

MEMORANDUM

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PLANNING AND DEVEL
LAND USE AND TR
PORT SERVICES
OPERATION

PROJECT Cornell Farm, 8212 SW Barnes Road, Portland, OR 97225
 PRUPOSE Letter to the Neighborhood
 DATE January 18, 2021
 TO Neighbors within 500' of the subject property

ATTACHMENTS GIS Map, featuring the subject property (REQUIRED)
 "Welcome to a Neighborhood Review Meeting" (REQUIRED)
 Type II Procedure process summary (REQUIRED)
 "COVID-19 Virtual Neighborhood Meeting Supplement" (REQUIRED)
 (2) Site Plans – Overall and Enlarged (REQUIRED per COVID-19 Supplement)
 (1) Preliminary Rendering

Dear CPO Representative/Resident:

You are receiving this notification because you were included on a list provided by Washington County of proximate neighbors to 8212 SW Barnes Road .

CPO1

Jones Architecture is representing Ed Blatter and Deby Barnhart, owners of Cornell Farm, located at 8212 SW Barnes Road, Portland, OR 97225, in the R-15 District, permitted as a Conditional Use (nursery), please see attached zoning map and site plans for reference.

Here is a brief narrative description of the project:

The applicant is proposing a 2-story, approximately 3,400SF new building to support Cornell Farm's existing nursery operation. The proposed building will take the place of an existing greenhouse will provide retail space at the ground story with office space above.

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.

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 VIRTUAL meeting on:

OK

Date – February 16, 2021, 6PM
 Weblink – <https://zoom.us/j/97167784108?pwd=SEIPYk1KRFNlS3FNdnZBSE0xNXZ3UT09>
 Call-in number – please see below for full list of call-in options

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 more specifically discussing the proposal with you. Ahead of the meeting please feel free to contact me with questions or comments us at **(503) 477-9165** or via email at **mbullard@jonesarc.com**. You may also mail in comments or questions to the following address:

**Meaghan Bullard
Jones Architectures
120 NW 9TH Avenue, Suite 210
Portland, OR 97209**

Please note that all Neighborhood Meeting materials can be accessed at the following Dropbox link:
<https://www.dropbox.com/sh/80i3c9cjyaa00nd/AAAUOcOLuJ-9wSA5VfPLbs3Pa?dl=0>

Sincerely,



Meaghan Bullard, Principal
JONES Architecture

The following is the full Zoom invitation. Please email Meaghan Bullard at the above listed email address if you would like a digital version of this meeting invitation send to your email address –

Jones Architecture is inviting you to a scheduled Zoom meeting.

*Topic: Zoom Meeting: Cornell Farm Neighborhood Meeting
Time: Feb 16, 2021 06:00 PM Pacific Time (US and Canada)*

*Join Zoom Meeting
<https://zoom.us/j/97167784108?pwd=SEIPYk1KRfNIS3FNdnZBSE0xNXZ3UT09>*

*Meeting ID: 971 6778 4108
Passcode: 368778
One tap mobile
+16699006833,,97167784108#,,,,*368778# US (San Jose)
+12532158782,,97167784108#,,,,*368778# US (Tacoma)*

*Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington D.C.)
+1 312 626 6799 US (Chicago)*

*Meeting ID: 971 6778 4108
Passcode: 368778
Find your local number: <https://zoom.us/u/ac9OBWJlKtR>*

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



Map Title

- Street Names
- Arterials
- All Streets
- Tax Lots
- City Limits
- Regional Urban Growth Boundary
- Non-Regional Urban Growth Boundaries
- Washington County Boundary
- County Land Use Districts (Zoning)

- Rural Designations
- RR-5
- AF-5
- AF-10
- AF-20
- EFU
- EFC
- R-COM
- R-IND
- MA-E
- Urban Designations
- R-5
- R-6
- R-9
- R-15
- R-24
- R-25+
- NC
- OC
- CBD
- GC



1/12/2021

Notes



1: 6,336

1 inch = 528 feet

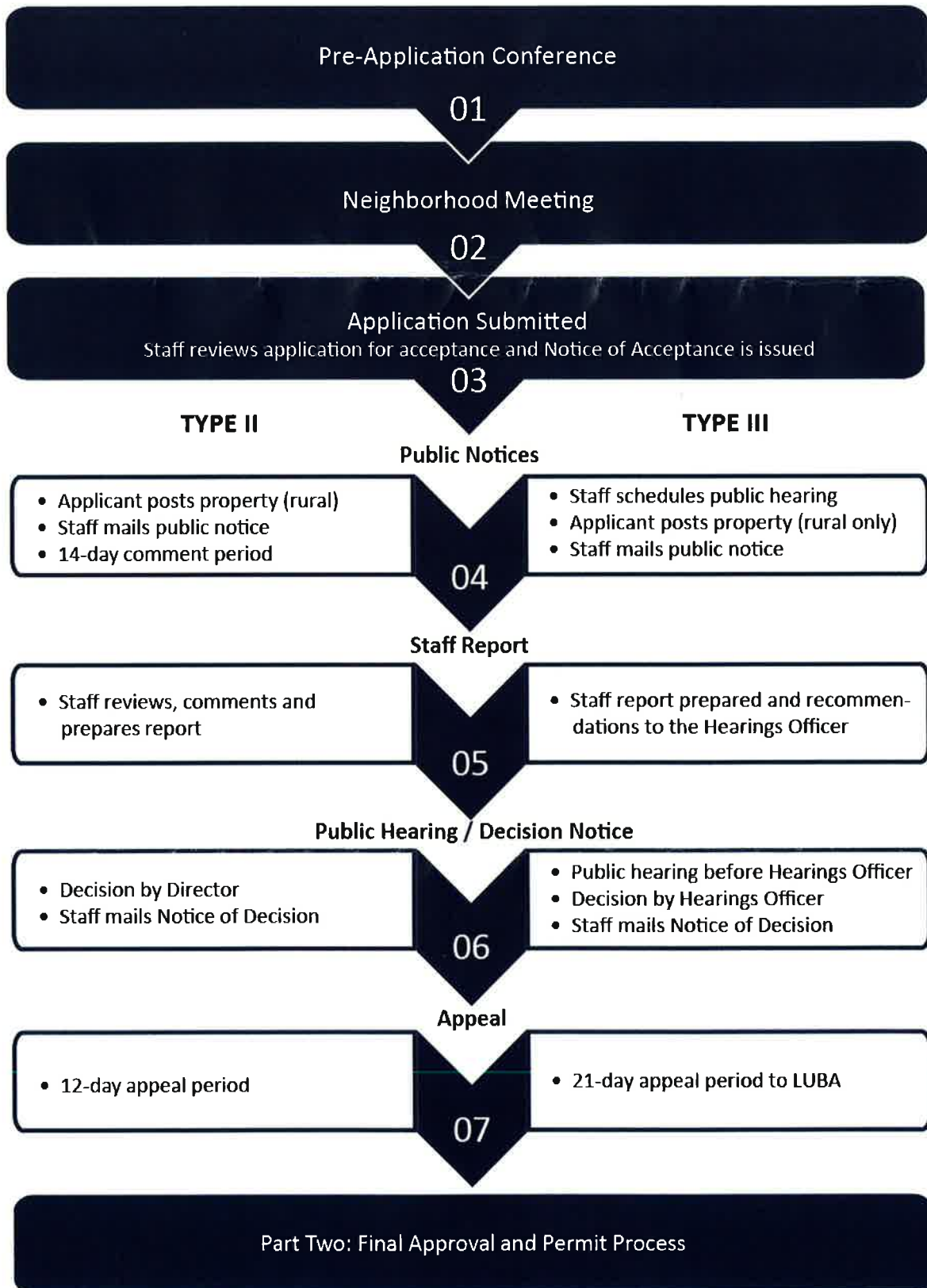


The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map; however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore, there are no warranties which accompany this production. Notification of any errors will be appreciated.

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Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process (Attachment C)





COVID-19 VIRTUAL NEIGHBORHOOD MEETING SUPPLEMENT

August 31, 2020

Washington County Department of Land Use & Transportation
Planning and Development Services – Current Planning
155 N First Ave., Suite 350, Hillsboro, OR 97124
www.co.washington.or.us/LUT | www.co.washington.or.us/CurrPlan
lutdev@co.washington.or.us | 503-846-8761

COVID-19 Virtual Neighborhood Meeting Supplement

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.

Applicants utilizing this temporary virtual meeting option must follow these procedures.

In addition to the standard requirements of the packet entitled "Mandatory Requirements for Neighborhood Meeting Mailings." the applicant's notice materials for a virtual Neighborhood Meeting shall include all the following:

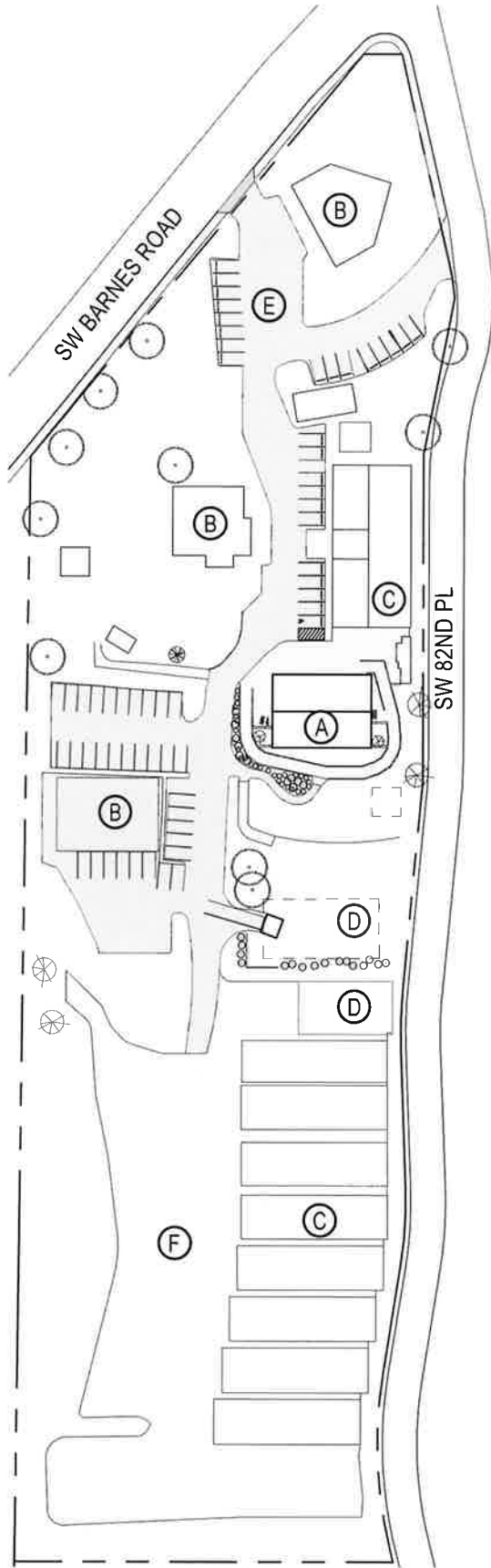
- A. A written narrative explaining the development proposal.
- B. A legible (preferably rendered) site plan.
- C. A URL for the virtual meeting (to be held on Zoom, Skype, Go-to-Meeting, Microsoft Teams, or other similar online platform), and information on how members of the public can access the virtual meeting.
- D. A toll-free phone number providing an alternative for participation by phone.
- E. Addresses where written comments and questions can be submitted via email and US Postal Service prior to the meeting.
- F. A URL for a website, Dropbox, or other online platform hosted by the applicant providing public access to a copy of the mailing materials and other typical neighborhood meeting materials (grading plan, landscape plan, renderings, etc.). These materials shall be posted online the same day the meeting notice is mailed.

The Applicant shall:

- Hold the online meeting at the time and virtual location posted in the notice.
- During the meeting, collect names and contact information (full mailing address and phone number) of all participants and provide that information with the meeting summary (as outlined in R&O 2006-20).
- During the meeting address all questions and comments submitted prior to the meeting by email or USPS.
- In addition to the submittal requirements listed in R&O 2006-20 and the Neighborhood Meeting Packet, submit to Current Planning any correspondence (email or USPS) the applicant receives regarding the meeting prior to submittal of the application with the neighborhood meeting materials.

All other requirements of R&O 2006-20 shall continue to apply as outlined in the Neighborhood Meeting packet. A development application may be submitted for completeness review once the notice for the virtual meeting has been mailed; however, the application will not be deemed complete until all materials listed above and in R&O 2006-20 have been submitted to Current Planning staff.

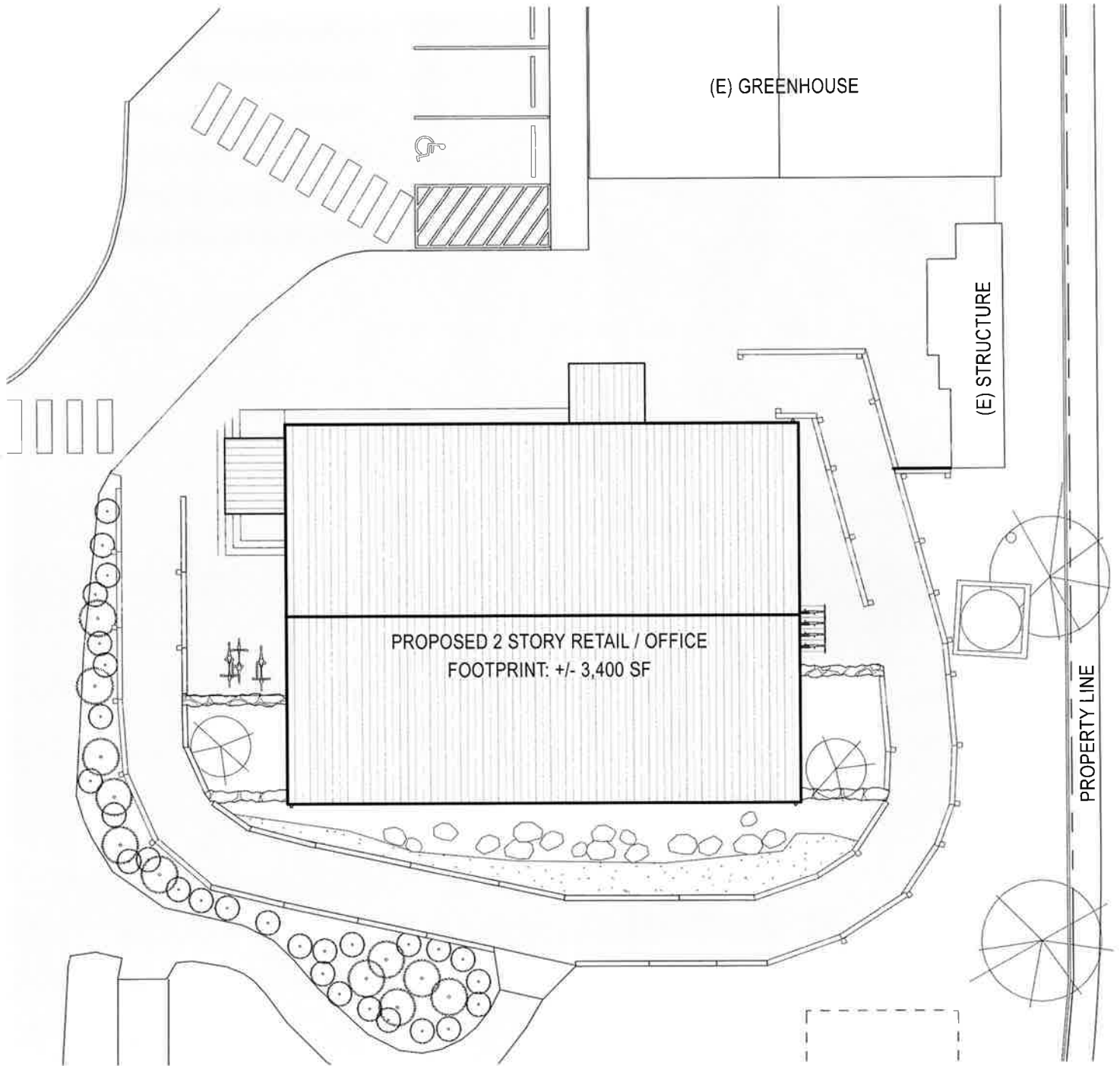
Please note that if the virtual meeting is to be recorded, all participants shall be notified that the meeting is being recorded.



- (A) PROPOSED 2 STORY RETAIL / OFFICE
- (B) EXISTING STRUCTURE
- (C) EXISTING GREENHOUSE (S)
- (D) EXISTING TEMPORARY STRUCTURE
- (E) EXISTING ASPHALT DRIVEWAY
- (F) EXISTING GRAVEL DRIVEWAY

GROUND STORY
SCALE: 1" = 120'





GROUND STORY
SCALE: 1" = 20'





