

Vok
2/3

April 29, 2020

LUT DIRECTOR (in c/o Anne Elvers)
155 N 1ST AVENUE, #350-13
HILLSBORO, OR 97124

RE: VIRTUAL NEIGHBORHOOD REVIEW MEETING
UPDATED IN-N-OUT BURGER DEVELOPMENT – 10565 SW Beaverton Hillsdale Highway

Dear Sir or Madam,

I am a representative of the owner of the property located at 10565 SW Beaverton Hillsdale Highway located within the Central Business District (Tax Lots: 1S 1 14BC 2000, 1S 1 14BC 2400, 1S 1 14BC 2401) and the Office Commercial Zoning District (Tax Lot: 1S 1 14BC 2100) within Washington County, Oregon, more specifically shown by the attached map. The property is located on SW Beaverton Hillsdale Highway, east of SW 107th Avenue and abuts Laurel Avenue along the north.

OPB3

On December 28, 2020, we held an initial virtual Neighborhood Meeting detailing our initial plans to develop a brand new 3,879 square In-N-Out Burger restaurant with drive through service and outdoor seating on the property, in replacement of the existing Hawaiian Time restaurant operating on the site. Following that meeting, we listened to a number of comments related to the project and have spent the last several months adjusting our plans to address those concerns. We'd like to take this opportunity to have a follow-up neighborhood meeting to preview the updated and improved plan.

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 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 meeting on:

THURSDAY, MAY 20, 2021 – 6:00 PM



Virtual Zoom Meeting: <http://zoom.com>; Webinar ID: 898 1782 0711

Join from a PC, Mac, iPad, iPhone or Android device: Please use this URL to join.

<https://us02web.zoom.us/j/89817820711>

Or join by phone options:

(669) 900 - 6833	(253) 215 - 8782
(346) 248 - 7799	(312) 626 - 6799
(929) 205 - 6099	(301) 715 - 8592
(877) 853-5257 – Toll Free	(833) 548-0276 - Toll Free
(833) 548-0282 - Toll Free	(888) 475-4499 - Toll Free

Please note that per Washington County requirements, registration will be required for all attendees prior to entry to the virtual meeting in order to obtain an attendance roster for the meeting. Pre-registration is available at any time prior to the meeting date by logging into the Zoom website and Webinar ID provided above, or via this weblink: https://us02web.zoom.us/webinar/register/WN_b27aDy1gQraeBqI1vS9IsQ. If you plan on registering immediately prior to the meeting date/time, please allow for a few minutes to complete the registration process before the meeting start time.

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.

I look forward to more specifically discussing the proposal with you. If you have questions or comments regarding this proposed project, please contact me at:

Phone: (626)813-8226

Email: INOBeaverton@innout.com

U.S. Mail: Attn Real Estate Dept. – Cassie Yee
13502 Hamburger Lane
Baldwin Park, CA 91706

Sincerely,



Cassie Yee

Attachments

1. *Tax Map*
2. *"Welcome to a Neighborhood Review Meeting"*
3. *Washington County Type II and Type III Development Application Flow Chart*
4. *Proposed Site Plan*

Note: An electronic version of this letter and attached materials may also be accessed online via the Dropbox link below:

<https://www.dropbox.com/sh/nkqz99ip116xfb6/AABGUr9ZK0xWOaHT3coMSwFRa?dl=0>

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.

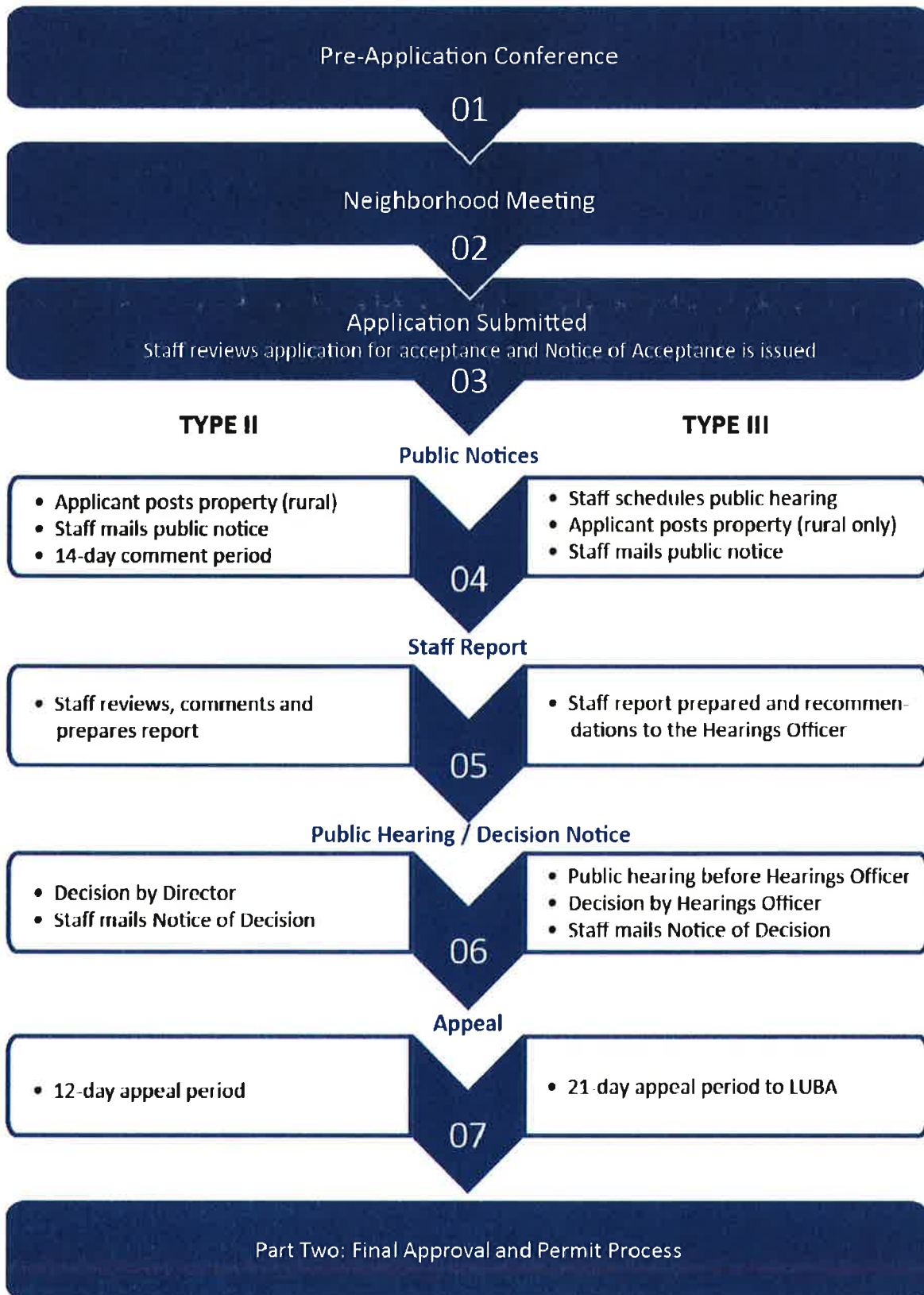
Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

* 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

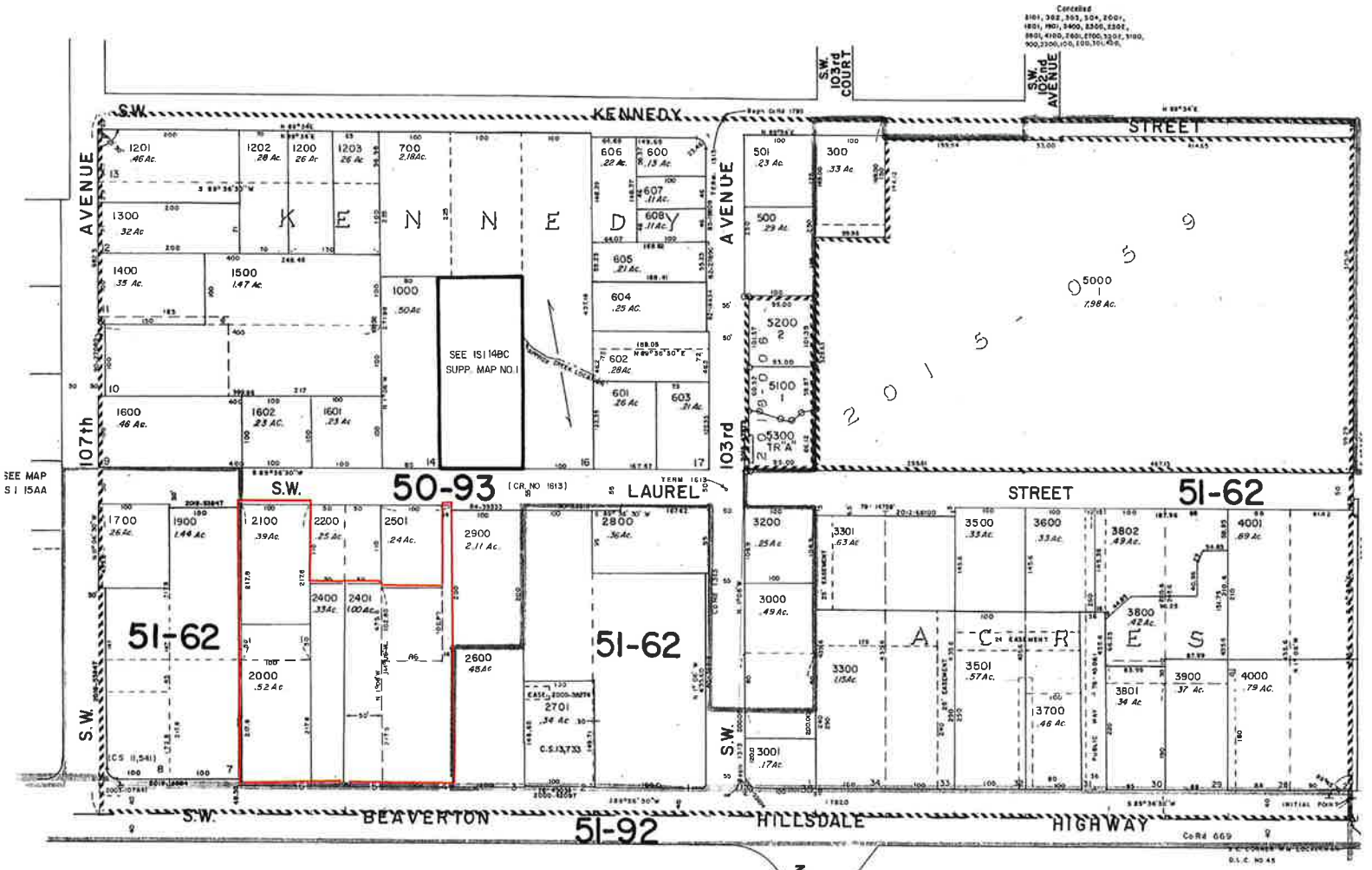
(Attachment C)



SW/4 NW/4 SECTION 14 T1S R1W W.M.
 WASHINGTON COUNTY OREGON
 SCALE 1" = 100'

IS 14BC
 BEAVERTON

SEE MAP IS 14BB



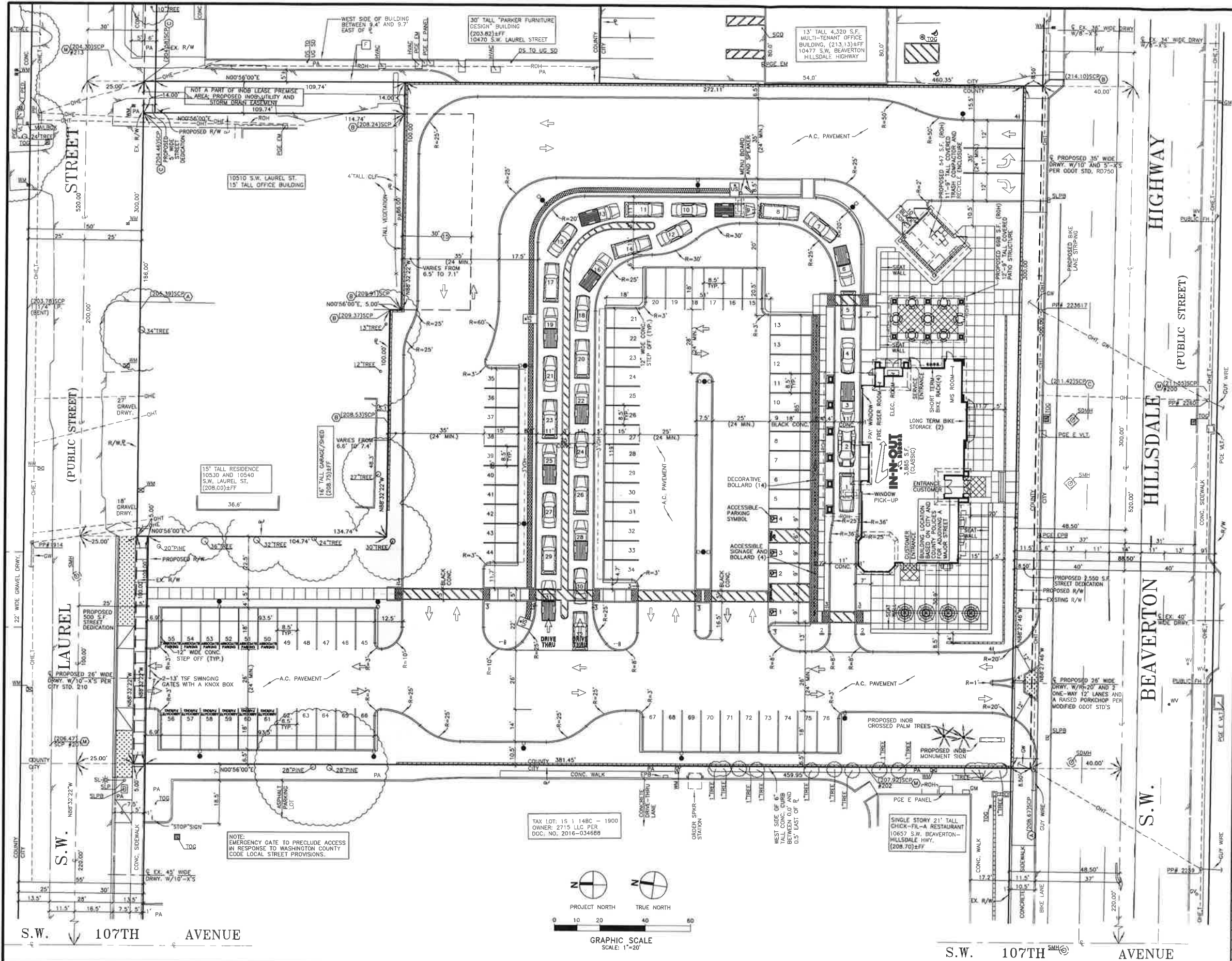
SEE MAP
 S 1 15AA

SEE MAP
 IS 1 15AD

SEE MAP
 IS 1 14BD

FOR ASSESSMENT PURPOSES ONLY
 DO NOT RELY ON FOR ANY OTHER USE

BEAVERTON
 IS 14BC



- LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL.
 - PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON SITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH) AND VEHICLE OVERHANG (VOH) CONSISTING OF APPROXIMATELY 21,192 SQUARE FEET (22.8%).
 - BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - OUTDOOR SEATING PATIO TABLE WITH UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (2 SEATS).
 - NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
 - NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
 - NEW PEDESTRIAN CROSSWALK SIGN.
 - NEW ACCESSIBILITY ENTRY SIGN.
 - IN-N-OUT BURGER.
 - PROPOSED TAN COLOR SPLIT-FACE CMU WALL AND 2" CAP.
 - EXPOSED HEIGHT OF PROPOSED CMU RETAINING WALL IN FEET.
 - CF CURB FACE.
 - LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
 - LL PROPOSED INOB LEASE PREMISES LINE.
 - VOH VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
 - ADA ACCESSIBLE PATH OF TRAVEL ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C34 FOR SPECIFIC SLOPES AND GRADES.
 - PGE ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
 - OTR PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - NEW CONCRETE SIDEWALK.
 - REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C36.
 - SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C36.
 - DRIVE-THRU CANTALK CONCRETE PAD WITH UMBRELLA STAND PER DETAIL "1" SHOWN ON SHEET C.
 - PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEA/SCREEN WALL WITH A PRECAST CONCRETE CAP.
 - PROPOSED INOB INSTALLED AND MAINTAINED OFFSITE STREET LANDSCAPE PLANTER AND IRRIGATION SYSTEM CONSISTING OF APPROXIMATELY 429 SQUARE FEET IN S.W. LAUREL STREET AND 286 SQUARE FEET IN S.W. BEAVERTON-HILLSDALE HIGHWAY.
 - REFER TO SHEET C36 FOR ENCROACHMENT NOTES.
 - PROPOSED PRECAST CONCRETE MODULAR WETLANDS UNIT WETLAND-5-R-5-0-V STORMWATER BIOFILTRATION SYSTEM.
 - 24" WIDE MATTED INOB ASSOCIATE WALKWAY PER CONSISTING OF APPROXIMATELY 513 SQUARE FEET.

- GENERAL NOTES**
- IN-N-OUT BURGER GROSS SITE AREA: 97,679 SQ. FT. OR 2.242 ACRES.
 PROPOSED 5' LAUREL STREET DEDICATION: 500 SQ. FT. OR 0.011 ACRES.
 PROPOSED 8.5' BEAVERTON-HILLSDALE HIGHWAY DEDICATION: 2,550 SQ. FT. OR 0.585 ACRES.
 MINUS NET FLAG STRIP AT NORTHEAST CORNER: 1,538 SQ. FT. OR 0.035 ACRES.
 INOB NET SITE LEASE PREMISES AREA: 93,093 SQ. FT. OR 2.137 ACRES.
 - EXISTING COUNTY ZONE: CBD (COMMUNITY BUSINESS DISTRICT) FOR TAX LOTS 15114BC02000 AND 15114BC02400 FRONTING S.W. BEAVERTON-HILLSDALE HIGHWAY.
 OC (OFFICE COMMERCIAL DISTRICT) FOR TAX LOT 15114BC02100 FRONTING S.W. LAUREL STREET.
 - GENERAL LAND DESIGNATION:
 - EXISTING LAND USE: ONE-STORY 3,555 SQUARE FOOT "HAWAIIAN TIME" RESTAURANT WITH A SINGLE DRIVE-THRU LANE.
 - 5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA PLUS OUTDOOR PATIO SEATING AREA = 27 MINIMUM PARKING SPACES REQUIRED.
 12.4 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA WITHOUT OUTDOOR PATIO SEATING AREA = 49 MAXIMUM PARKING SPACES.
 - IN-N-OUT BURGER URBAN BUILDING AREA = 3,885 S.F.
 INDOOR SEATING = 84 SEATS.
 OUTDOOR SEATING = 58 SEATS (17 TABLES).
 OUTDOOR SEATING AREA = 1227 S.F. STRUCTURE PLUS 64 S.F. EACH FOR 0-4 SEAT TABLES (0 S.F.) PLUS 20 S.F. FOR 5-2 SEAT TABLES (1100 S.F.) = 1327 S.F.
 - REQUIRED LANDSCAPE AREA WITHIN PROPERTY (15%) = 7,990 S.F.
 - LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 21,192 S.F. (22.8%).
 - IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE
- | DESCRIPTION | EXISTING | REQUIRED | PROPOSED |
|--|----------|----------|----------|
| 1. STANDARD SPACE (8.5'x18' PLUS A 2' VOH) | 0 | 0 | 10 |
| 2. STANDARD SPACE (8.5'x15' PLUS A 3' VOH) | 0 | 0 | 24 |
| 3. STANDARD SPACE (8.5'x18') | 79 | 25 | 38 |
| 4. ACCESSIBLE VAN (17'x18' PLUS A 2' VOH) | 0 | 1 | 1 |
| 5. ACCESSIBLE SPACE (15'x18' PLUS A 2' VOH) | 2 | 1 | 3 |
| 7. TOTAL | 81 | 27 | 76 |
| 8. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE) | 0 | 0 | 32 |
| 9. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK. | 0 | 2 | 4 |
| 10. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-AMERICAN BICYCLE SECURITY COMPANY BIKE-SHELL, MODEL 302, FINISH: MEDIUM GRAY. | 0 | 2 | 2 |
- ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
 - COUNTY TAX LOT: 15114BC02100, 15114BC02000 AND 15114BC02400.
 - RECIPROCAL ACCESS, BUT NOT RECIPROCAL PARKING, IS PROVIDED WITH THE ADJOINING LAND TO THE EAST.

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS

NO.	SHEET TITLE
C30	COUNTY ENTITLEMENT NEW SITE PLAN
C30.1	COUNTY ENTITLEMENT TRAFFIC MANAGEMENT PLAN
C31	COUNTY ENTITLEMENT EXISTING SITE PLAN
C32	COUNTY ENTITLEMENT DEMOLITION PLAN
C33	COUNTY ENTITLEMENT GRADING AND DRAINAGE PLAN
C34	COUNTY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C35	COUNTY ENTITLEMENT DRAINAGE ANALYSIS SITE PLAN
C36	COUNTY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C37	COUNTY ENTITLEMENT BOUNDARY AND EASEMENT MAP
LPP.1	COUNTY ENTITLEMENT LANDSCAPE PLANTING PLAN
LCC.1	COUNTY ENTITLEMENT SITE CONSTRUCTION CONCEPT DETAILS PLAN

IN-N-OUT BURGER

DEVELOPER:
 IN-N-OUT BURGER
 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: CASSIE YEE
 PHONE: 626 813-8226

Underground Service Alert

Call: Toll Free
811
 TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

▲	
▲	
▲	
▲	
▲	

GHA PROJECT NO. ---
GHA
 Architecture/Development
 14901 Quorum Drive
 Suite 300
 Dallas Texas 75254
 Ph: (972) 239-8884
 Fax: (972) 239-5054

CIVIL ENGINEER:
MSI ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
 301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA 91773
 (909) 305-2395 FAX (909) 305-2397

Aaron D. Pellow
 AARON D. PELLOW R.C.E. 91119 DATE 04-28-2021 EXPIRES: 12-31-2020

IN-N-OUT BURGER
 10505 AND 10565 SW BEAVERTON-HILLSDALE HIGHWAY
 BEAVERTON AREA OF WASHINGTON COUNTY, OR 97005

COUNTY ENTITLEMENT NEW SITE PLAN

C30

APR 2021