



**WASHINGTON COUNTY**  
**VIRTUAL PUBLIC HEARINGS BEFORE THE HEARINGS OFFICER (Joe Turner)**

**Thursday, October 26<sup>th</sup>, 2023 – 1:00 p.m.**

**Virtual Meeting:** <https://us02web.zoom.us/j/88556556632>

By Telephone: **1 669 900 6833**; Webinar ID: **885 5655 6632**  
*SEE INSTRUCTIONS FOR ATTENDING THIS MEETING (last page)*

**ALL PUBLIC HEARINGS ARE RECORDED**

*If you need a sign or spoken language interpreter, please call 503-846-8761 (or 7-1-1 for Telecommunications Relay Service) at least 48 hours prior to this hearing.*

**A G E N D A**

- I. CALL TO ORDER
- II. PUBLIC HEARINGS OPENED:
  - A. Explanation of Hearing Procedure  
*Please note: The hearings officer will hold the record open for at least one week after the online hearing to accept written testimony, in the event anyone is unable to log on to attend the online hearing. Please contact the relevant staff person to check on the status of the proceeding.*
  - B. Public Hearings Items

**Land Use Applications**

1:00 p.m.	1.	Casefile No:	L2300133-D(R)/TOD/PLA/PLA
		Staff:	Paul Schaefer, Senior Planner
		Applicant:	Ankrom Moison Architects, Inc. – Mark Miller
		Rep.:	MIG/APG – Matt Hastie
		Request:	Development Review for 290 multi-family residential units in 4 buildings in the TO:BUS District, compliance with Transit Oriented Design Principles per CDC 431, and two property line adjustments for consolidation of lots to a single parcel.
		CPO:	1
		Location:	1S1 02 CC 01800, 01900 & 02000 – 1675 SW Marlow Avenue, Portland, OR 97225 – Southeast of SW Park Way and on the west side of SW Marlow Avenue approximately 250 feet north of its intersection with SW Roxbury Avenue/SW Eastridge Street.
		HO ACTION:	Pending

## **Instructions for the Virtual Hearings Officer**

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\*6 - Toggle mute/unmute

\*9 - Raise hand

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To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar. Please notify via email [Louisa\\_Bruce@washingtoncountyor.gov](mailto:Louisa_Bruce@washingtoncountyor.gov) or [Stephen\\_Shane@washingtoncountyor.gov](mailto:Stephen_Shane@washingtoncountyor.gov) or [Paul\\_Schaefer@washingtoncountyor.gov](mailto:Paul_Schaefer@washingtoncountyor.gov) (the listed staff project planner assigned to the file), at least 24 hours prior to the meeting with the following information:

- First and Last Name
- Email Address
- Phone Number
- Full Mailing Address
- How would you like to provide testimony? (Specify an option below)
  - By phone. If by phone, specify the number will you call from.
  - Online, via Zoom.
- Hearings Officer Meeting Date and the Hearing Item you are interested in.
- At which point in the meeting would you like to speak? (Specify an option below)
  - Testimony in favor of the application.
  - Testimony in opposition of the application.
- Are you providing testimony as an Individual or Group? If you are a group, please provide your group's name and the number of people with comments.

**After submission of your email, you will receive a confirmation receipt.**

Or, at least 24 hours prior to the meeting, you may phone county staff at 503-846-8761, to register to provide testimony via telephone or Zoom Webinar.

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### **What to Expect During the Hearing:**

- In the event a hearing item runs long, the next item on the agenda will begin upon completion of the current item.
- You will hear the Hearings Officer and Staff and see them on your screen, but they will not see you.
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- State your name when you begin speaking.
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**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
Planning and Development  
Current Planning Section  
155 N. 1st Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
Mon - Thurs, 8 am - 4 pm; (Closed Friday)

**Notice of Virtual Public Hearing via Zoom Webinar (See page 4 for access information)**

URBAN **CPO: 1**  
**COMM. PLAN:** Cedar Hills-Cedar Mill  
**EXISTING LAND USE DISTRICT(S):**  
TO:BUS (Transit Oriented Business District)  
**ASSESSOR MAP: TAX LOT NUMBER(S):**  
1S1 02 CC 01800, 01900 & 02000  
**SITE SIZE:** 6.24 acres  
**SITE ADDRESS:** 1675 SW Marlow Avenue, Portland, OR 97225

**CASEFILE / PROJECT:** L2300133-D(R)/TOD/PLA/PLA

**APPLICANT:**  
Ankrom Moisan Architects, Inc. - Mark Miller  
38 NW Davis Street, #300  
Portland, OR 97209

**APPLICANT'S REPRESENTATIVE:**  
MIG/APG - Matt Hastie  
506 SW 6th Avenue, Ste 400  
Portland, OR 97204

**OWNER:**  
Cedar Hills GP LLC By LLJ Ventures  
750 B Street, Ste 3020  
San Diego, CA 92101

**LOCATION:** Southeast of SW Park Way and on the west side of SW Marlow Avenue approximately 250 feet north of its intersection with SW Roxbury Avenue/SW Eastridge Street.

**PROPOSED DEVELOPMENT ACTION:** Development Review for 290 multi-family residential units in 4 buildings in the TO:BUS District, compliance with Transit Oriented Design Principles per CDC 431, and two property line adjustments for consolidation of lots to a single parcel.

Notice is hereby given that the Washington County Hearings Officer will review the request for the above-stated proposed development action at a Virtual hearing on

**October 26th, 2023 at 1:00 p.m.**

To abide by public health recommendations during the coronavirus pandemic, Washington County has changed the meeting to a virtual meeting and is asking residents and interested parties to attend the Hearings Officer meeting virtually.

By Telephone: 1 669 900 6833  
Webinar ID: 885 5655 6632

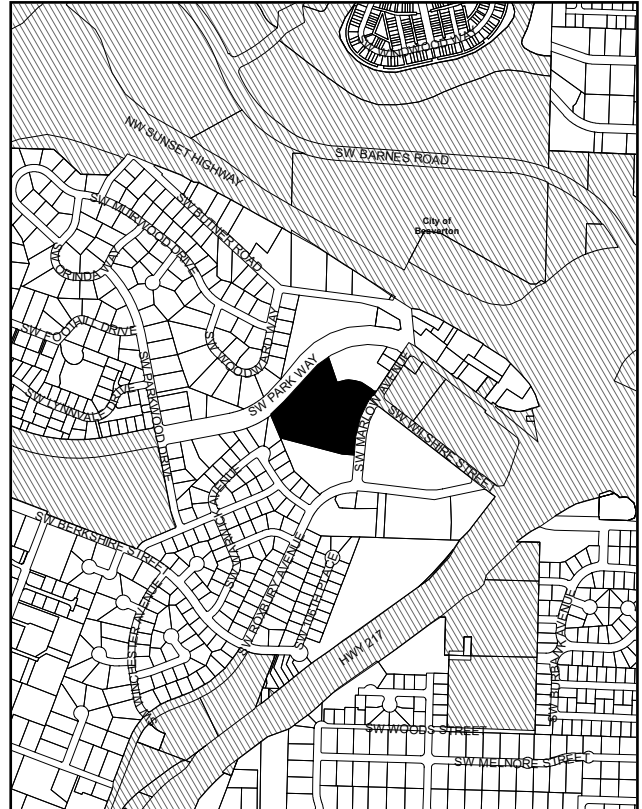
**Zoom Webinar link:**  
<https://us02web.zoom.us/j/88556556632>

**To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar.**

**Please email one of the people below, at least 24 hours prior to the meeting:**

- Paul Schaefer, Senior Planner at paul\_schaefer@washingtoncountyor.gov
  - Louisa Bruce, Administrative Specialist II at louisa\_bruce@washingtoncountyor.gov
  - Stephen Shane, Principal Planner at stephen\_shane@washingtoncountyor.gov
- or call 503-846-8761

**AREA MAP WITH SUBJECT PROPERTY ↓**



**Notice to Mortgagee, Lien Holder, Vendor or Seller:** ORS Chapter 215 requires if you receive this notice it must promptly be forwarded to the purchaser.

- All interested persons may appear and provide written or oral testimony (written testimony may be submitted prior to the hearing but not after the conclusion of the hearing). Only those making an appearance of record (those presenting oral or written testimony) shall be entitled to appeal. Failure to raise an issue in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the Review Authority (Hearings Officer) an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on the issue. Those wishing to make an appearance of record should provide their name, address, email, and phone number upon joining the hearing.
- The public hearing will be conducted in accordance with the following rules of procedure as adopted by the Board of Commissioners. Reasonable time limits may be imposed.

#### **RULES OF PROCEDURE**

1. The Hearings Officer will summarize the applicable substantive review criteria.
  2. A summary of the Staff Report is presented.
  3. The applicant's presentation is given. (Please provide 3 copies of all exhibits submitted for the record.)
  4. Testimony of others is given in the order of sign-in. (Please provide 3 copies of all exhibits submitted for the record.)
  5. Applicant's rebuttal testimony is given.
- When the Review Authority reopens a record to admit new evidence or testimony, any person may raise new issues related to the new evidence, testimony or criteria for decision-making, that apply to the matter at issue.
  - If you require further information about the application before making a submission, a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.
  - A copy of the staff report will be available for inspection at no cost at the Department of Land Use and Transportation at least 7 (seven) days prior to the hearing. A copy of the Staff Report will be provided at reasonable cost.

**For further information, please contact: Paul Schaefer, Senior Planner at 503-846-3832 at the Department of Land Use and Transportation. (Main phone 503-846-8761)**

**COMMENTS WILL BE ACCEPTED UNTIL THE CLOSE OF THE RECORD. PLEASE ADDRESS YOUR LETTER TO THE ATTENTION OF THE PLANNER, WITH REFERENCE TO THE CASEFILE NUMBER. PLEASE INCLUDE YOUR FULL MAILING ADDRESS (LEGIBLY PRINTED) TO BE INCLUDED AS A PARTY OF RECORD.**

**Washington County Current Planning Services Division**

**Paul Schaefer, Senior Planner, Casefile / Project #: L2300133-D(R)/TOD/V/PLA/PLA**

**155 N. 1st Avenue, #350-13**

**Hillsboro, OR 97124**

**Electronic comments may be submitted prior to the scheduled hearing date by visiting the link below:**

**<https://www.co.washington.or.us/devnotice>**

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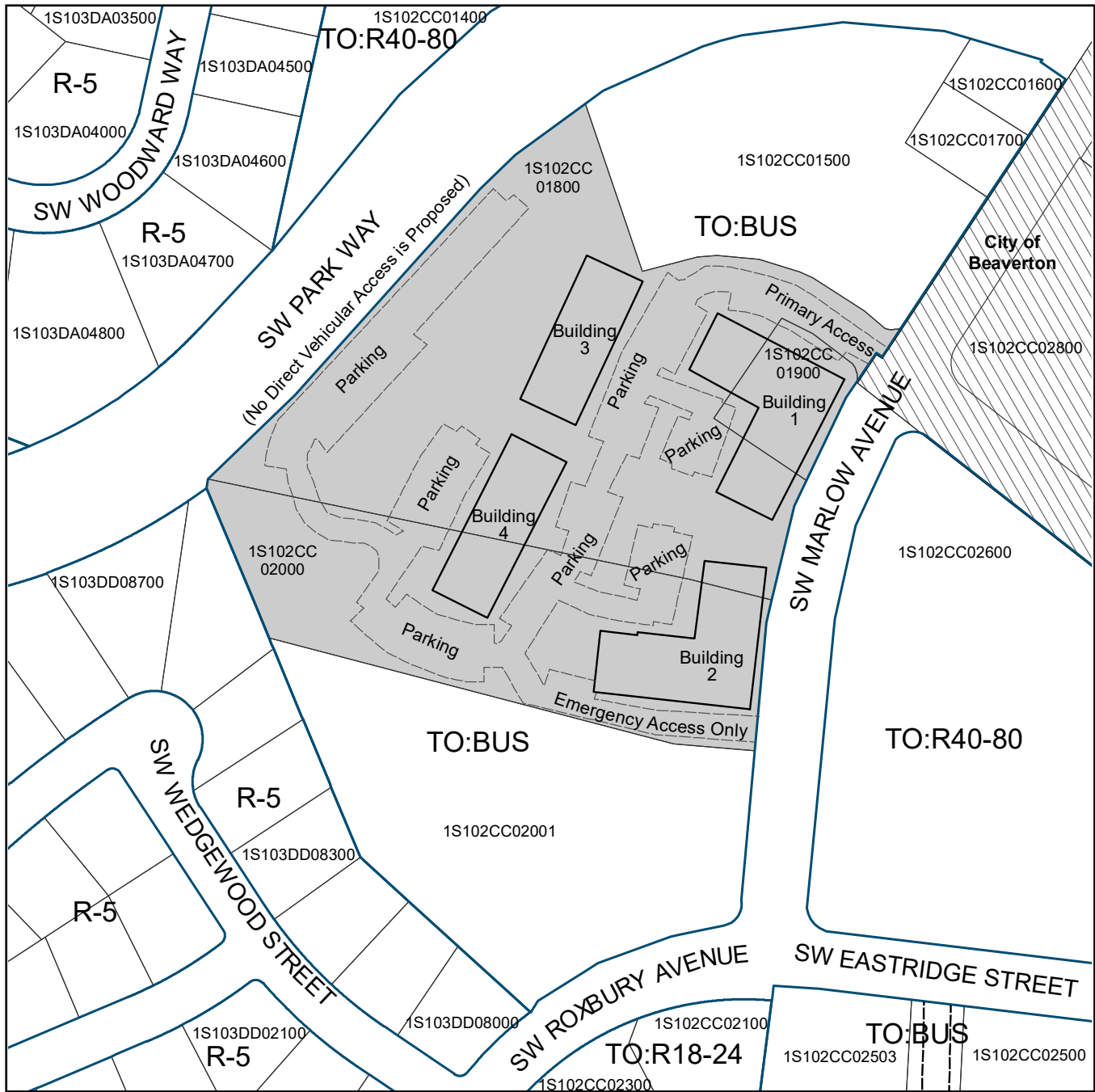
**Assistive Listening Devices** are available for persons with impaired hearing and can be scheduled for this meeting.

#### **Sign Language and Interpreters**

Upon request, the County will also endeavor to arrange for the following services to be provided:

1. Qualified sign language interpreters for persons with speech or hearing impairments; and
2. Qualified bilingual interpreters.

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↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

**SITE & SURROUNDING LAND USE DISTRICTS:**

- TO:BUS (Transit Oriented Business District)
- TO:R40-80 (Transit Oriented Res. 40-80 units/acre)
- TO:R18-24 (Transit Oriented Res. 18-24 units/acre)
- R-5 District (Residential 5 units/acre)
- City of Beaverton

**REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN**

- A. Washington County Comprehensive Plan
- B. Applicable Community Plan (See Front of Notice)
- C. Transportation System Plan
- D. Washington County Community Development Code:
  - ARTICLE I, Introduction & General Provisions
  - ARTICLE II, Procedures
  - ARTICLE III, Land Use Districts
  - ARTICLE IV, Development Standards
  - ARTICLE V, Public Facilities and Services
  - ARTICLE VI, Land Divisions & Lot Line Adjustments
  - ARTICLE VII, Public Transportation Facilities
- E. R & O 86-95 Traffic Safety Improvements
- F. ORD. NO. 738, Road Design and Construction Standards
- G. ORD.691-A, 729, 741, 746, 751, 793-A Transp. Development Tax

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