



Received

JUN 18 2026

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

June 11, 2026

AMENDED June 15, 2026 TO CORRECT MEETING DATE

RE: VIRTUAL NEIGHBORHOOD REVIEW MEETING FOR PROPOSED DEVELOPMENT

Dear Resident/Property Owner:

NOTE: This is a follow-up to a previous Neighborhood Meeting held on October 29, 2025.

No significant changes have been made to the design presented at that meeting, however due to the project timeline we are required to hold a second meeting.

AXIS Design Group is representing the owner of the 0.68 acre property located at 9070 SW Canyon Road and the 1.18 acre property located at 9008 SW Canyon Road, Portland, OR 97225 in the General Commercial (GC) District. Both properties are contiguous and designated as tax lots 15111DB 02500 and 02700 as shown on the attached tax map. We are considering a proposal to demolish an existing automobile sales and service building and construct a new building for the same uses on the site. The application will also include a property line adjustment to consolidate the two attached properties as well as relocating the front lot line to dedicate a portion of the property to the right-of-way. We have already submitted an application to the Washington County Department of Land Use & Transportation, however, before they conduct their review, we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this 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 reviewed by 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:

Thursday July 2, 2026, at 6:00 PM

- You can access the online meeting at this web address:

<https://teams.microsoft.com/meet/267615656157952?p=dFurnAgMyxelJnJUU0>

- Alternatively, you can call in on this number:

971-277-1820

And reference the conference ID:

147 387 256#

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered in response to review comments from 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. Contact us at 503-284-0988 or e-mail us at stevenm@axisdesigngroup.com if you have questions.

Sincerely,

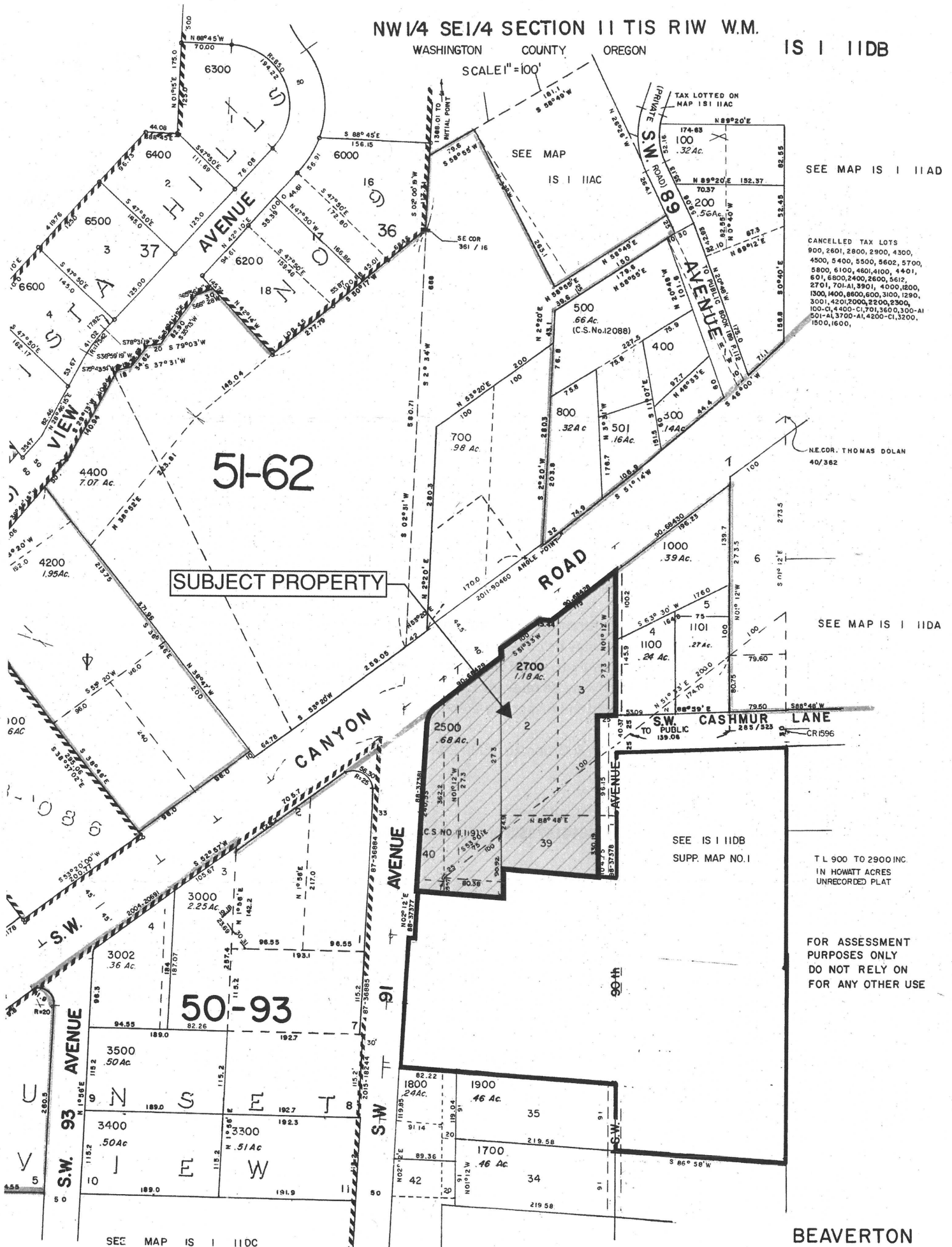
Steven Maguire, AIA
Project Architect

NW1/4 SE1/4 SECTION 11 T1S R1W W.M.

WASHINGTON COUNTY OREGON

IS 1 I1DB

SCALE 1"=100'

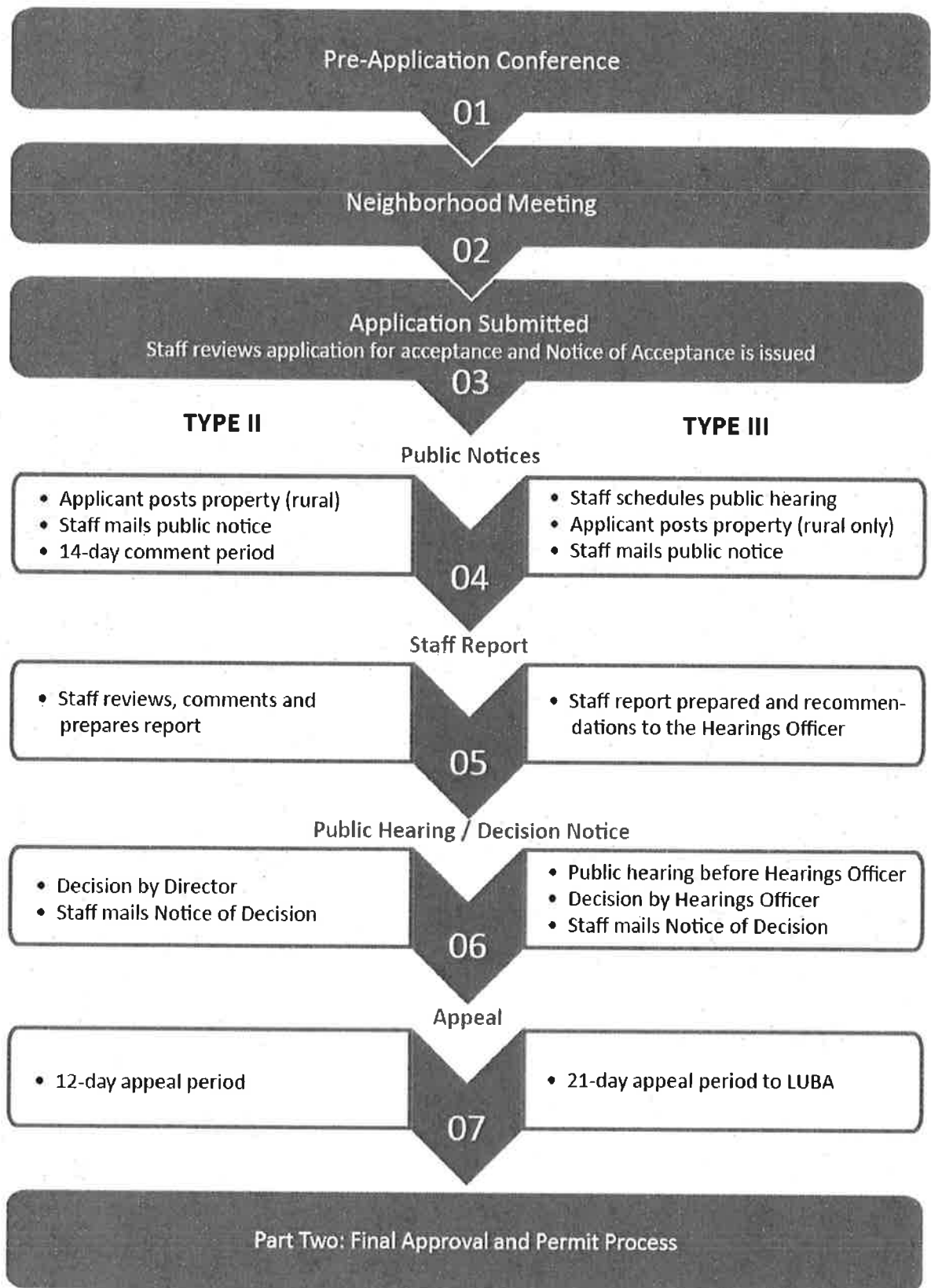


BEAVERTON
IS 1 I1DB

No. 10

Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process (Attachment C)





ARCHITECTURAL DESIGN • INTERIOR DESIGN • LAND USE PLANNING • MASTER PLANNING

Received

June 11, 2026

JUN 16 2026

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Wednesday October 29, 2025, at 6:00 PM

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<https://teams.microsoft.com/meet/267615656157952?p=dFUrnAgMyxeljnJUu0>

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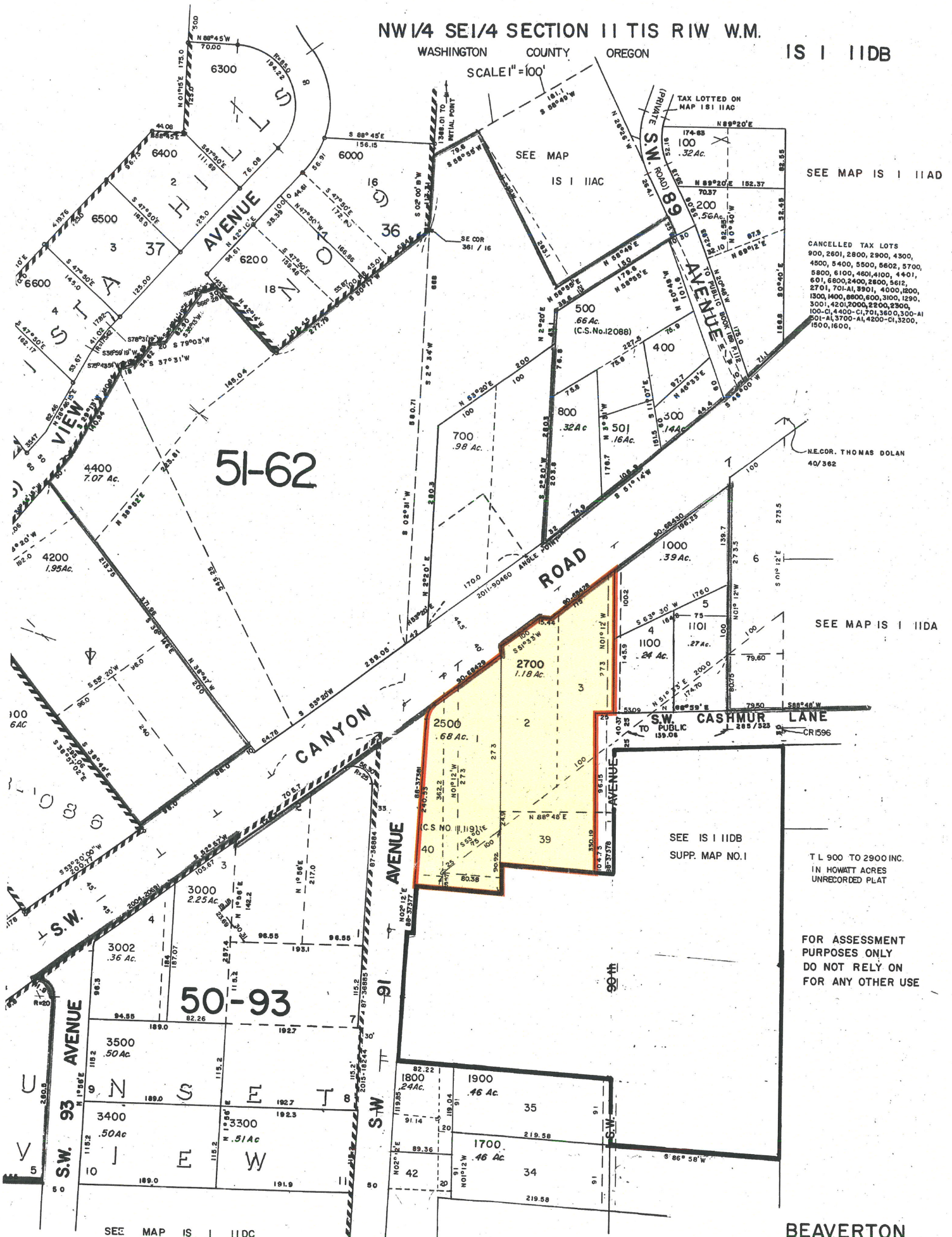
Steven Maguire, AIA
Project Architect

NW 1/4 SE 1/4 SECTION 11 T1S R1W W.M.

WASHINGTON COUNTY OREGON

IS 1 I1DB

SCALE 1"=100'



SEE MAP IS 1 I1AD

CANCELLED TAX LOTS
900, 2601, 2900, 2900, 4300,
4500, 5400, 5500, 5602, 3700,
5800, 6100, 4601, 4100, 4401,
601, 6800, 2400, 2800, 5612,
2701, 701-AI, 3901, 4000, 1200,
1300, 1400, 8600, 800, 3100, 1290,
3001, 4301, 2000, 2500, 2900,
100-CI, 4400-CI, 701, 3600, 300-AI,
501-AI, 3700-AI, 4200-CI, 3200,
1500, 1600,

N.E. COR. THOMAS DOLAN
40/362

SEE MAP IS 1 I1DA

SEE IS 1 I1DB
SUPP. MAP NO. 1

T L 900 TO 2900 INC.
IN HOWATT ACRES
UNRECORDED PLAT

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

BEAVERTON
IS 1 I1DB

Handwritten signature

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.

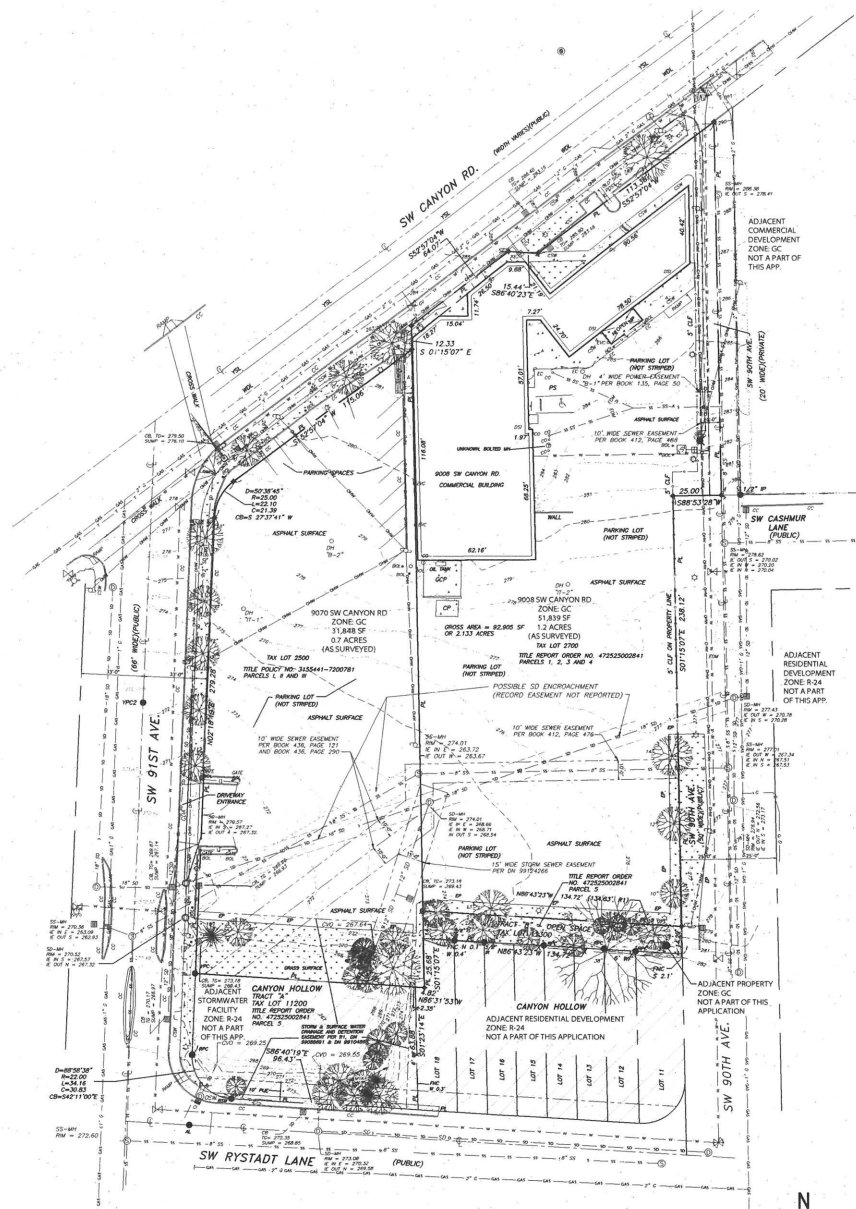
To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without 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



1 SITE PLAN - EXISTING
SCALE: 1" = 30'

LEGEND					
●	MONUMENT FOUND AS NOTED	AD	AREA DRAIN	IP	IRON PIPE
■	CATCH BASIN	AL	IR WITH ALUMINUM CAP STAMPED	IR	5/8" IRON ROD
—	CENTERLINE ROAD	BL	"CENTERLINE CONCEPTS" INC.	LP	LIGHT POLE
□	DISABLED PARKING SPACE	BOL	BOLLARD	MH	MANHOLE
■	ELECTRICAL JBOX	BSW	BRASS SCREW WITH 3/4" BRASS WASHER MARKED "CENTERLINE CONCEPTS"	MTA	MULTIPLE TREE AREA (TOD DENSE TO LOCATE)
—	FIRE DEPARTMENT CONNECTION	CB	CATCH BASIN	MW	MONITORING WELL
—	FIRE HYDRANT	LC	LINE IN/OUT CURB	SHU	SHOULDER UTILITY UNITS
—	GAS MAIN	CCP	COVERED CONCRETE PAD	P	UNDERGROUND POWER LINE
—	LIGHT POLE	CDA	CONCRETE DRIVEWAY APRON	PL	PROPERTY LINE
—	POWER METER	C	CURB INLET	PUE	PUBLIC UTILITY EASEMENT PER R1
—	SANITARY SEWER MANHOLE	CLF	CHAIN LINK FENCE	R1	PLAT OF CANYON HOLLOW, WASHINGTON COUNTY PLAT RECORDS
+mm	SPOT ELEVATION AT FINISHED GRADE OR FLOWLINE UNLESS NOTED OTHERWISE	CO	CULVERT	RIM	RIM OF MANHOLE ELEVATION
—	STORM DRAINAGE MANHOLE	CSW	CONCRETE SIDEWALK	RPC	RIM WITH RED PLASTIC CAP STAMPED "CENTERLINE CONCEPTS"
—	TELEPHONE MANHOLE	CVO	CONCRETE VALVE	SD	STORM DRAINAGE LINE
—	UTILITY POLE	DH	DRAIN HOLE	SF	SQUARE FEET
—	WATER MANHOLE	DW	DEED NUMBER, WASHINGTON COUNTY DEED RECORDS	SS	SANITARY SEWER LINE
—	WATER METER	D	DOWNPOUT	SSA	ASSUMES SANITARY SEWER LINE
—	WATER VALVE UNLESS WITH GV	DS	DOWNPOUT INTO GROUND	T	UNDERGROUND TELEPHONE
—	CONIFEROUS TREE	EC	EDGE OF CONCRETE	TG	TOP OF GRATE
—	DECIDUOUS TREE	EJB	ELECTRIC JUNCTION BOX	W	WATER LINE
		EDM	END OF PAINTED UTILITY MARKS	W-A	ASSUMED WATER LINE
		EP	EDGE OF PAVEMENT	WCL	WHITE DASHED LINE
		EVC	ELECTRIC VEHICLE CHARGER	WF	WOOD FENCE
		FDC	FIRE DEPARTMENT CONNECTION	WVT	WATER VAULT
		FSV	FIRE SYSTEM VAULT	YPC	IR WITH YELLOW PLASTIC CAP STAMPED "WELLS & ASSOC. INC."
		G	NATURAL GAS LINE	YPC2	3/4" IR WITH YELLOW PLASTIC CAP STAMPED "COUNTY SURVEYOR" IN MONUMENT BOX
		GA	GUY ANCHOR	YSL	YELLOW SOLID LINE
		GV	GAS VALVE	(I)	RECORD INFORMATION
		IE	INVERT ELEVATION		

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 PORTLAND, OR 97216
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GENESIS OF PORTLAND
 9008 SW CANYON RD
 PORTLAND, OR 97225

REVISIONS		
No.	Description	Date

DRAWN BY: SJM
 CHECKED BY: KJK
 JOB NO: 22-042
 DATE: 06/01/2026
 ISSUED FOR: VE REVIEW
 SHEET TITLE
 SITE PLAN -
 EXISTING
 SHEET NO.

A-101

NOT TO SCALE



SITE STATISTICS - PROPOSED		
TOTAL SITE AREA: (AS SURVEYED MINUS FRONTAGE DEDICATION)	1.9 ACRES = 82,630 SF	100%
PERVIOUS AREA		
LANDSCAPE (E)	251 SF	
NEW LANDSCAPE AREA	12,137 SF	
TOTAL LANDSCAPE AREA:	12,388 SF	15%
IMPERVIOUS AREA		
NEW BUILDING AREA	12,225 SF	14.8%
PAVED AREA (ASPHALT/CONC.)	58,017 SF	70.2%

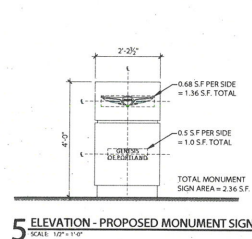
KEY NOTES - PROPOSED SITE PLAN

- | | | | | | | | |
|----|--|----|---|----|---|----|---|
| 1 | (1) ASPHALT PAVED AREA - TYP | 19 | NEW CONCRETE CURB - PROVIDE MOUNTING CURB AT SIM | 32 | NEW PEDESTIAN CONNECTION - AT CONNECTION TO CANYON ROAD PROVIDE ADA COMPLIANT AND SCORED CONCRETE PATTERN | 47 | SERVICE KEY DROP BOX, FREESTANDING PEDESTAL-MOUNTED, PRODUCT: HYPEREX XL, WITH HATCH, G.C. TO PROVIDE AND INSTALL KEY DROP AND ASSOCIATED CONCRETE FOUNDATION PAD, SEE PER MANUF. |
| 2 | (2) CONCRETE CURB - TYP | 26 | NEW CONCRETE PAVED AREA - RAMP AT SIM | 33 | NEW FEATURE VEHICLE DISPLAY AREA W/ SCORED CONCR. PATTERN | | |
| 3 | (3) CONCRETE PAVED AREA - TYP | 27 | NEW LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS | 34 | REPAIR/REPLACE GATE AS REQ. TO COMPLY WITH GROUND WAGE PROGRAM - FINISH - GALVANIZED OR BLACK VINYL PROVIDE FIRE DEPARTMENT ACCESS LOCK BOX | | |
| 4 | (4) LANDSCAPE AREA - TYP | 28 | NEW TREE - SEE LANDSCAPE DRAWINGS | 35 | NEW COVERED REFUSE AND RECYCLING ENCLOSURE - PAINT TO MATCH BUILDING - 130 SF MIN. | | |
| 5 | (5) TREE - TYP | 29 | NEW PARKING STRIPS - PROVIDE ACCESSIBLE SIGNS WHERE REQUIRED | 36 | RESET (1) UTILITY METERS, VALVES, ETC. | | |
| 6 | (6) SURFACE STORMWATER INLET - TYP | 30 | NEW POLE MOUNTED SITE LIGHTING | 37 | NEW ASPHALT BIKE LANE - RAISED BIKE PATH AT SIM | | |
| 7 | (7) POLE MOUNTED SIGN | 31 | NEW GROUND-MOUNTED SIGN SEE S/A-212 | 38 | RELOCATED OR NEW EV CHARGER | | |
| 8 | (8) POLE MOUNTED LIGHTING | 32 | NEW DIRECTIONAL SIGN | 39 | NEW STORMWATER INLET - SEE CIVIL | | |
| 9 | (9) SITE ACCESS POLE GATE - REMOVE AND RE-INSTALL | 33 | NEW BOLLARD | 40 | NEW STORMWATER POND - SEE CIVIL | | |
| 10 | (10) WOOD FENCE | 34 | NEW WHEEL STOP | 41 | NEW FIRE DEPT CONNECTION | | |
| 11 | (11) FIRE HYDRANT/FDC EQUIP | 35 | NEW CONCRETE STAIRS | 42 | FIRE ACCESS LANE - SEE A-104 | | |
| 12 | (12) UTILITY POLE | 36 | NEW RETAINING WALL - PROVIDE 4" HIGH CHAIN LINK FENCE FOR FALL PROTECTION WHERE REQUIRED BY CODE | 43 | MAIN CUSTOMER VEHICLE ENTRY - PROVIDE SCORED CONCRETE PATTERN | | |
| 13 | (13) BOLLARD | 37 | NEW BUILDING | 44 | RECONSTRUCTED DRIVEWAY APRON - SEE CIVIL | | |
| 14 | (14) POLE WITH WIRE - HUNG TRAFFIC CONTROL LIGHTS AND SIGNAL CONTROL | 38 | RELOCATED POWER POLES AND OVERHEAD WIRES - G.C. TO COORDINATE WITH SERVICE PROVIDER | 45 | FIRE RISER AND UTILITY ROOM | | |
| | | 39 | NEW PROPERTY LINE LOCATION | 46 | NEW ASPHALT AREA | | |
| | | 40 | NEW ADA CONCRETE CURB RAMPS | 47 | NEW VEHICLE ACCESS BARRIER GATES | | |
| | | 41 | BIKE/PED PARKING (2) SHORT TERM & (2) LONG TERM, RELANCE FOUNDRY - WAVE BIKE RACK R-8230-25 BRUSHED STAINLESS STEEL | | | | |

2 ENLARGED PLAN - REFUSE & RECYCLING ENCLOSURE
SCALE: 1/8" = 1'-0"

[illegible]

S:\Projects\2022\Project\22-042_Genesis\Drawings\22-042_Genesis\Exterior Elevations\Proposed.dwg © 1965 Eric, Jun 11 2023 1:31 PM

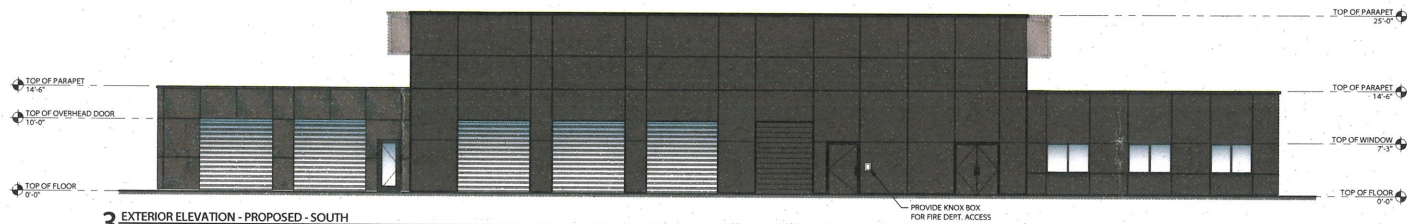


5 ELEVATION - PROPOSED MONUMENT SIGN
SCALE: 1/8" = 1'-0"

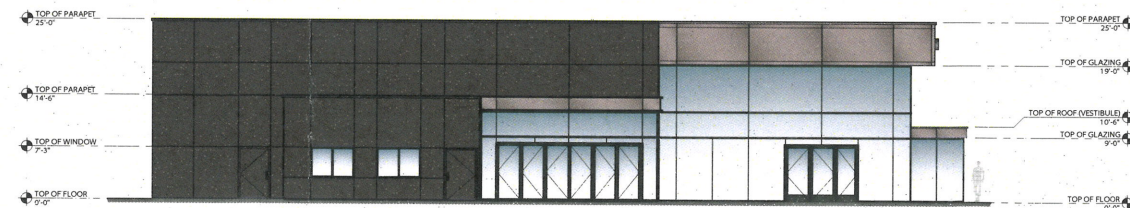


4 EXTERIOR ELEVATION - PROPOSED - WEST
SCALE: 1/8" = 1'-0"

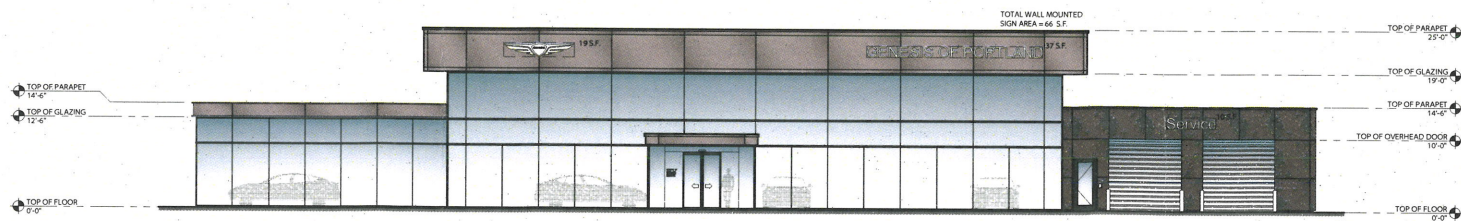
EXTERIOR FINISH MATERIALS	
	ALUMINUM COMPOSITE METAL PANEL SIDING ALUCARBOND - BASALT GREY, MATTE FINISH
	ALUMINUM COMPOSITE METAL PANEL SIDING ALUCARBOND - TRICORN BLACK, MATTE FINISH
	CURTAIN WALL SYSTEM - BLACK ANODIZED FRAME W/ BUTT EDGE GLAZING
	CEMENT STUCCO FINISH - PAINT SHOWING WILLIAMS - SW/TON "OBSIDIAN" MATTE FINISH



3 EXTERIOR ELEVATION - PROPOSED - SOUTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - PROPOSED - EAST
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - PROPOSED - NORTH
SCALE: 1/8" = 1'-0"

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APPROVAL OF AXIS DESIGN GROUP

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GENESIS OF PORTLAND
9008 SW CANYON RD
PORTLAND, OR 97225

REVISIONS		
No.	Description	Date

DRAWN BY: SJM
CHECKED BY: KJK
JOB NO: 22-042
DATE: 06/01/2024
ISSUED FOR: VE REVIEW
SHEET TITLE
EXTERIOR ELEVATIONS -
PROPOSED
SHEET NO.

A-212

NOT TO SCALE

Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process

(Attachment C)

