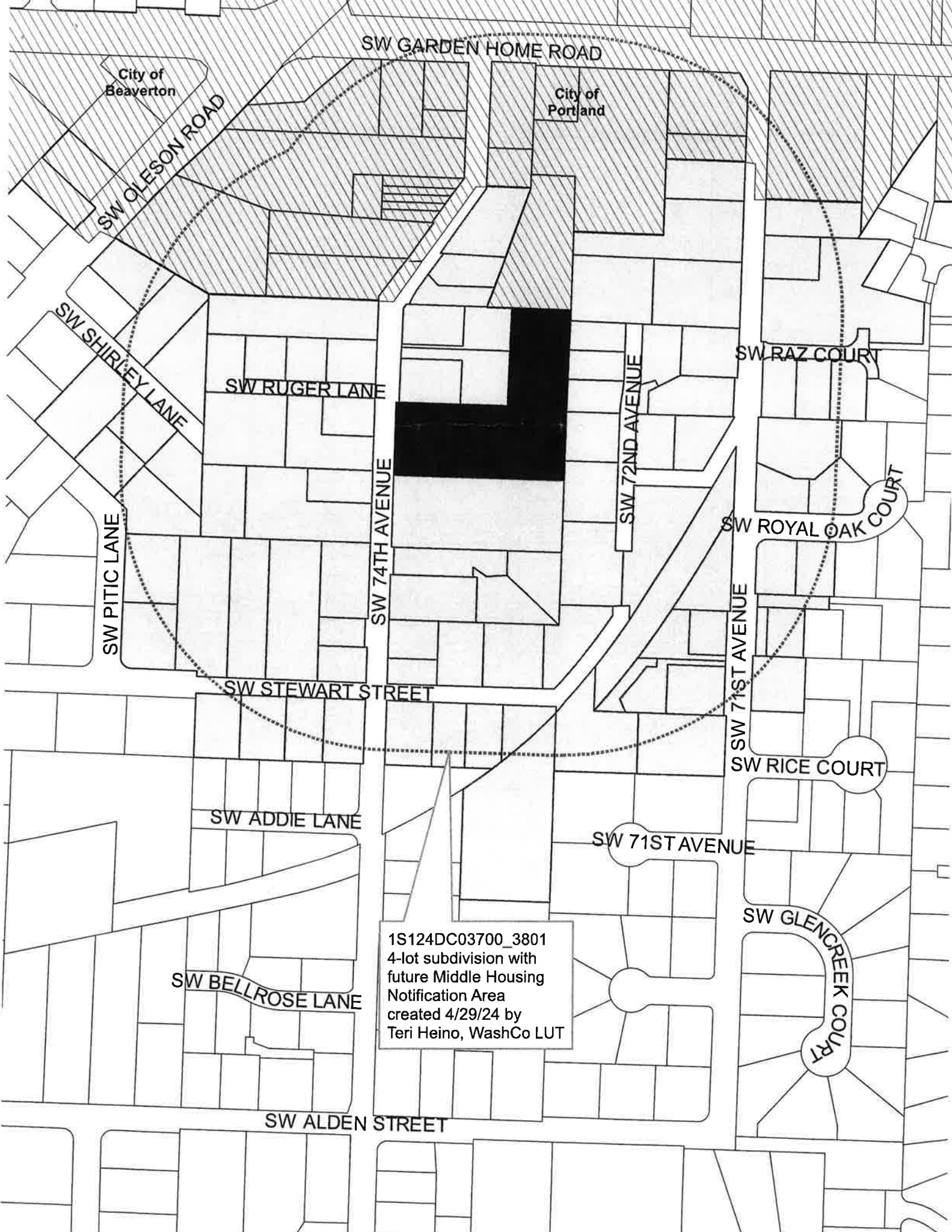
Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending on the type of land use action required, you may receive official notice from Washington County for you to participate with written comments and/or an opportunity to attend a public hearing.

I look forward to more specifically discussing the proposal with you. Contact me at 503-880-4979 or email at danelle@emeriodesign.com if you have questions. Please feel free to email or mail (address below) me questions or comments prior to the meeting. The documents in this mailing can also be found at <https://emeriodesign-my.sharepoint.com/:f:/p/eevans/ElkxpudeQEVEmpObilLo0hpQB3zg7ycvRXX7e5nf4hVXacQ?e=aqbaR0>.

Respectfully, *Danelle Isenhart*

Danelle Isenhart, AICP





SW GARDEN HOME ROAD

City of Beaverton

City of Portland

SW OLESON ROAD

SW SHIRLEY LANE

SW PITIC LANE

SW RUGER LANE

SW 74TH AVENUE

SW 72ND AVENUE

SW RAZ COURT

SW ROYAL OAK COURT

SW STEWART STREET

SW 71ST AVENUE

SW RICE COURT

SW ADDIE LANE

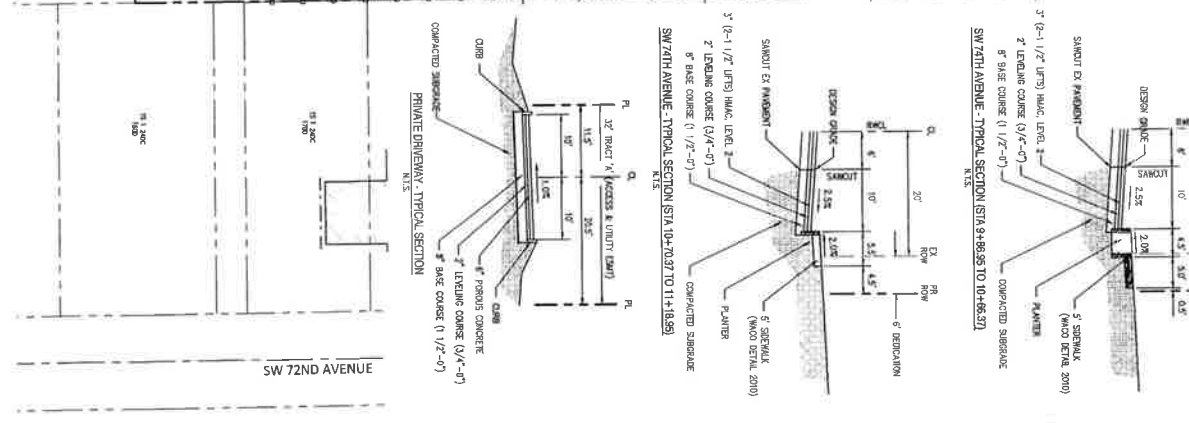
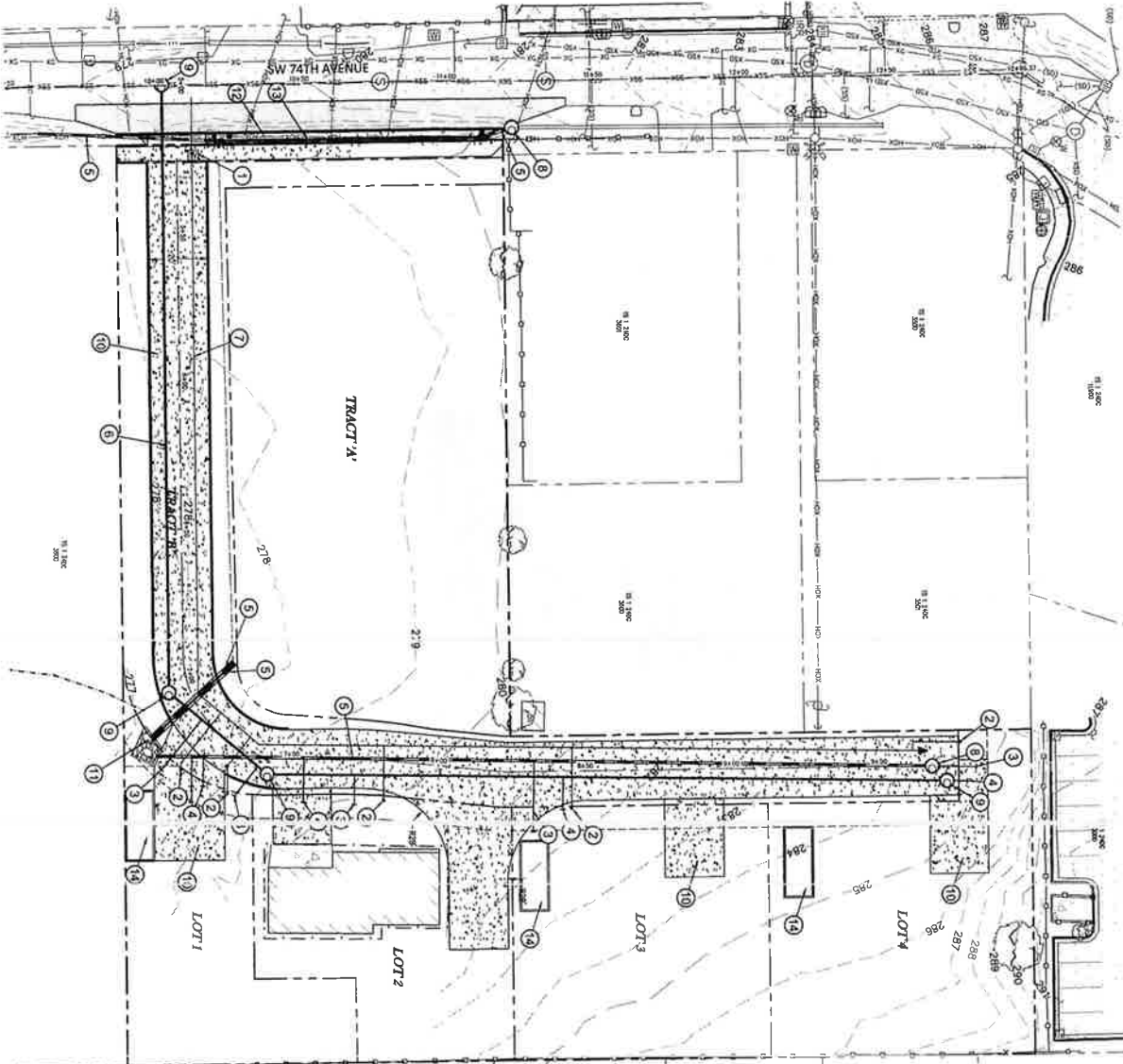
SW 71ST AVENUE

SW BELLROSE LANE

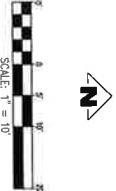
SW GLENCREEK COURT

SW ALDEN STREET

1S124DC03700_3801
4-lot subdivision with
future Middle Housing
Notification Area
created 4/29/24 by
Teri Heino, WashCo LUT



- LEGEND**
- BOUNDARY LINE
 - - - - - EXISTENT
 - - - - - EXISTENT 1\"/>
 - - - - - EXISTENT 6\"/>
 - - - - - EXISTING DRAIN (CENTER LINE OF ROAD)
 - - - - - EXISTING DRAIN (CENTER LINE OF ROAD)
 - - - - - EXISTING TREE TO REMAIN
 - - - - - EXISTING STORM DRAIN MANHOLE
 - - - - - EXISTING CATCH BASIN
 - - - - - EXISTING SANITARY SEWER MANHOLE
 - - - - - EXISTING WATER METERS
 - - - - - EXISTING SANITARY CONTROL VALVE
 - - - - - EXISTING WATER VALVE
 - - - - - EXISTING FIRE HYDRANT
 - - - - - EXISTING FID
 - - - - - EXISTING 6\"/>
 - - - - - EXISTING LIGHT
 - - - - - EXISTING UTILITY POLE
 - - - - - EXISTING LANTERN BOX
 - - - - - EXISTING MAIL BOX
 - - - - - EXISTING SIGN
 - - - - - EXISTING DRIVE
 - - - - - EXISTING STORM DRAIN LINE
 - - - - - EXISTING SANITARY SEWER LINE
 - - - - - EXISTING WATER LINE
 - - - - - EXISTING OVERHEAD POWER LINE
 - - - - - EXISTING UNDERGROUND POWER LINE
 - - - - - EXISTING GAS LINE
 - - - - - EXISTING MOBILE PHONE LINE
 - - - - - PROPOSED STORM LINE
 - - - - - PROPOSED SANITARY LINE
 - - - - - PROPOSED WATERLINE
 - - - - - PROPOSED STORM LATERAL
 - - - - - PROPOSED SANITARY LATERAL
 - - - - - PROPOSED SLOPE WATER METERS
 - - - - - PROPOSED CATCH BASIN
 - - - - - PROPOSED SANITARY MANHOLE
 - - - - - PROPOSED SANITARY BLOWOFF
- STIP/UTILITY NOTES**
- 1 EXISTING WATER METERS TO BE MAINT.
 - 2 PROPOSED WATER METER
 - 3 PROPOSED STORM LATERAL
 - 4 PROPOSED SANITARY LATERAL
 - 5 PROPOSED STORM LINE
 - 6 PROPOSED SANITARY LINE
 - 7 PROPOSED WATERLINE
 - 8 PROPOSED STORM MANHOLE
 - 9 PROPOSED SANITARY MANHOLE
 - 10 PROPOSED SLOPE CONCRETE PAVEMENT
 - 11 PROPOSED OUTFALL WITH HEADWALLS
 - 12 PROPOSED PLANTER
 - 13 PROPOSED PEAK LINE
 - 14 PROPOSED PLANTER BOX



SHEET	6	of	7

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 www.emeriodesign.com

REVISIONS	
NO.	DESCRIPTION

7770 SW 74TH AVENUE
TAX MAP T1S R1W 24DC
TAX LOTS 3700 & 3801
WASHINGTON COUNTY, OREGON

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