

RECEIVED

FEB 17 2026

OFFICE OF THE DIRECTOR
LAND USE AND TRANSPORTATION

Date 2/6/26

WASHCOMM
COMMUNICATIONS - (Attn: Lauren Scott)
155 N 1ST AVE, STE 350, MS # 16
HILLSBORO OR 97124

RE: VIRTUAL NEIGHBORHOOD REVIEW MEETING

PROPOSED DEVELOPMENT: Wellness Center

Dear Washington County Resident:

Hello! We are updating our previous letter with some additional information and a new Neighborhood Meeting date. Please disregard the previous letter. We are prospective owners of the .73 acre property located at 7303 SW Beaverton Hillsdale Hwy, Land Use District R-24, Urban Unincorporated Washington Co, Raleigh Hills-Garden Home Community Plan, more specifically shown by the attached map.

We are seeking to align the land use designation from R-24, under which the current use of this property is a chiropractic office, to "Special Recreation Use" with the intent to create a hydrotherapy wellness center on the property.

Narrative of Development Proposal: We propose to add wellness and meditation garden elements, a sauna, soaking pools, and a steam room to the exterior of the building. We are planning interior upgrades (primarily shower facilities and locker rooms) to the existing building for guests to use. The facility would be open to the public for a fee or via a membership structure. **Property Size:** 0.72 acres

Prior to applying to the Washington County Department of Land Use & Transportation we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this VIRTUAL meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they may be considered before a land development application is submitted to the County. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County's Community Development Code and the respective Community Plan.

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

Date/Time: 3/5/26 6:00-7:00 PM Pacific Time (US and Canada)

URL: <https://us02web.zoom.us/j/86921155655> Meeting ID: 869 2115 5655

Toll free phone number to dial in to the Neighborhood Meeting: +12532158782,,86921155655# US

Instructions to Join via Zoom: Go to zoom.com, navigate to the 'Join a meeting' under the 'Meet' button in the upper right hand corner of the landing page. Enter the meeting ID into the window on the 'Join Meeting' page.

Email address to send written comments: info@learninglandscapesdesign.com

Physical address to send written comments: VIDA Coworking, c/o Learning Landscapes Design, 401 NE 19th Ave #200, Portland, OR 97232.

URL to documentation: https://drive.google.com/drive/folders/1ETtPqOadwUGD_KZvkGCS2sljDPAQ2LhC?usp=sharing

Phone number for inquiries/comments prior to the Neighborhood Meeting: (971) 266-0403

Please note this meeting will be an informational meeting on preliminary development plans. 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 participate with written comments and/or an opportunity to attend a public hearing.

We look forward to more specifically discussing the proposal with you.

Sincerely,
Josh & Michelle Mathis

Date 2/6/26

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



PROPERTY LINE

SETBACKS

PROPOSED PHASING

EXISTING FENCING - 6 FT SOLID CEDAR

[illegible]

THE UNIVERSITY OF CHICAGO PRESS



**EXISTING TREE - ESTIMATED
TRUNK LOCATION**

EXISTING DRIVEWAY PAVING

PAVING

PLANTING AREA

HILLSIDE WELLNESS

7303 SW Beaverton Hillsdale
Hwy, Portland, OR 97225

D: NS	C: MM
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C:MM

PROPOSED IMPROVEMENTS PLAN

0.17



BEAVERTON HILLSDALE HIGHWAY

