



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

Received

APR 14 2025

April 9th, 2025

RE: **NOTICE OF VIRTUAL NEIGHBORHOOD REVIEW MEETING – CPO 4B**
PROPOSED DEVELOPMENT: Goodrich Gardens 18-Lot Subdivision

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

Dear Resident:

Pioneer Design Group, Inc. is representing the developer of a property located on the west side of SW Chardonnay Avenue, more specifically Tax Lot 00501 of Tax Map 2S1 08AD, as shown on the attached map, or 14545 SW Chardonnay Avenue. The developer is proposing an 18-Lot subdivision of the property to the R-6 land use district standards of Washington County. 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 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 into 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.

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:

Tuesday, April, 29, 2025 at 6:00 pm

Online at: <https://bit.ly/GoodrichGardensNM> or use the QR Code →

(Please see Virtual Meeting Instructions attached)

Call in at: 971-358-1930 Conference ID: 269 401 757#



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



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. Please feel free to call me at (503) 643-8286 or email whayson@pd-grp.com if you have questions.

Sincerely,

Wayne Hayson
Planning Manager

Attachments: Tax Map, Proposed Plan, & Project Summary
Packet: "Welcome to a Neighborhood Review Meeting" & Virtual Meeting Instructions

2S108AD

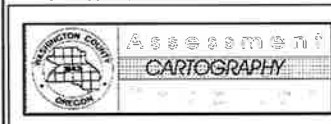
WASHINGTON COUNTY OREGON
SE 1/4 NE 1/4 SECTION 8 T2S R1W
SCALE 1"= 100'



36	31	32	23	34	35	26	31
2	9	8	6	2	7	5	8
13	5	8	9	11	12	7	5
13	18	12	18	15	14	13	18
24	19	28	21	22	23	24	35
25	26	25	28	27	28	29	30
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 2S108AD
400, 500, 600, 503, 100, 8200, 300, 11290, 1200, 1400, 1500, 1600, 1700, 1300,
12300, 12400, 13200, 14700, 8900, 1100



PLOT DATE: 12/30/2024
Revision: 0
**FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE**

Up to 35,000 copies of the *Journal of the American Veterinary Medical Association* (JAVMA) are distributed to practicing veterinarians and their employers. For more information, contact the JAVMA Distribution Department, P.O. Box 100, Ross, PA 19380.

2S108AD



PIONEER DESIGN GROUP

Project Summary

To: Virtual Neighborhood Meeting Participants

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: Goodrich Gardens

Date: April 9, 2025

Project Summary

The applicant requests approval of a Type II review for an 18-Lot Single Family Residential Subdivision for Detached Single Family Residential Homes “Goodrich Gardens.”

The subject property is specifically identified as Tax Lot 00501 of Tax Map 1S1 08AD, and is 3.46 acres, or approximately 150,717 square feet in area. The site is further identified as 14545 and is located within Unincorporated Washington County, on the west side of SW Chardonnay Avenue, opposite SW Crestridge Court. Proposed “Street A” will provide private street access through the site from SW Chardonnay Avenue to lots 1-12, terminating at a dead end with a designated turn around prior to SW Bull Mountain Road. Pedestrian access from proposed “Street A” to SW Bull Mountain Road will be provided via an accessway from the street terminus. Lots 13 – 18 will be accessed from SW Chardonnay Avenue

The site and surrounding areas is located within the Bull Mountain Community Plan area, and is zoned R-6 (Residential, 6 units per acre) by Washington County. Surrounding properties are also designated R-6.

Wetlands along the western edge of the site will be preserved and protected within an open space tract. The proposed lots range in size from a minimum of 4,311 square feet (Lots 13-16) to a maximum of 8,793 square feet (Lot 9), with all lots exceeding the 4,000 square foot minimum lot size of the R-6 district. The average lot size is approximately 5,854 square feet.

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 southwest corner of the site.

Pioneer Design Group Inc.

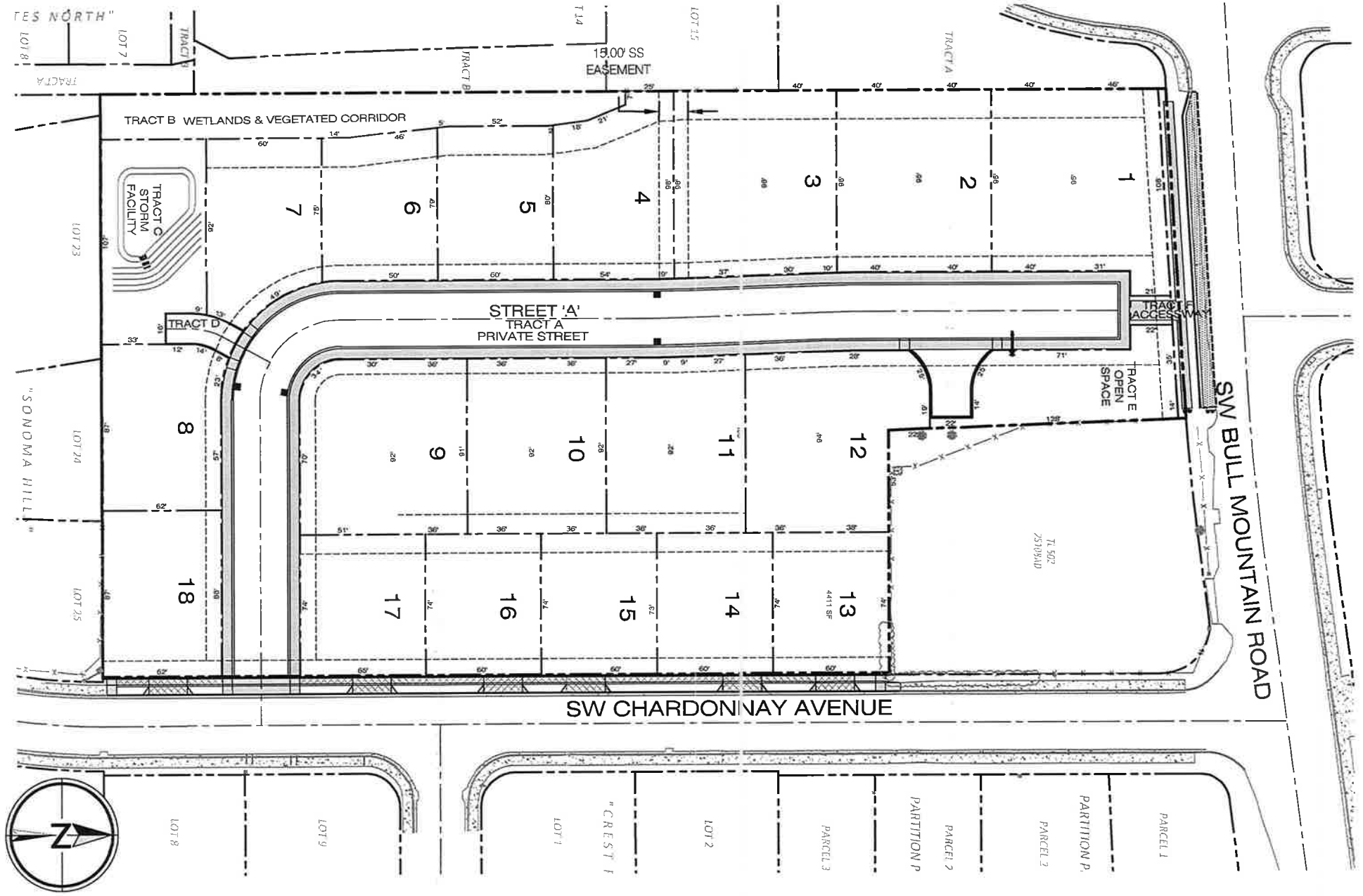
9020 SW Washington Square Rd. | Portland, OR | 97223 | 503.643.8286

EXPERIENCED

INNOVATIVE

COMMITTED

GOODRICH GARDENS SUBDIVISION



GOODRICH GARDENS SUBDIVISION

AN 18 LOT SUBDIVISION OF TAX LOT 501 OF TAX MAP 2S108AD
14545 SW CHARDONNAY AVENUE, TIGARD, OR 97224

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.

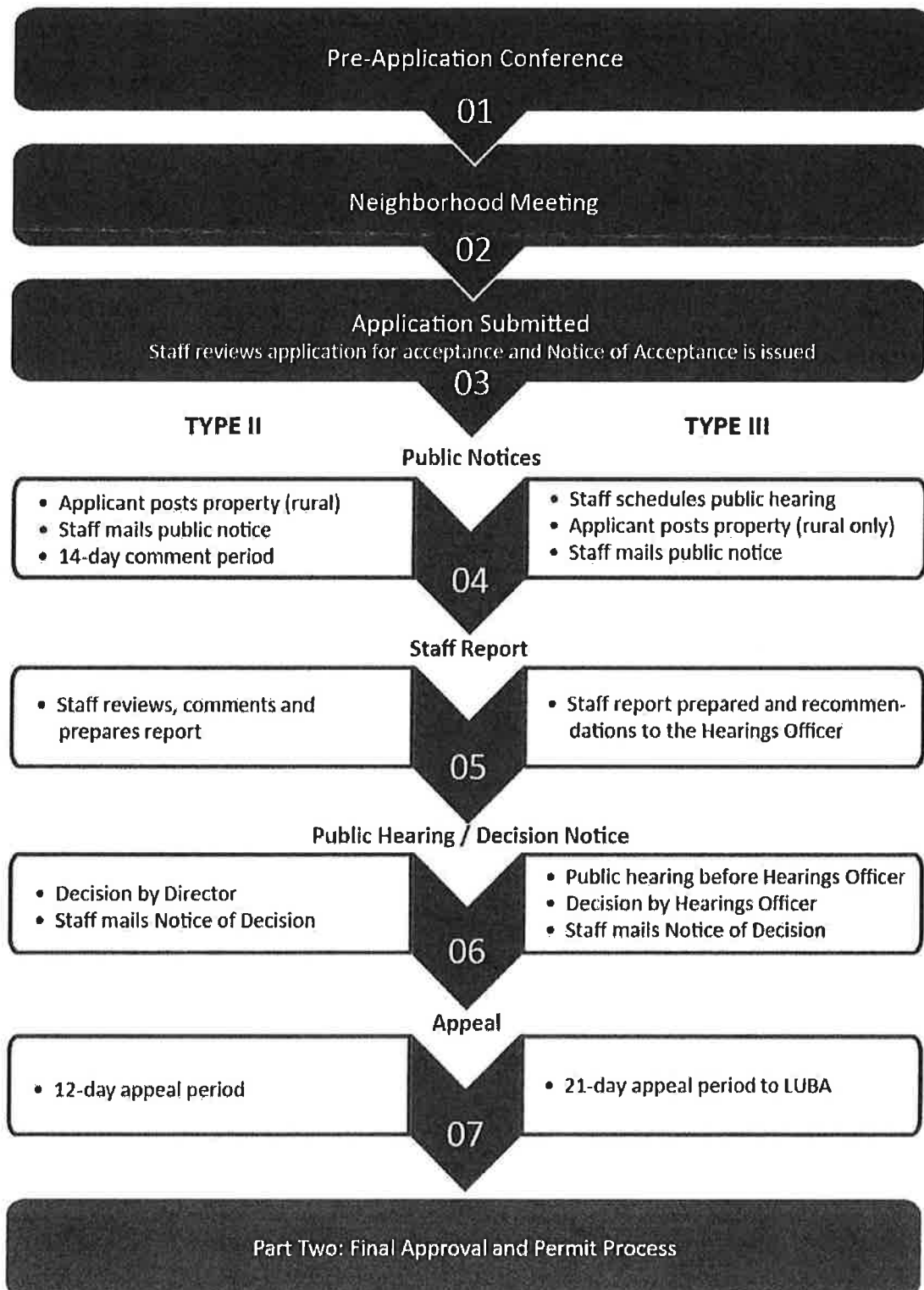
* Refer to Washington County Community Development Code section 203-3

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)





Virtual Meeting Instructions

To: Virtual Neighborhood Meeting Participants

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: Proposed 18-Lot Residential Subdivision – “Goodrich Gardens”

Date: April 9, 2025

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:

Tuesday April 29, 2025 at 6:00 pm

Online at: <https://bit.ly/GoodrichGardensNM> or use the QR Code →
Phone at: 971-358-1930 Conference ID: 269 401 757#



These materials can also be found online at: <https://bit.ly/GoodrichGardensMaterials> →



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. Please log-in early to allow time to sign the attendance register using the Q&A feature in Teams. More information on using Teams can be accessed here: <https://support.microsoft.com/en-us/teams>. 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 may have limited opportunity to respond to live questions. Please forward questions as directed below by April, 29 2025 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 97223