



NW Engineers, LLC
2920 SE Brookwood Avenue, Suite G
Hillsboro, OR 97123
Phone (503) 601-4401
Website www.nw-eng.com

December 27, 2024

Dear Property Owner/CPO Representative:

Re: Virtual Neighborhood Meeting for Special Use and Development Review for a Proposed 7,200 sq. ft. Islamic Community Cultural Center in the R-9 District. Washington County temporary tracking number for the land use application is S240014.

NW Engineers, LLC., represents Brandon Mayfield, a Board Member for the Islamic Community Center to be developed on the site identified by the Washington County assessor as Tax Lots 2500 & 2501 of Tax Map 1S1 17BB in the R-5 District on the Aloha/Reedville/Cooper Mountain Community Plan (refer to enclosed vicinity map). The site's address is 16100 SW Blanton Street, Beaverton, Oregon 97078. The site is 0.68 acres in area. The existing house on the site will be demolished.

The purpose of this VIRTUAL meeting is to present the preliminary plans for the proposed 7,200 sq. ft. building, approximately 20-ft. in height. The plan also includes parking, landscaping and improvements along the site's SW Blanton Street frontage. 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. Prior to applying to the Washington County Department of Land Use and Transportation, we would like to take the opportunity to discuss the proposal in more detail with you.

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

DATE: Thursday January 16, 2025

TIME: 6:00 p.m. – 7:00 p.m. (Teams Meeting)

Join by URL, QR Code, or meeting ID and passcode

<https://tinyurl.com/2be8mn9w>



Meeting ID: 299 906 876 262
Passcode: Zr7a2BH9

Please note this meeting will be an informational meeting on preliminary development plans. 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 me at (503) 913-9445, or email to elizabethn@nw-eng.com and we can send the above link to you.

Sincerely,
Matthew Newman
Manager

SW AUDUBON STREET

City of
Beaverton

SW TUALATIN VALLEY HIGHWAY

1S117BB02500_2501
Dev Rev/PLA - Cultural Diversity Center
Notification Area created 12/20/24
by Teri Heino, WashCo LUT

SW SHAW STREET

SW SHAW STREET

SW LANCASTER WAY

SW BLANTON STREET

SW 164TH AVENUE

SW 162ND PLAGE

SW 160TH AVENUE

SW VINCENT STREET

SW 159TH AVENUE

SW NOAH LANE

SW 163RD AVENUE

SW WESTWIND DRIVE

APTS ENTR

FARMINGTON MEADOWS

SW SHELTON STREET

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

Washington County Department of Land Use & Transportation

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



