



Welcome to a Neighborhood Review

Meeting Notice

Date: **10/23/2019**

Dear Mary Manseau,

You are invited to attend a neighborhood meeting that will be held to discuss a development proposal for **Highlands area park** in your neighborhood:

Meeting Date: ***Wednesday, November 13***

Meeting Time: ***DROP IN ANYTIME BETWEEN 6:00 pm - 8 pm***

Meeting Location: ***Bethany Presbyterian Church in the Fellowship Hall***

Project Name: ***Highlands Area Park Development***

Application Type: ***Washington County Type II Land Use***

General Location of project: ***Between NW Catalpa St and NW Trillium St., and directly west of NW 167th Ave.***

Size of Property: ***1.5 acres***

Description of Project: ***Park development; Tax Lot 1N118A00200 & 1N118A00202; Tract B***

The purpose of the meeting is to provide an opportunity for the applicant and surrounding property owners to review the proposal and 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/us) any special information you know about the property involved. Please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

Additional information is attached to help identify the property location and explain the process. Attachments to this document include 1) a map of the property location and 2) an explanation of the Washington County Land Use and Transportation development application process.

Sincerely,

Rene' Brucker, Project Manager
Tualatin Hills Park & Recreation District
503-629-6305

1N1W08C
-00300

NW GERMANTOWN ROAD

1000' buffer
outside the UGB

NOTE: Adjacent Multnomah County is present. The applicant is responsible for obtaining official Mult. Co. tax maps & owner data for property w/in 1000' of subject (and contiguously owned) parcel(s). This is required for the neighborhood meeting mailing & land use application submittal. Failure to provide this info is denial criteria. Call Teri Heino at Wash. Co. 503-846-3834 if you need help understanding this requirement. For data, you may utilize these resources:
<http://multcoproptax.com>
<https://multco.us/assessment-taxation/maps>
<http://www3.multco.us/H5V/?viewer=SAIL>

1N118AA09400
Notification Area
created 10/14/19 by
Teri Heino, WashCo LUT

Mult Co
Parcel
1N1W08C
-00300

NW CROSSVINE STREET

500' buffer
inside the UGB

NW CATALPA STREET

NW TRILLIUM STREET

NW 170TH AVENUE

NW 169TH AVENUE

NW 168TH AVENUE

NW 167TH AVENUE

NW MADRONE STREET

NW SHACKELFORD ROAD

NW VIOLA STREET

NW ANITA STREET

NW BRUGGER ROAD

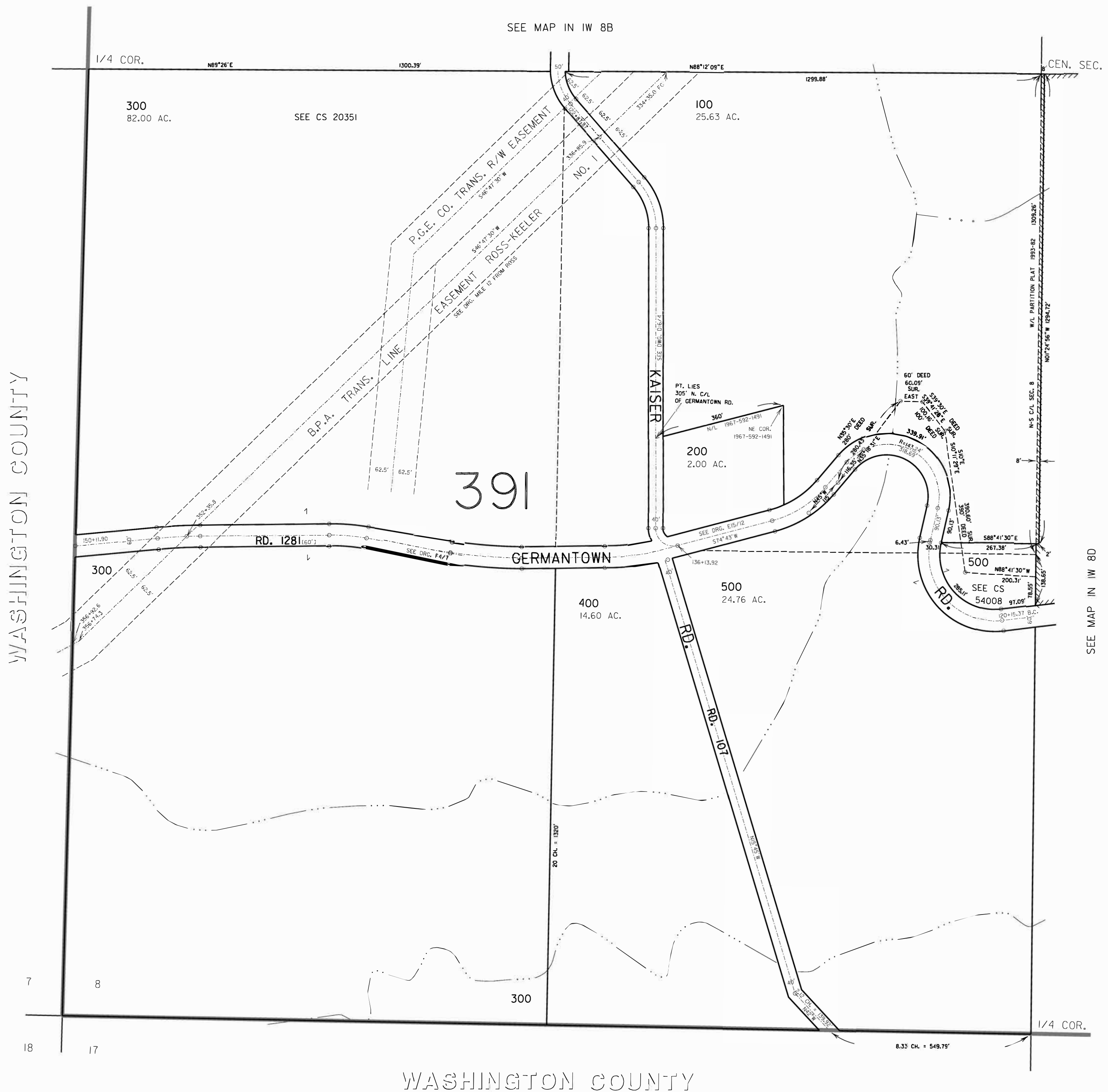
NW LIBERTY STREET

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SW1/4 SEC. 8 T.1N. R.1W. W.M.
MULTNOMAH COUNTY

$$1'' = 200'$$

IN IW 8C



SEE MAP IN IW 8D

WASHINGTON COUNTY

IN IW 8C



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Pan



Go Back



Go Forward



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Bookmarks



Pictometry



Print



Export

Sync With 3...

Print and Export

Navigate the Map



Taxlots (1)



Taxlot: 15925 NW GERMANTOWN RD



Propid: R323987

Maptaxlot: 1N1W08C -00300

AltAcctNum: R961080260

Assessor Legal: SECTION 08 1N 1W, TL 300 82.00 ACRES, DE FERRAL-POTENTIAL ADDITIONAL TAX

Owner: VERN AND MYRNA DYSLE LLC 6015 NW 185TH AVE

PORTLAND OR 97229-1402

[Click to View Assessor Map](#)

[Link With Multco Property Tax Website \(Use Guest Login\)](#)

[Link With Portland Maps Website](#)

[Link with Portland BDS Permit/Case](#)

Displaying 1 - 1 (Total: 1)

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Home



Layers



Taxlots (1)



Streetmap



OR N HARN 83/91 ▲

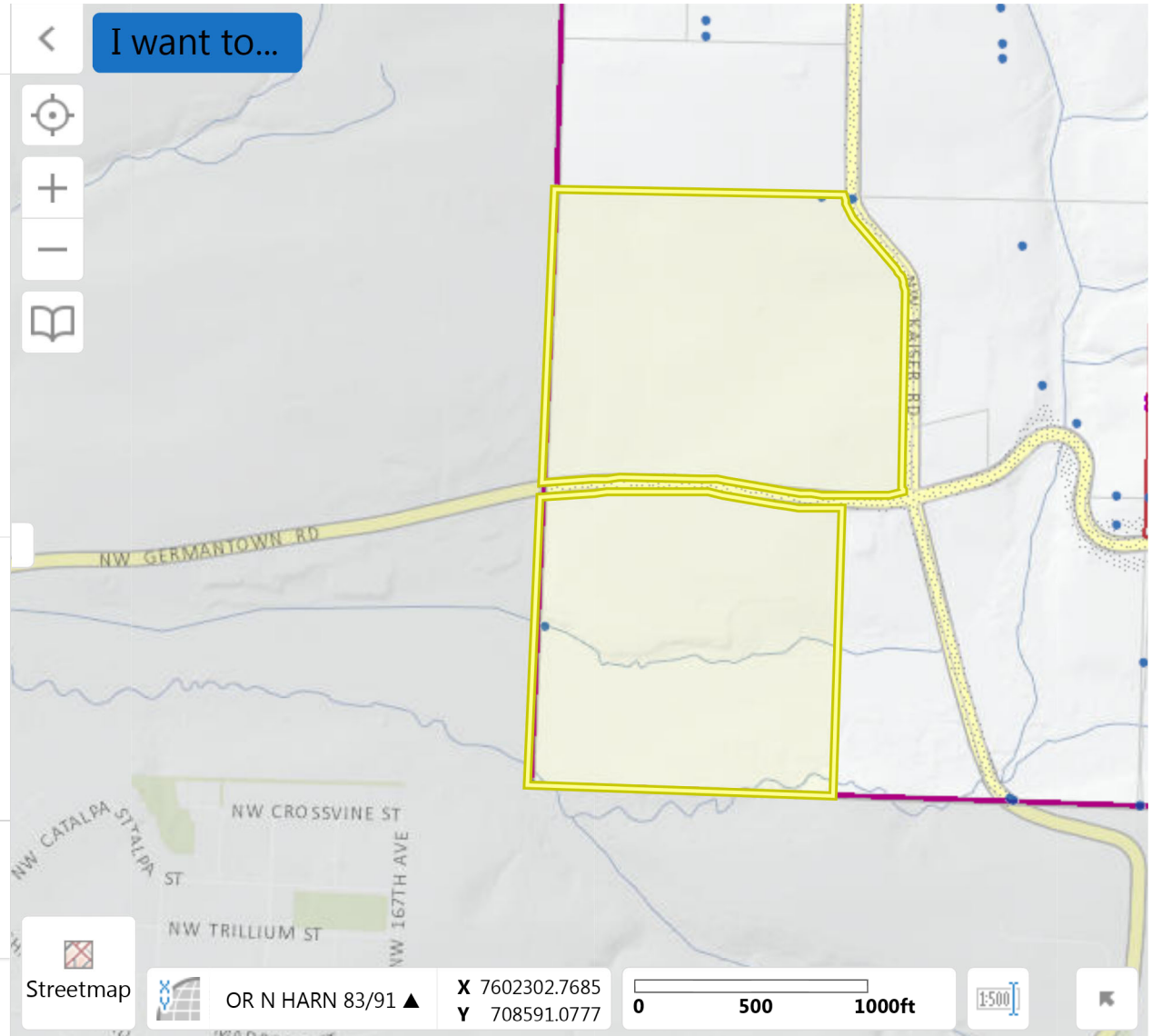
X 7602302.7685

Y 708591.0777

0 500 1000ft



1:500



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)

