

Received
Planning Division
03/19/2021

NOTICE SIGN MOCK-UP

PUBLIC MEETING
On A
Preliminary Development Proposal
Affecting

6800 SW 105th Ave.

PROPOSED

CONDITIONAL USE FOR
MEDICAL OFFICE USE

A meeting to discuss the preliminary development proposal is scheduled for

7PM ON 12/10/2020
Zoom/Virtual - NAC MTG

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION
CONTACT:

DANELLE ISENHART, EMERID
503-746-8812

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

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DEVELOPER OR AGENT: Emenia Design
PROJECT LOCATION: 6800 SW 105th Ave.

AFFIDAVIT OF MAILING NOTICE

I, Braden Magdelain, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Conditional use application affecting land located at 6800 SW 105th Ave., and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 19th day of November, 2020, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain city staff are Notary Publics and are available for witnessing.

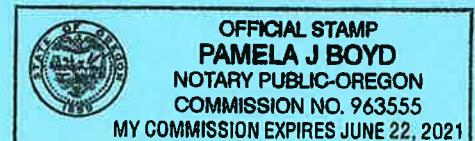
Signature: Braden Magdelain

Dated this 19th day of November, 2020.

Subscribed and sworn to before me this 19th day of November, 2020.

Pamela Boyd
Notary Public for the State of Oregon

My Commission expires: June 22, 2021



PROJECT NAME: SW 105th Ctr

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, Braden Magdelan, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed conditional use application affecting land located at 4800 SW 105th Ave., and that pursuant to Ordinance 2050, Section 50.3., did on the 18th day of November, 2020, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by city staff for this application.

Sign and Date in the presence of a Notary Public. Certain city staff are Notary Public's and are available for witnessing.

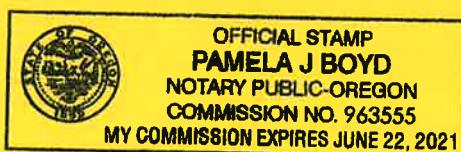
Signature: Pamela Boyd

Dated this 18th day of November, 2020.

Subscribed and sworn to before me this 18th day of November, 2020.

Pamela Boyd
Notary Public for the State of Oregon

My Commission expires: JUNE 22, 2021



TURN PAGE OVER FOR POSTING INSTRUCTIONS

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November 19, 2020

RE: Proposed Development at 6800 SW 105th Avenue

Dear NAC Representative / Resident:

I am writing this letter on behalf of the owner, who is considering a conditional use application for medical office use for the existing general office building at the above location. The site is currently zoned Community Service – CS. Within the CS zone a medical office use is a conditional use and not an outright allowed use.

Prior to preparing specific site plans and making application to the City of Beaverton for the necessary review and approvals, we would like to discuss the proposal in more detail with the members of the Neighborhood Associations and surrounding property owners and residents. Therefore, you are cordially invited to attend a meeting on:

December 10, 2020 (part of the Denney Whitford/Raleigh West NAC meeting)

Zoom meeting (virtual) – link will be available one week prior to the meeting date on the NAC website

7pm

Please note that this is will be an information meeting with the developer and/or representative only and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission when an application is submitted to the City for review.

I look forward to seeing you at the meeting and hearing your thoughts on the proposed project. If you have any questions, please feel free to contact our office at 503-746-8812.

Respectfully,
Emerio Design LLC

Danelle Isenhart

Danelle Isenhart
Senior Planner

Enclosure:
Location Map

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6800 SW 105TH AVE, BEAVERTON, OR, 97008



Data Resource Center
600 NE Grand Ave, Portland, OR 97232
503.797.1742 – drc@oregonmetro.gov

This Web site is offered as a public service, integrating various government records into a region-wide mapping system. The property assessment records are a multi-county integration of Clackamas, Multnomah and Washington County records. MetroMap blends each county's records into a common database on a quarterly basis. Therefore, to view each county's official records, go to their respective web sites or offices. The other MetroMap data are derived from city, county, state, federal and Metro sources. The metadata (data about the data) are included on this site, including the sources to be consulted for verification of the information contained herein. It describes some cases where Metro blends city and county records by generalizing the disparities. Metro assumes no legal responsibility for the compilation of multi-source government information displayed by MetroMap.

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DATE: December 11, 2020
TO: Denney Whitford/Raleigh West NAC, Attendees of Meeting and City Staff
FROM: Danelle Isenhart, AICP
RE: SW 105th CU - Neighborhood Meeting Minutes – December 10, 2020

Below are the items discussed at the Neighborhood Meeting on December 10, 2020 for the proposed conditional use application for medical office use in the existing building at 6800 SW 105th Avenue.

The Neighborhood Meeting for this project was part of the NAC meeting. The presentation for this project started at 7:38pm with Danelle Isenhart introducing herself, and giving a brief PowerPoint presentation of the project. Meeting was held via Zoom (NAC meeting).

Questions/comments/topics of discussion from the attendees and project team responses are summarized as follows.

Q: Why do you need a conditional use application for a medical office?

A: The site is in the CS zone, and a medical office use is not an allowed use. This requires a conditional use application. It is unknown what the reasoning is of why medical office is a conditional use rather than an allowed use.

Q: Have you talked with any of the neighboring sites about parking issues? There used to be a homeless parking issue along SW 105th Avenue and the City put up signs to make street parking not available. The manufactured home park behind the site does not have adequate parking and used to also use SW 105th Avenue as additional parking.

A: We are not aware of any conversations with neighboring sites on parking issues. But it is noted that parking and types of people using parking may be an issue. City staff did not mention in the pre-application that SW 105th Avenue would change back to allow parking.

Q: Have you had any neighbors/citizens express concern over problems that tend to revolve around entities with inferred "medical intent"?

A: No, we have not heard any concerns as of today from neighbors on this issue and related issues of parking.

Meeting (for this project) adjourned approximately after 10 minutes (7:48pm).