



October 25, 2018

RE: NEIGHBORHOOD REVIEW MEETING
PROPOSED DEVELOPMENT OF BONNIE MEADOW AREA PARK

Dear Resident,

Tualatin Hills Park & Recreation District (THPRD) is the owner of three undeveloped pieces of land at the corner of SW Bonnie Meadow Lane and SW 187th Avenue. The pieces of land total 2.5 acres, and include tax lots 1S212AA02600, 02601 and 02700 as shown on the attached map.

THPRD and their consultant, ESA, will be presenting options for the design of the playground and multi-use sport court that will be built at Bonnie Meadow Area Park. Before applying to the Washington County Department of Land Use and Transportation for land use review, we would like to take this opportunity to meet with you and other neighbors again.

Neighborhood meetings were held in May of this year to review two options for the master plan and hear comments from the community. Based on those comments, a preferred master plan was developed that was presented to the public June 27th, and then approved by the THPRD Board of Directors on August 7, 2018.

The purpose of this next meeting is to review the current master plan and provide an opportunity for you all as owners/residents to provide input on the design of the play area and sport court. We will also attempt to answer questions that may be related to the Washington County's Community Development Code, the respective Community Plan and THPRD's 2006 Comprehensive Plan.

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

English Presentation

Thursday, November 15, 2018 at 6pm
Beaver Acres Elementary School Cafeteria
2125 SW 170th Avenue
Beaverton, OR 97003

or

Presentación en Español

Jueves 29 de noviembre de 2018 a la 6 de la noche
Escuela Primaria Beaver Acres en la cafetería.
2125 SW 170th Avenue
Beaverton, OR 97003

For translation services, please contact Jose Esparza at 503-629-6300 or jesparza@thprd.org.

Take a survey and provide comments, between 11/8/18 and 12/6/18 at <http://www.thprd.org/newpark>.

Families be prepared for you and your children to share what type of play equipment you prefer. Please feel free to contact me at 503-629-6305 or via email at russell@thprd.org.

Sincerely,

Rob Russell
Office Tech – Design & Development

Attachment: GIS Vicinity Map, Letter titled, "Welcome To A Neighborhood Review Meeting" and Summary of Type II & Type III Land Development Application Process



25 de Octubre del 2018

REUNIÓN DE REVISIÓN DE VECINDARIO PROPUESTA DE DESARROLLO DEL PARQUE BONNIE MEADOW

Querido residente,

Tualatin Hills Park & Recreation District (THPRD) es el propietario de 3 terrenos sin desarrollar en la esquina de SW Bonnie Meadow Lane y SW 187th Ave. Las Tierras totalizan un total de 2.5 acres, e incluyen el número de lote 1S212AA02600, 02601, y 02700 como se muestra en el mapa adjunto.

THPRD y su consultor, ESA, presentarán opciones para el diseño del patio de recreo y la cancha deportiva de usos múltiples que se construirán en el parque de Bonnie Meadow. Antes de presentar una solicitud al departamento del condado de Washington sobre el uso de la tierra y el transporte para la revisión del suelo, nos gustaría aprovechar esta oportunidad para reunirnos con usted y otros vecinos nuevamente.

Se llevaron a cabo reuniones vecinales en Mayo de este año para revisar 2 opciones para el plan maestro y obtener comentarios de la comunidad. Basado en esos comentarios, se desarrolló un plan maestro preferido que se presentó al público el 27 de Junio, y luego aprobado por la junta directiva de THPRD el 7 de Agosto del 2018.

El propósito de esta próxima reunión es revisar el plan maestro actual y brindar una oportunidad para que todos ustedes, como propietarios / residentes, brinden sus opiniones sobre el diseño del área de juego y la cancha deportiva. También intentaremos responder preguntas que puedan ser relevantes para el Código de Desarrollo Comunitario del Condado de Washington, el plan comunitario respectivo y el plan integral 2006 de THPRD.

De conformidad con la resolución y el número de orden 2006-20 del condado de Washington, está usted invitado a asistir a la reunión el:

English Presentation

Thursday, November 15, 2018 at 6pm
Beaver Acres Elementary School Cafeteria
2125 SW 170th Avenue
Beaverton, OR 97003

or

Presentación en Español

Jueves 29 de noviembre de 2018 a la 6 de la noche
Escuela Primaria Beaver Acres en la cafetería.
2125 SW 170th Avenue
Beaverton, OR 97003

Para servicios de transporte, por favor contacte a José Esparza al 503.629.6300 o jesparza@thprd.org.

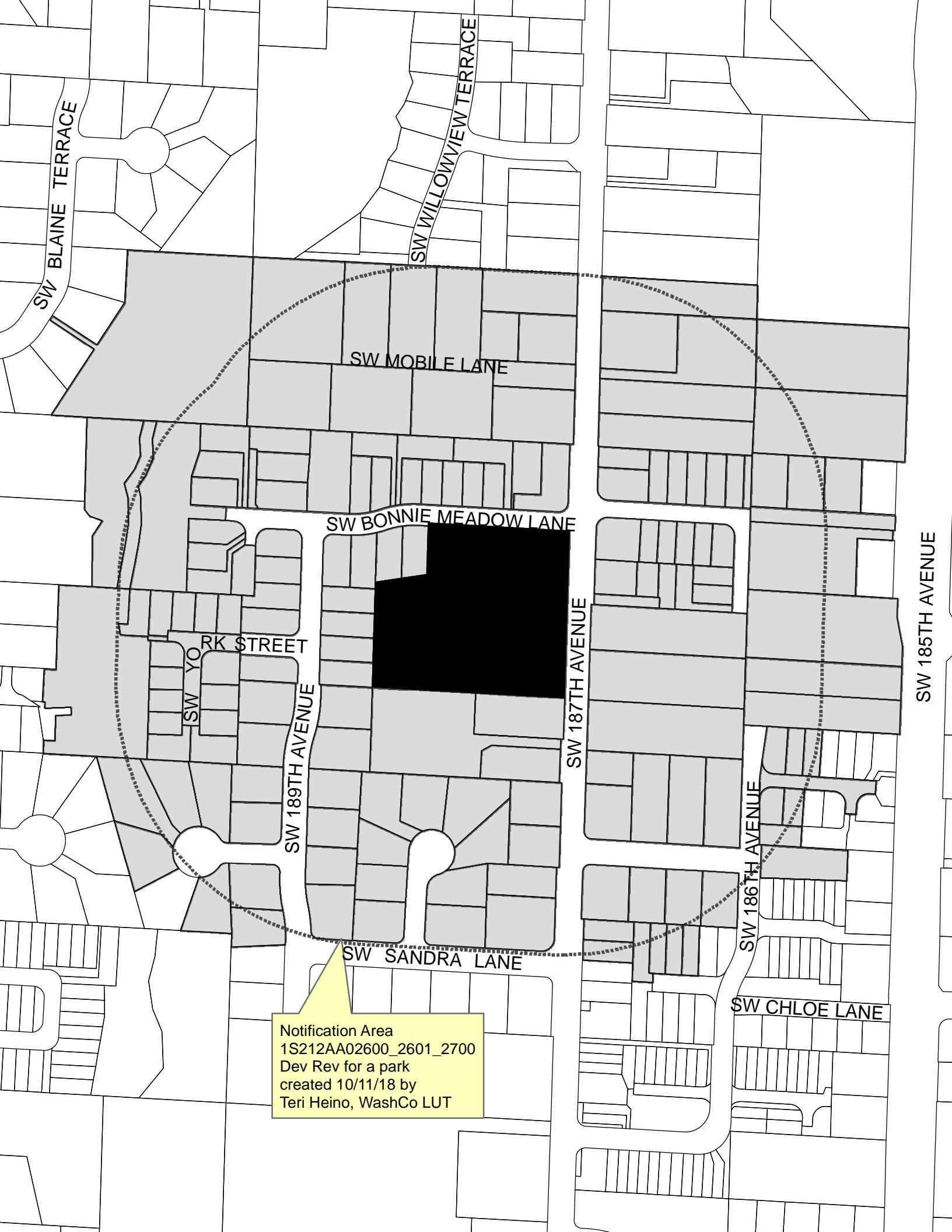
Puede hacer una encuesta y hacer comentarios, entre el 11/8/18 y el 12/6/19 en <http://www.thprd.org/newpark>.

Familias estén preparados para que usted y sus hijos compartan qué tipo de equipo de juegos prefieren. Por favor no dude en comunicarse conmigo al 503.629.6305 o por correo electrónico russell@thprd.org.

Sinceramente,

Rob Russell - Diseño y Desarrollo

Adjunto Archivo: Mapa de proximidad GIS, carta titulada, "Bienvenidos a una reunión de revisión del vecindario" y resumen del proceso de solicitud de desarrollo de suelo tipo I y tipo II.



SW BLAINE TERRACE

SW WILLOWVIEW TERRACE

SW MOBILE LANE

SW BONNIE MEADOW LANE

SW YORK STREET

SW 189TH AVENUE

SW 187TH AVENUE

SW 186TH AVENUE

SW 185TH AVENUE

SW CHLOE LANE

SW SANDRA LANE

Notification Area
1S212AA02600_2601_2700
Dev Rev for a park
created 10/11/18 by
Teri Heino, WashCo LUT

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)

