



*A place where families and businesses thrive.*

---

## NOTICE OF PENDING LIMITED LAND USE (ADMINISTRATIVE) DECISION

**Applicant/ Owner:** Creekwood Homes (Evan Scesa)  
**Location:** 2345 26<sup>th</sup> Avenue Washington County tax lot 1N331BD02700  
**Request:** A land division to create 21 parcels for single-family attached homes  
**File Number:** 311-20-000006-PLNG  
**Date:** February 14, 2020

**This is your notice** that the above land use application has been filed with the City of Forest Grove Community Development Department. If you wish to comment on this proposal, you must do so--**in writing**--no later than **5:00 p.m. March 2, 2020**. If an issue isn't raised during this comment period or if the issue isn't explained in sufficient detail to allow the applicant to respond, then that issue can't be used as the basis for an appeal to the Planning Commission. *Notice of final decision will be mailed only to those parties that have submitted written comments.* Criteria for approval of this request are as follows (Development Code Section 17.6.110 *Subdivision Review Criteria*):

A tentative subdivision plat will be granted if the applicant has met or can meet all of the following criteria without reliance on other parties not associated with the subject development, unless agreements with such other parties are in place prior to project approval:

- A. The tentative subdivision plat complies with all applicable requirements for submittal.
- B. The subdivision plat complies with all applicable standards and design requirements of this Code.
- C. Any special features of the site (such as topography, floodplains, wetlands, vegetation, historic sites) have been adequately considered and addressed in the design of the tentative plat.
- D. All lots shall be suitable for their intended use. No parcel shall be of such size or design as to be detrimental to the health, safety, or sanitary needs of the occupants of such lot or subdivision.
- E. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- F. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- G. The proposed street plan provides safe, convenient and direct options for pedestrian, bicycle and vehicular circulation.
- H. Adequate public facilities are available to or within the site, including sufficient legal access, or can be provided by the applicant to serve the proposed subdivision.
- I. Protection and assurance of access to incident solar radiation and/or wind as defined by ORS 92.044 for potential electrical generation or mechanical application.

Information pertaining to this request may be obtained from:

Senior Planner James Reitz, AICP  
Community Development Department  
1924 Council Street / PO Box 326  
Forest Grove, Oregon 97116-0326  
(503) 992-3233 (between 9:00 a.m. and 5:00 p.m.)  
[jreitz@forestgrove-or.gov](mailto:jreitz@forestgrove-or.gov)

