



September 7, 2017

RE: NEIGHBORHOOD REVIEW MEETING
PROPOSED RENOVATION OF SOMERSET WEST PARK

Dear Resident,

Tualatin Hills Park and Recreation District is the owner of Somerset West Park, a developed 6.15 acre property located at the intersection of NW Rock Creek Blvd. and NW 185th Ave., tax lots 1N130BC00200, in the INST Land Use Districts, as shown on the attached map.

As part of the bond measure program passed by voters in 2008, THPRD has been working with the neighbors over the last several years to develop a preferred master plan with the intent to renovate Somerset West Park. Prior to applying to the Washington County Department of Land Use and Transportation for land use review, we would like to take an opportunity to meet again. We will be presenting the board approved master plan and gathering input for the design of the Somerset West Park play area.

The purpose of this meeting is to provide a forum for the district and surrounding property owners/residents to review the approved master plan and provide input on the design of the play area. This is the opportunity to ask questions, give input and share with us what you and your children would like to see designed into the park play area. We will attempt to answer questions that may be relevant to meeting development standards consistent with Washington County's Community Development Code, the respective Community Plan, and Tualatin Hills Park and Recreation District's 2006 Comprehensive Plan.

Pursuant to Washington County's Resolution and Order No. 2006-20, you are invited to attend a meeting on:

September 28, 2017 at 6pm
Westview High School Room N115
4220 NW 185th Ave.
Portland, OR 97229

Please note this meeting will be an informational meeting on the approved master plan and play area design. 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 either participate with written comments and/or an opportunity to attend a public hearing.

We look forward to discussing the project with you. Please feel free to contact me at 503-629-6305, or via email at rrussell@thprd.org.

Sincerely,

Robert Russell,
THPRD Design & Development Office Tech

Attachments: G.I.S. Vicinity Map and Letter titled, "Welcome To A Neighborhood Review Meeting"



Notification Area
1N130BC00200
DEV REV FOR A PARK
Created 8/18/17
by Teri Heino, Wash Co LUT

TON CT

DR

NW UKIAH ST

W NELSCOTT ST

BLVD

NW 185TH AV

SNOWDEN ST

183RD AVE

CORINTHIAN ST

OLYMPIC ST

182ND PL

181ST PL

TILLAMOOK

180TH PL

PARK

AVA

VIEW

ARCADIA

AVE

BLVD

ANDRIA

BRONSON

SUNSET

ANDREA AVE

179TH

AVE

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 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

Washington County Department of Land Use & Transportation

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

