

* 2/24/2026

Courtney & Joe Grab
21765 SW 78th Avenue,
Tualatin OR 97062

Received

MAR 02 2026

RE: NEIGHBORHOOD REVIEW MEETING
PROPOSED DEVELOPMENT – CONTRACTOR'S ESTABLISHMENT

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

Dear MT Director (c/o Cherie Hull)

We are the owners of the property located at 21765 SW 78th Avenue, Tualatin OR 97062, in the Washington County land use designation District, more specifically shown by the attached map, zoning AF-5, Tax Lot 801. We are considering a proposal for a contractor's establishment for our tree service we own. Prior to applying to the Washington County Department of Land Use and Transportation, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this 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 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 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 meeting on:
Wednesday March 18, 2026, at 6:00pm – Virtual Meeting on Zoom // Meeting ID: 994 2782 6583, Passcode: 119901
Virtual Meeting on Zoom/URL - <https://zoom.us/j/99427826583?pwd=DLxzgzEQIECJWujrVZlvJHhzWexVN.1>
By Phone/One tap mobile: +16694449171,,99427826583#,,,,*119901# US
+16699006833,,99427826583#,,,,*119901# US (San Jose)
Join by SIP: • 99427826583@zoomcrc.com
Mailing Materials Info/Copy: <https://drive.google.com/drive/folders/1-bontLpAXyDly3n3-ExWBlyinbV1x6sn?usp=sharing>

Information on how to access the virtual meeting – join instructions:
<https://zoom.us/meetings/99427826583/invitations?signature=JcsejFn0KKYycuCAeuZlw3smaJeEzttj-q6vKpSL6hM>

(The meeting shall be held on a weekday evening starting between 6pm and 8pm or between 9am and 5pm if held on a weekend; the day shall not be a legal holiday; the meeting shall be located somewhere accessible to the public within the CPO boundary; and be held as close as possible to the involved neighborhood where the development is proposed.)

It's recommended that the neighborhood meetings not be held at the same time as the CPO meeting for the area, unless the neighborhood meeting is being conducted as part of the CPO meeting. Contact the area's CPO Chairman to coordinate neighborhood meeting and CPO meeting dates and dates.

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.

We look forward to discussing the proposal with you at the virtual meeting. Any questions or written comments to Courtney Grab 503-381-7868, primarylm@yahoo.com or mail to 21765 SW 78th Avenue, Tualatin OR 97062.

Sincerely,

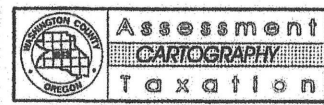
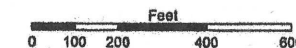
Joe and Courtney Grab

Required Attachments
G.I.S. or Tax Map
Packet titled, "Welcome to a Neighborhood Review Meeting"

36	31	22	33	24	36	38	34
1	6	5	4	3	2		6
12	7	8	8	10	11	12	7
13	18	17	18	18	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	28	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2		6

SECTION 25

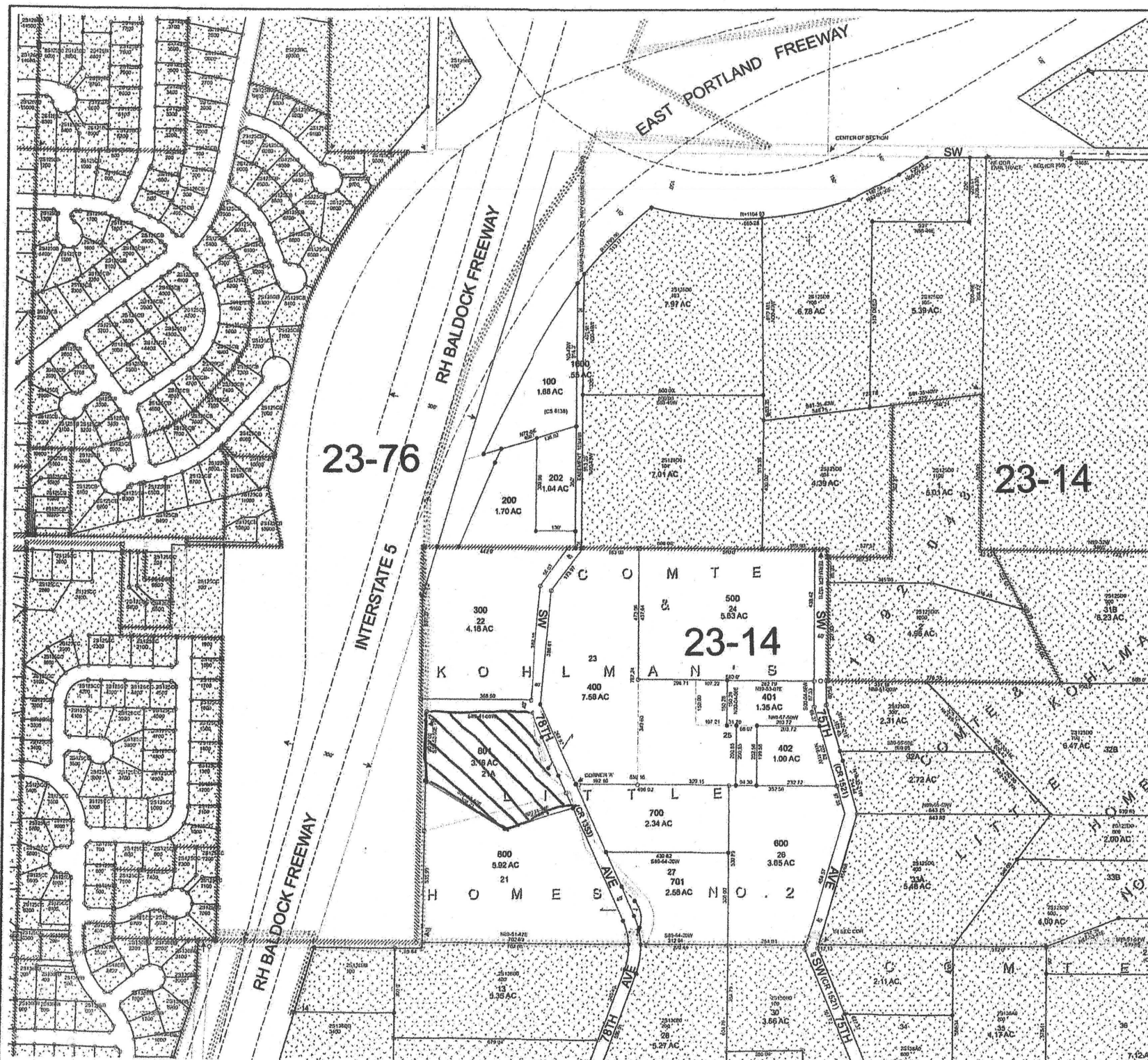
Cancelled Taxlots For: 25128C
1104,1103,201,301,101,1102,1105,901,1300,1001,1100,1101,
1106,1107,900,1000,1200,1201,1301,1400,1500,



PLOT DATE: 8/22/2019
Rotation: 0.75
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TUALATIN
2S125C



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.

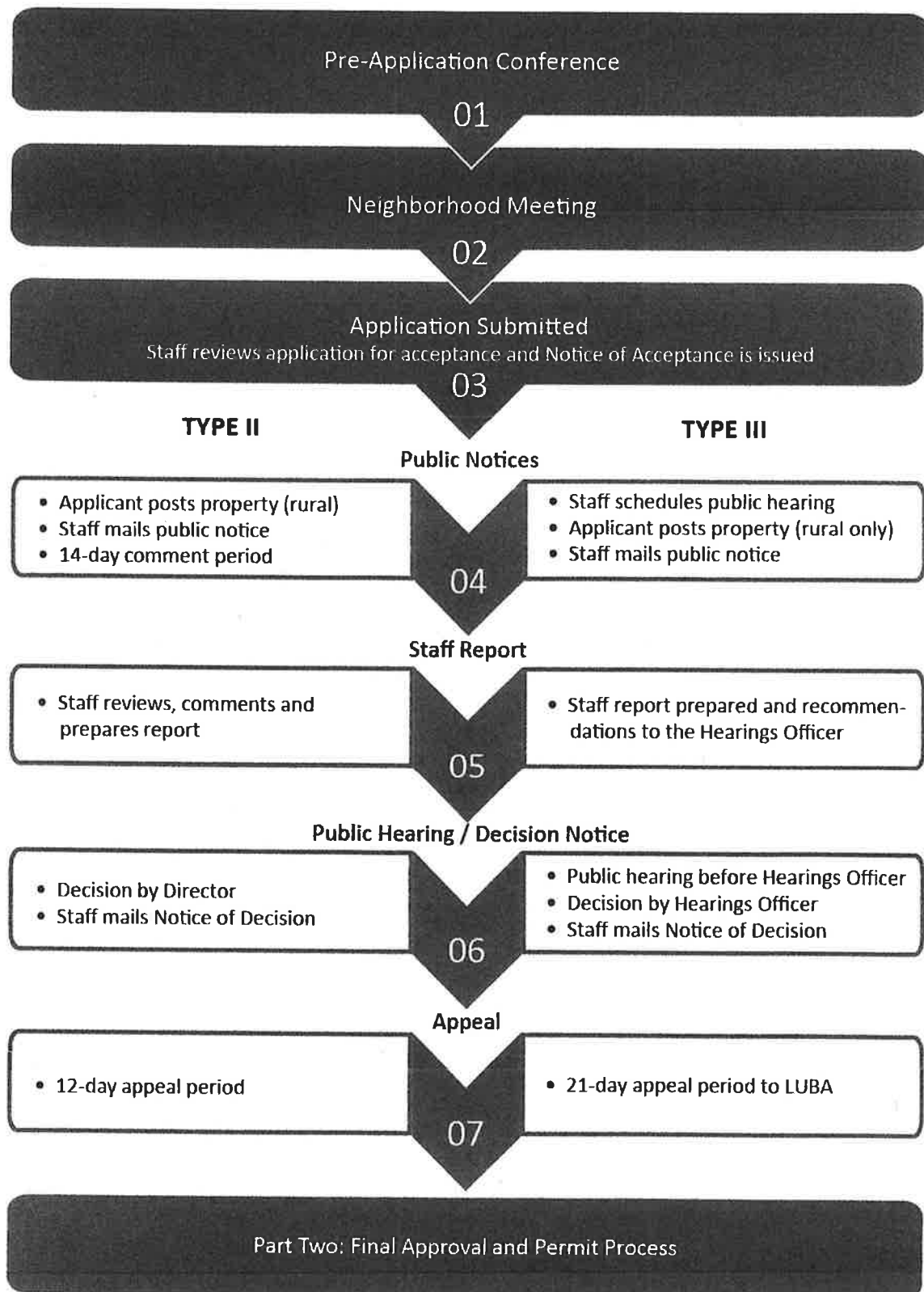
Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

* 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)



Neighborhood Meeting Agenda & Summary
CONTRACTOR'S ESTABLISHMENT – 21765 SW 78TH AVENUE, TUALATIN OR 97062
JOE AND COURTNEY GRAB
JOE GRAB TREE SERVICE, INC

- **TYPE III Land Use Proposal Process – Contractor's Establishment**

Contractor's Establishment Land Use Action is necessary to be able to run a business on your property in the AF-5 Zone. All of the code can be found online or at the library.

- **Presentation of Proposal / Description:**

Size – 3,000 SF and under of area used for contractor's establishment. Site map showing property details and areas of use for business and description.

Description / Summary - There is a home residence on the property that we live in, which you can see from the road – majority of our property is for personal use (approx. 80% or more).

The small portion of our property that we use is located at the back of the property, which you cannot see from the road. The total amount of business square footage would be used for vehicles with tools/equipment, and a small area of office space (200 SF) which includes desks, file cabinet and printer, etc, for the total allowable 3,000 SF or under. See attached pages for pictures of our property / map area and site map.

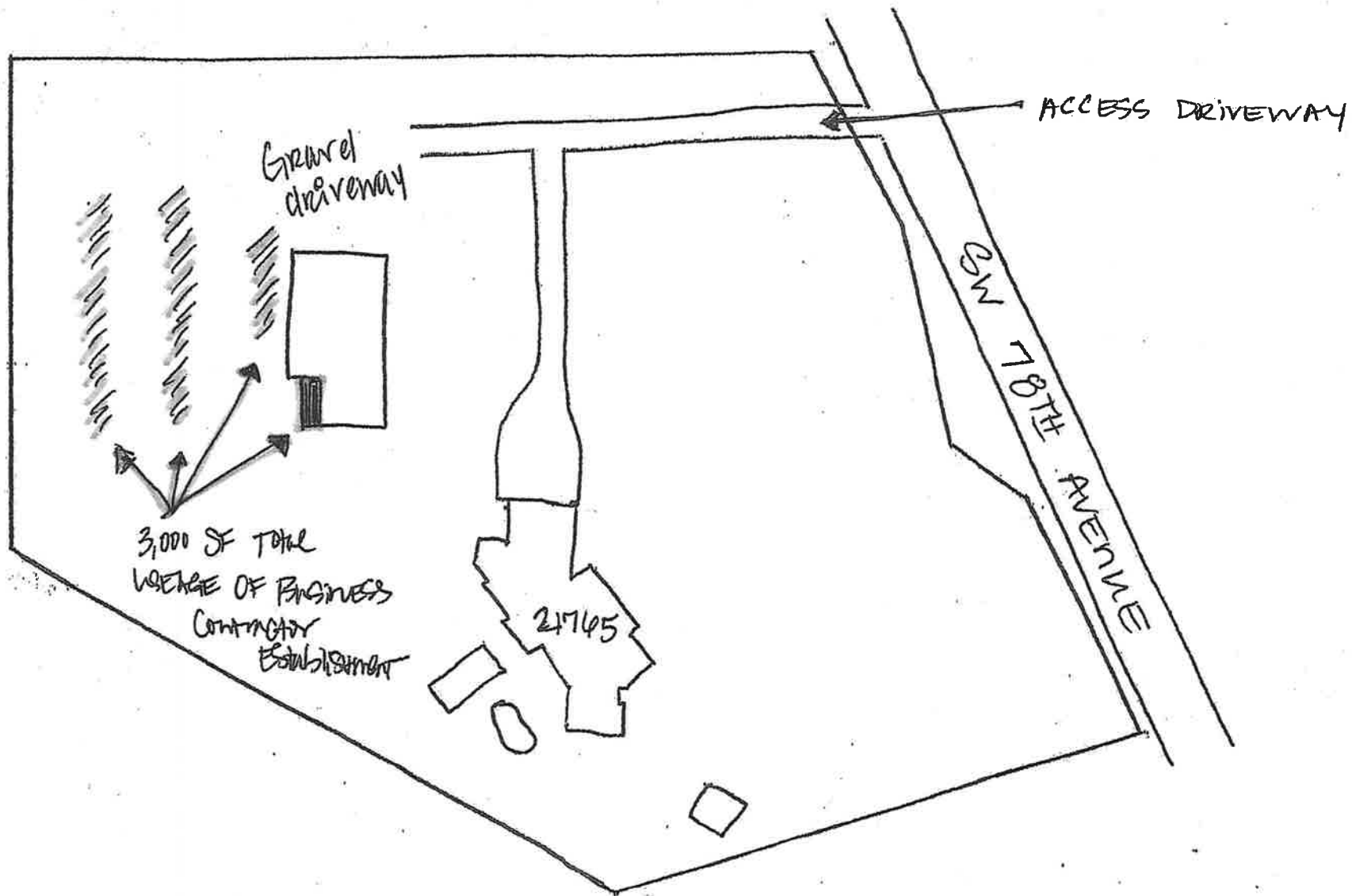
Traffic Impact – No traffic impact. Less than 30 round trips per day so no traffic study is necessary. Our employees leave in the morning (working off site) and come back in the afternoon/evening when done working.

Landscaping – Natural to what's already existing.

Materials – No materials are stored on site as we provide tree removal/trimming/ pruning and stump grinding services to customers off site on their own properties; we use off site dump services/companies such as Grimms and Chip Drop to dump debris. Our debris consists of the brush from trees/shrubs that we chip into natural chips, and wood. We don't do any landscaping or hardscapes, and no materials are on site.

Anticipated Start and Completion Date – This is the beginning/start of this process, which is to hold a neighborhood meeting, we are estimating 3-6 months for completion date as it depends on this process, attachment C shows application process.

- **Questions** – Any questions or concerns about the proposed contractor's establishment?



CONTRACTOR'S
ESTABLISHMENT —
THE GRAB TREE SERVICE, Inc
21765 SW 78th AVE

100 ft