

Received

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PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION



Mailed 2/17/22

February 17, 2022

VIRTUAL NEIGHBORHOOD REVIEW MEETING PROPOSED DEVELOPMENT: 3645 NW 174th Ave. *CP07*

Emerio Design, LLC is representing the owner of the property located at 3645 NW 174th Avenue, in the R-6 District, more specifically shown by the attached map. We are considering a proposal to divide the property into 7 single-family residential lots taking access via a private street tract off NW Lonerock Dr., as well as from private driveways. 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 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: **Thursday March 10, 2022, at 6 pm**

Time: March 10th, 2022, 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89280674255>

Meeting ID: 892 8067 4255

One tap mobile

+13462487799,,89280674255# US (Houston)

+16699009128,,89280674255# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC) Meeting ID: 892 8067 4255 Find your local number:

<https://us02web.zoom.us/j/kd520k3gpu>



Additional information on the project can be found at the following link:

https://emeriodesign-my.sharepoint.com/:f:/p/smiller/EoPxmWwH_BIHgT_IpVyR0vgBph4TXttKsObzNtsEDOHCNw?e=FS4UUL

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. If you would like to send comments to the applicant, you may do so by email at stevem@emeriodesign.com or by mail at the following address:

Emerio Design, LLC
ATTN: Steve Miller
6445 SW Fallbrook Place, Suite 100
Beaverton, OR 97008

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. Contact me at 503-746-8812 if you have questions.

Sincerely,

Steve Miller

Steve Miller
Director of Planning
Emerio Design, LLC

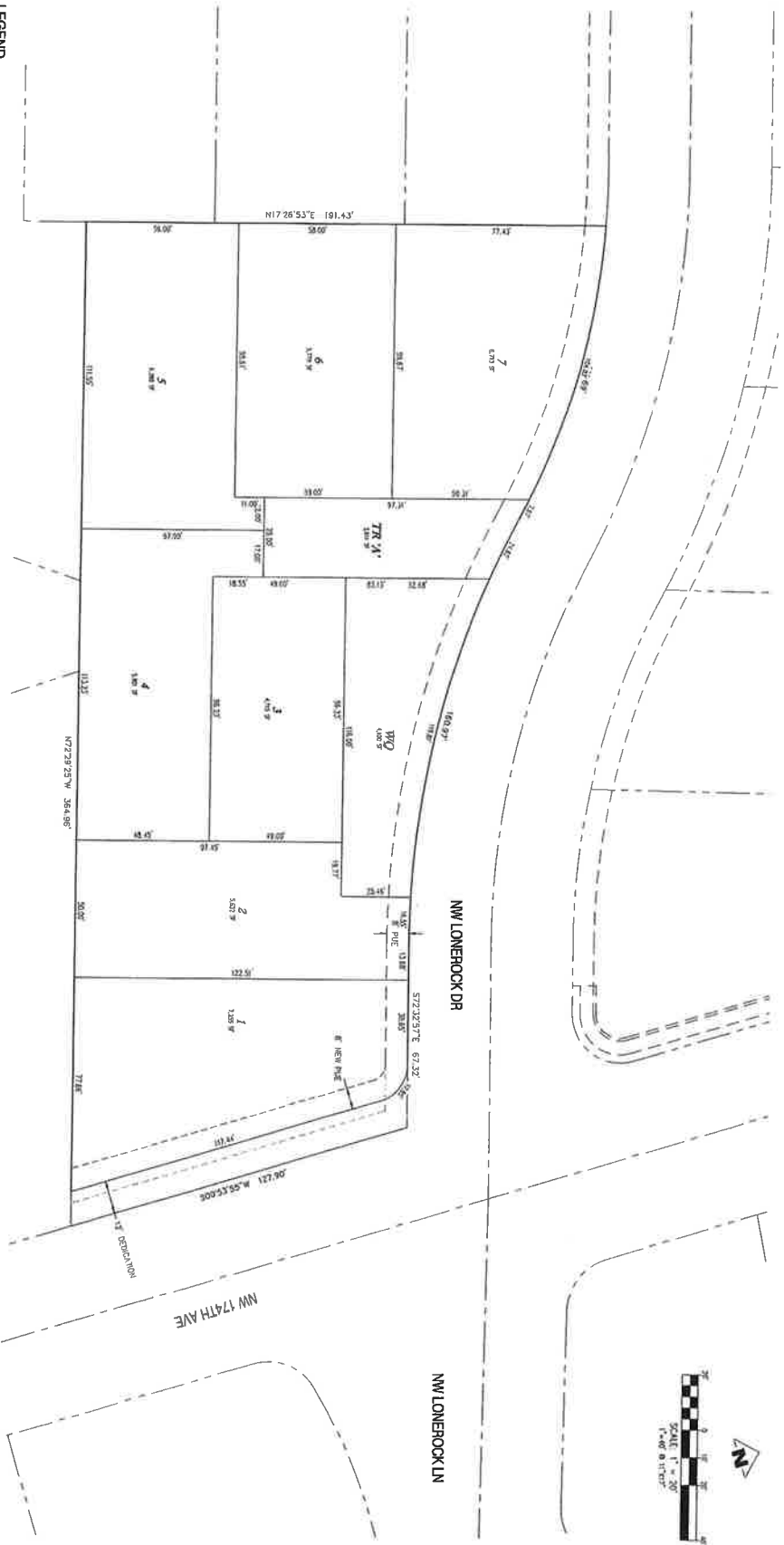
LEGEND

PROPERTY/ROW LINE
 ADJACENT/ADJOINING LOT LINE
 CENTER LINE OF ROW

LOT DIMENSIONS

HANDICAPED LOT WIDTH
 MINIMUM LOT WIDTH
 LOT WIDTH AT STREET OR ACCESS POINT
 MINIMUM LOT AREA
 MINIMUM LOT AREA AVERAGE

44'
 60'
 40'
 20'
 5,500 SF
 6,000 SF



SHEET
 5
 8

EMERIO
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 BEAVERTON, OREGON 97008
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 FAX: (503) 879-5822
 www.emeriodesign.com

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

3645 NW 174TH AVENUE
 TAX MAP T1N R1W 30BA
 TAX LOT 8400
 PORTLAND, OREGON

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)

