



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

RECEIVED

JUL 17 2020

PLANNING & DEVELOPMENT SVCS
 LAND USE & TRANSPORTATION

July 16, 2020

**RE: NOTICE OF VIRTUAL NEIGHBORHOOD REVIEW MEETING – CPO 3
 PROPOSED DEVELOPMENT:**

An 8-Lot Single-Family Detached Residential Subdivision – “Garden Terrace”

Dear Resident:

Pioneer Design Group, Inc. is representing the developer of property identified on the attached map (“the site”) as Tax Map 1S1 25AA, Tax Lot 00600, otherwise known as 8005 SW 69th Avenue, Portland. The site is located in Washington County’s R-5 District. The Developer is considering a proposal for an 8-Lot Subdivision for single-family detached 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 3

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:

August 6, 2020 at 6:00 pm ✓ ✓

Online at: <https://bit.ly/285018meeting>; or

Phone at: 971-358-1930, Conference ID: 991 288 602 #

A copy of these materials can also be found online at: <https://bit.ly/285018materials>

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.

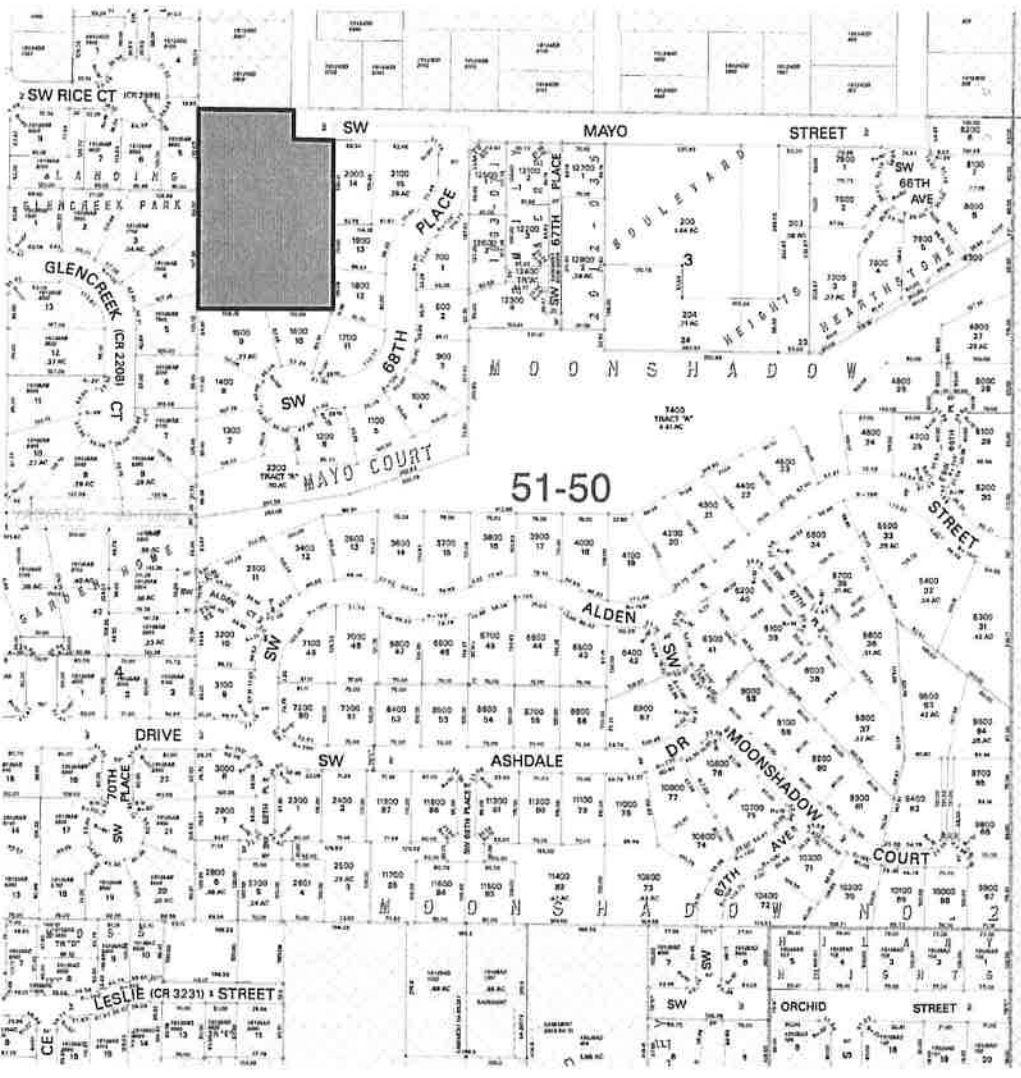
Due to the nature of the virtual meeting, we will have limited opportunity to respond to live questions. After reviewing these materials, if you have questions you would like answered during the meeting, please forward via email to whayson@pd-grp.com, or via mail marked to my attention at 9020 SW Washington Square Road, Suite 170, Portland OR 97229. All questions received prior to 4 pm on August 6, 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

RECEIVED
 JUL 11 2012
 WASHINGTON COUNTY



1S 1 25AA

1S 1 25AA



WASHINGTON COUNTY OREGON
 NET 1/4 NE 1/4 SECTION 25 T16 R1W W.M.
 SCALE 1" = 100'

28	21	22	23	24	25	26	31
1	8	5	4	3	2	1	6
12	7	6	5	10	11	12	7
13	12	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	28	25	30
26	31	32	33	34	35	36	31
1	6	4	3	2	1	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.wa.or.gov

BB	BA	AB	AA
B	B	A	A
BC	BO	AC	AD
CB	CA	OB	DA
O	O	O	D
CC	CO	OC	DD

SECTION 25

Cancelled Taxlots For: 1S125AA
 81, 88, 96, 97, 233, 41, 262, 191, 162, 160, 205, 400,
 123, 206



PLOT DATE: December 24, 2012
 FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE
 This map is derived from either aerial photography or a current satellite
 image. It is not intended to be used for any other purpose. The local
 current property boundaries are shown. Please consult the appropriate map
 for the most current information.

1S 1 25AA

1S 1 25AA

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.

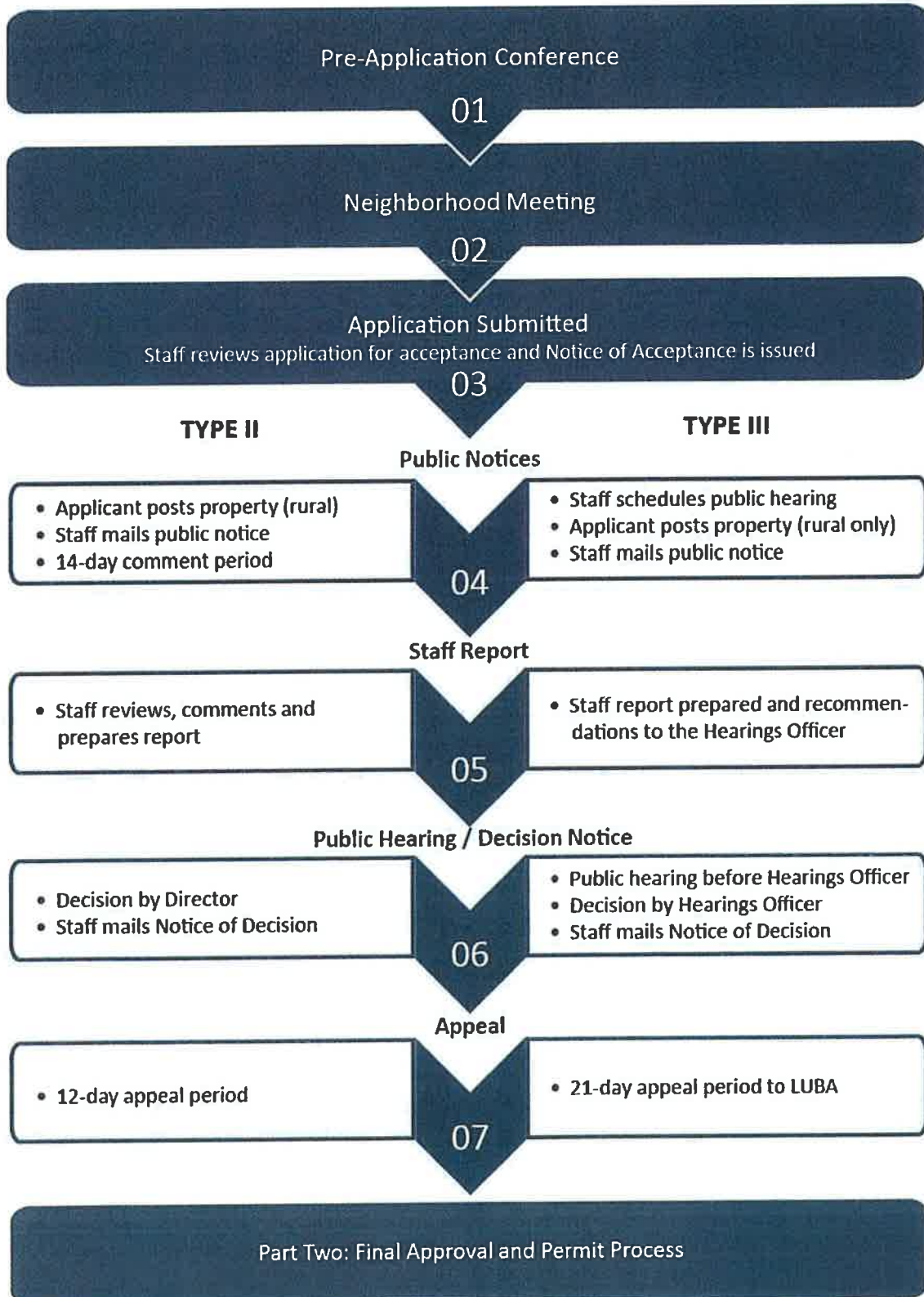
* Refer to Washington County Community Development Code section 203-3

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 8-Lot Single Family Residential Subdivision – “Garden Terrace”**

Date: July 16, 2020

Project Summary

The applicant requests approval of a Type II review for an 8-Lot Single-Family Residential Subdivision, to be developed with detached residences. The existing dwelling on the property will be demolished or otherwise removed.

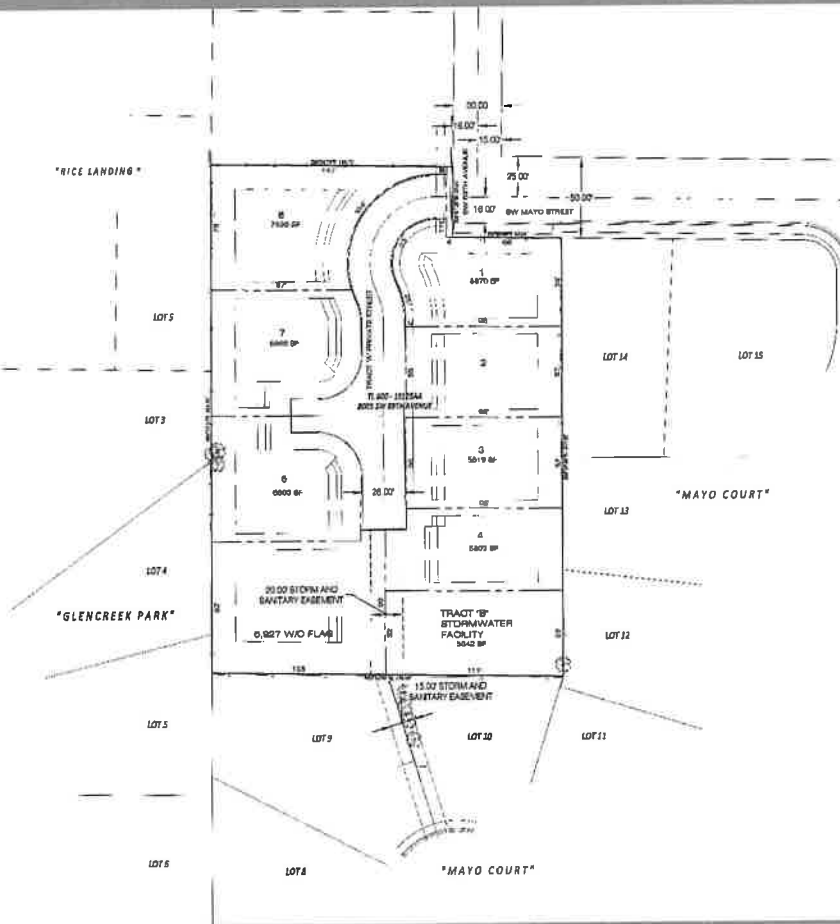
The site identified as Tax Lot 1S1 25AA 600, and is located at 8005 SW 69th Avenue, at the south west corner of its intersection with SW Mayo Street. Individual lots will be accessed via a new private street, to be located within a Tract extending south from SW 69th Avenue. An emergency vehicle/solid waste and recycling vehicle turnaround will be located near the terminus of the private street. The private street will include a 26-foot paved width, allowing for parking on one side of the street per Washington County and Tualatin Valley Fire and Rescue standards. A sidewalk will be located on the east side of the private street.

The subject property is designated Residential 5 Units Per Acre (R-5) in the Raleigh Hills/Garden Home Community Plan, and consists of 1.53 acres. The property is located within the Plan’s Sub-Area 12. The surrounding zoning in all directions from the subject site is R-5. Based on the R-5 designation, the calculated minimum density for this property is 6 units, and the maximum density allowed is 8 units. Accordingly, the 8-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 a minimum of 5,503 square feet (Lot 4) to a maximum of 7,526 square feet (Lot 8), exceeding the 5,500 square foot minimum lot size of the R-5 district. The average lot size is 6,254 square feet, exceeding the required average minimum lot size of the district of no less than 6,000 square feet. Each home is expected to provide a minimum of 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 east corner of the site.

GARDEN TERRACE



VICINITY MAP

OWNER

WESTWOOD HOMES LLC
 12700 NW CORNELL ROAD
 PORTLAND, OR 97229
 PHONE: (503) 330-2215

APPLICANT/PLANNING/ENGINEERING

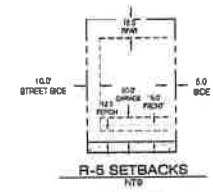
PIONEER DESIGN GROUP, INC.
 9020 SW WASHINGTON 60 RD., SUITE 170
 PORTLAND, OR 97223
 PHONE: (503) 843-8288
 CONTACT: MATT SPRAGUE

SITE INFORMATION

TAX MAP: 151 25AA
 TAX LOT: 00600
 SITE ADDRESS: 9005 SW 69TH AVENUE
 PORTLAND, OREGON 97223
 SITE SIZE: 1.53 ACRES
 ZONING: R-5

SETBACK REQUIREMENTS

FRONT PORCH: 12 FT.
 FRONT BUILDING: 15 FT.
 FRONT GARAGE: 20 FT.
 SIDE YARD: 5 FT.
 STREET SIDE YARD: 10 FT.
 REAR BUILDING: 15 FT.



PRELIMINARY PLAT

PRELIMINARY PLAT
 A 8 LOT SUBDIVISION ON TAX LOT 00600 TAX MAP 15125AA
 9005 SW 69TH AVENUE, BEAVERTON, OREGON, 97003





Virtual Meeting Instructions

To: Virtual Neighborhood Meeting Participants

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: Proposed 8-Lot Single Family Residential Subdivision – “Garden Terrace”

Date: July 16, 2020

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:

August 6, 2020 at 6:00 pm

Online at: <https://bit.ly/285018meeting>; or

You may also listen to the meeting via phone at: 971-358-1930, Conference ID: 991 288 602 #

A copy of these materials can also be found online at: <https://bit.ly/285018materials>

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 August 6, 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.

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

EXPERIENCED

INNOVATIVE

COMMITTED