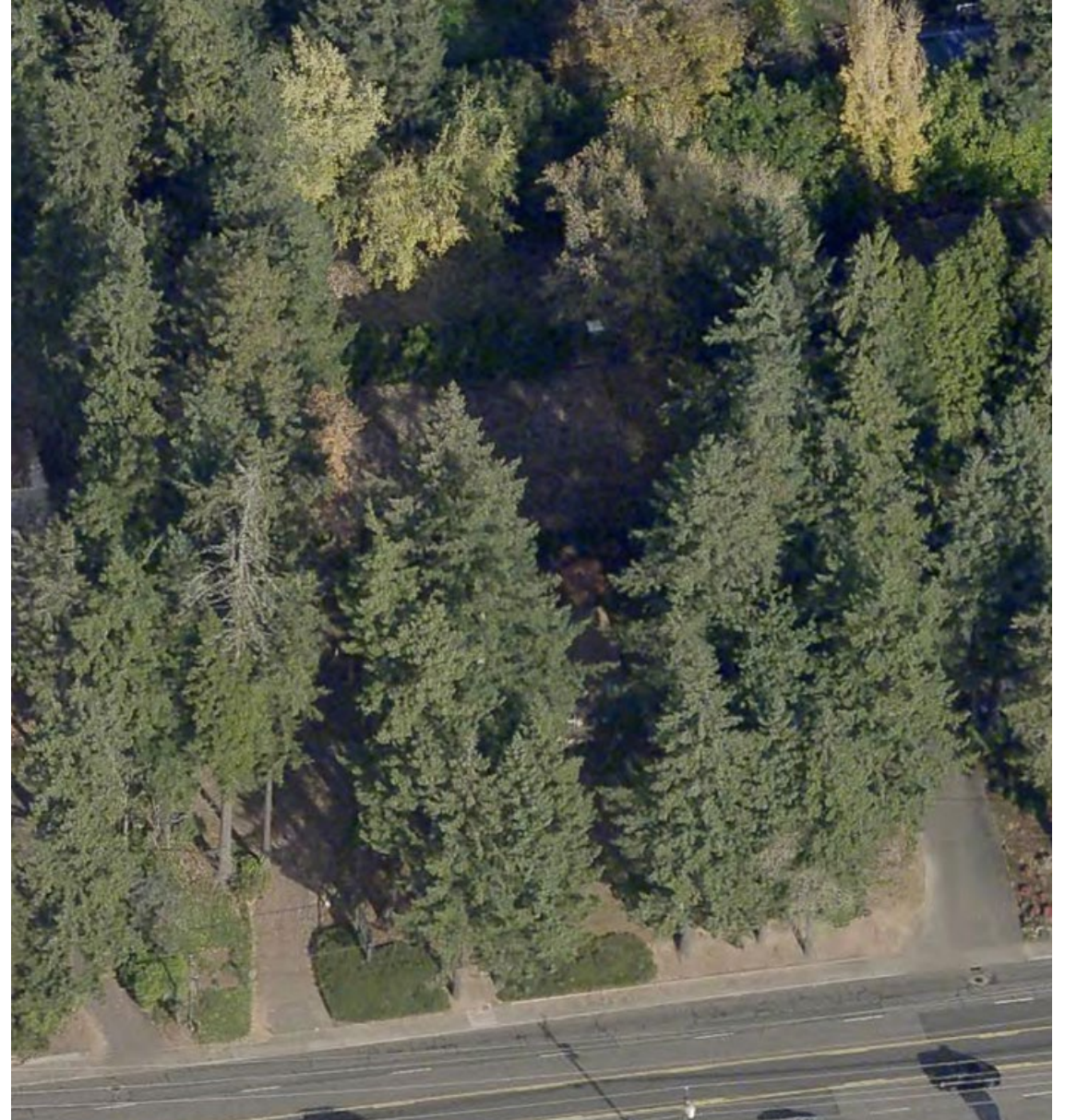




Casefile L2600081-SU/D

Special Use & Development Review for a
Special Recreation Use in the R-24 District for
“Stillwater Springs Wellness.”

washingtoncountyor.gov



Development Summary

Applicant:

Josh and Michelle Mathis

Applicant's Representative:

Learning Landscapes Design, Michelle Mathis

Property Owner:

GAMNRH LLC

Property Location:

On the north side of SW Beaverton-Hillsdale Highway approximately 700 feet west of its intersection with SW Scholls Ferry Road.

Tax Lot:

1S113AC03100

Land Use District:

R-24 District (Residential 24 Units per Acre)

Application Acceptance:

April 3, 2026

120-Day Timeframe:

August 1, 2026

Applicable Standards (1/3)

- A. Washington County Comprehensive Plan**
- B. Raleigh Hills-Garden Home Community Plan**
- C. Washington County Community Development Code (CDC)**
 - 1. Article II, Procedures
 - Section 201 Development Permit
 - Section 202 Procedure Types and Determination of Proper Procedure
 - Section 203 Processing Type I, II and III Development Actions
 - Section 207 Decision
 - 2. Article III, Land Use Districts
 - Section 306 R-24 District (Residential 24 Units per Acre)

Applicable Standards (2/3)

3. Article IV, Development Standards

Section 403	Applicability
Section 404	Master Planning
Section 406	Building Siting and Architectural Design
Section 407	Landscape Design
Section 408	Neighborhood Circulation
Section 410	Grading and Drainage
Section 411	Screening & Buffering
Section 413	Parking and Loading
Section 415	Lighting
Section 416	Utility Design
Section 418	Setbacks
Section 419	Height
Section 426	Erosion Control
Section 429	Bicycle Parking
Section 430-131	Special Recreation Use

Applicable Standards (3/3)

4. Article V, Public Facilities and Services

Section 501 Public Facilities and Services

D. Ordinance No. 738 – Road Design and Construction Standards

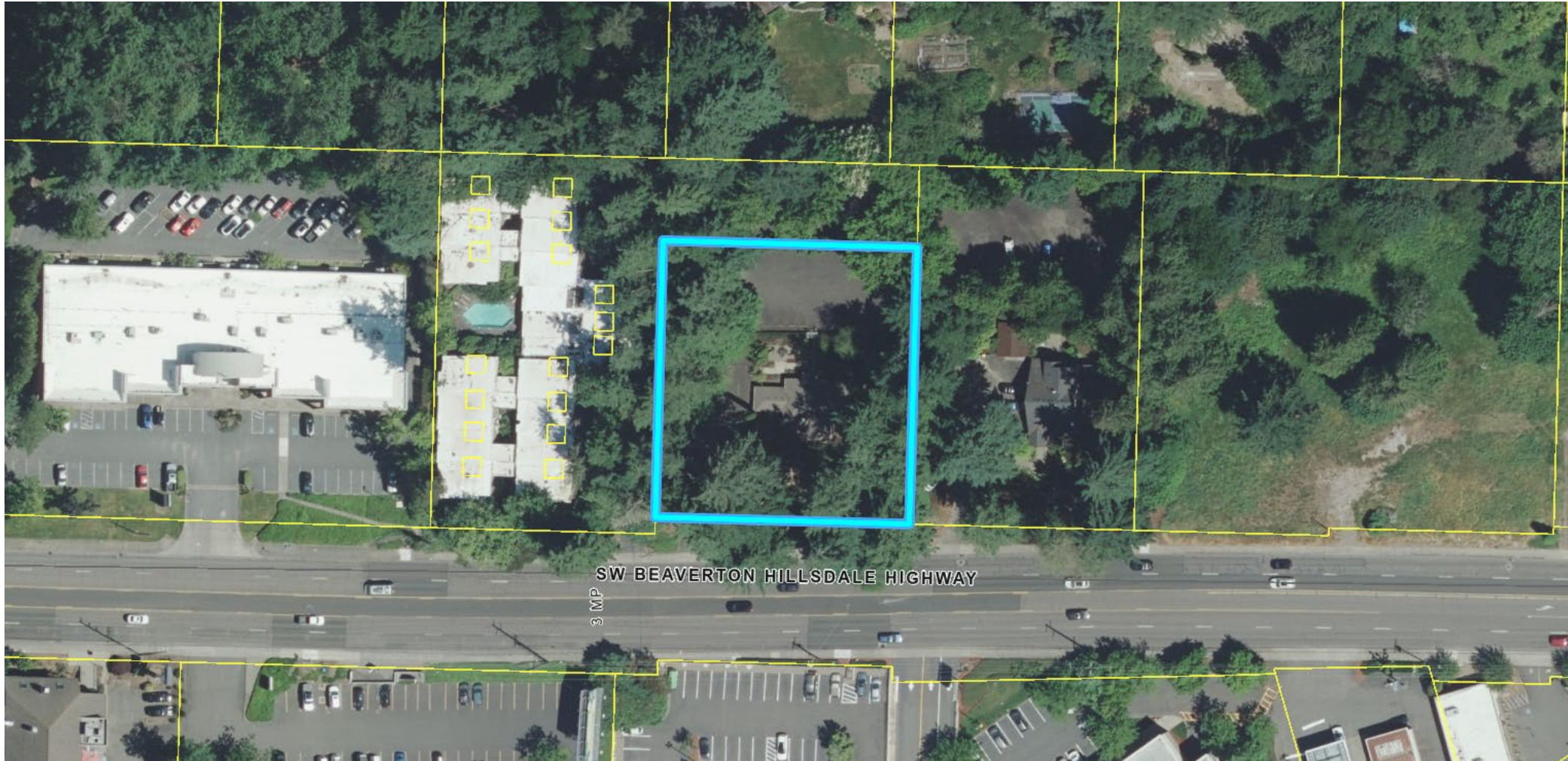
E. Ordinance Nos. 768/783/799 – Transportation Plan

F. Ordinance No. 793-A – Washington County Transportation Development Tax

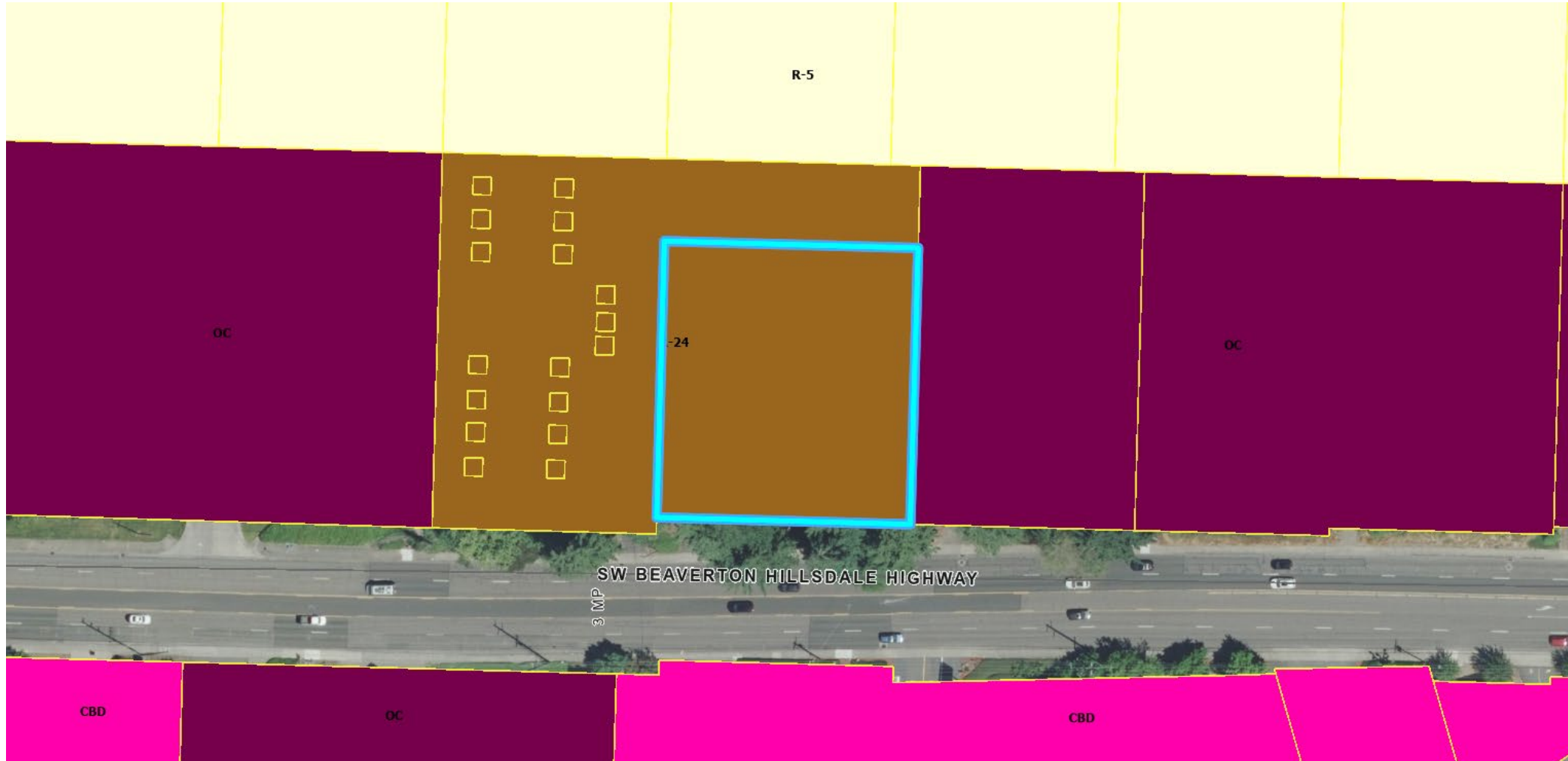
G. Resolution and Order No. 86-95 – Determining Traffic Safety Improvements

H. Resolution and Order No. 19-5 – Concerning Erosion Control, Water Quality and Quantity

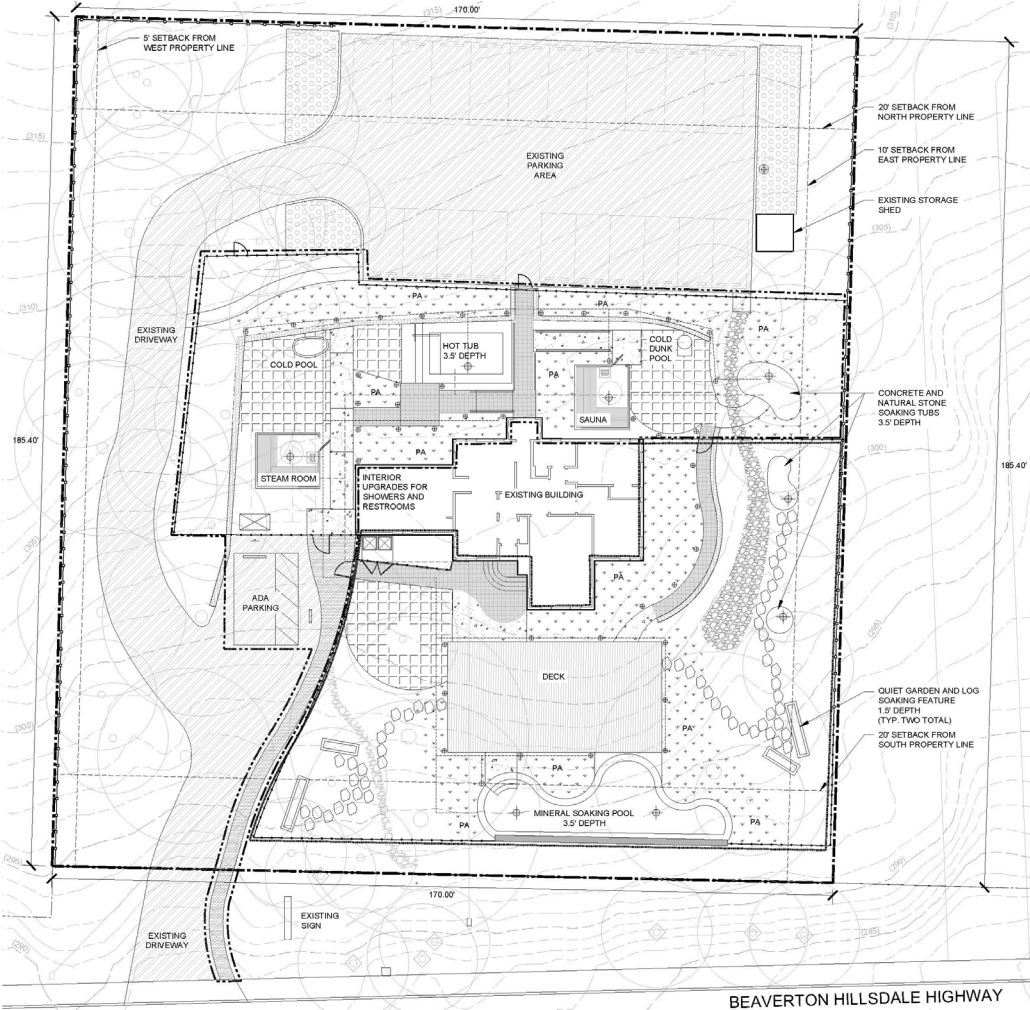
Aerial View of Site and Surrounding Area



Land Use Districts



Site Plan



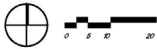
LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- SETBACKS
- PROPOSED PHASE 1
- PROPOSED PHASE 2
- EXISTING FENCING - 6 HT. SOLID WOOD
- PROPOSED FENCE & GATE - 6 HT. WOOD
- EXISTING RETAINING WALL TO REMAIN
- PROPOSED RETAINING WALL - 6 HT.
- EXISTING WATER LINE (ESTIMATE)
- PROPOSED WATER LINE
- EXISTING GAS/ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING TREE
- PROPOSED UNDERSTORY PLANTING AREA
3160 SF
- PARKING LOT LANDSCAPING
760 SF
- EXISTING DRIVEWAY PAVING
TO REMAIN AS IS
- EXISTING CONCRETE PAVING
TO REMAIN AS IS
- PROPOSED CONCRETE PAVING
- PROPOSED VEGETATED
STORMWATER FACILITY
- PROPOSED PAVERS
- PEDESTRIAN CONNECTION
STRIPED AND MATERIAL CHANGE ON
SIDE OF DRIVEWAY
- STEPPING STONES
- MIXED SOLID WASTE AND RECYCLABLES
STORAGE AREA 14 SF
- LIGHT FIXTURES
 - PROPOSED PATHWAY LIGHTS
 - EXISTING LIGHT POST AT PARKING LOT
 - PROPOSED POOL/SAUNA LIGHTS
- BICYCLE STORAGE
 - SHORT TERM BIKE RACK (2 SPACES)
 - LONG TERM STORAGE (2 SPACES)

LANDSCAPE PLAN NOTES

- WASTE TO BE BROUGHT TO THE CURB AND PICKED UP ALONG STREET. SIMILAR TO EXISTING CONDITION. THIS IS THE CURRENT CONDITION AND WILL REMAIN THAT WAY AS APPROVED BY A SERVICE PROVIDER LETTER
- LIGHTING PLAN IS CONCEPTUAL AND WILL BE COMPLETED BY AN ELECTRICAL ENGINEER
- LANDSCAPE AREA CALCULATIONS BELOW:

	PHASE 1:	PHASE 2:
LOT SIZE:	31,400 SF	
BUILDING:	1,620 SF	
EXISTING HARDSCAPE:	10,400 SF	
EXISTING LANDSCAPE AREA:	19,280 SF	
EXISTING TREE CANOPY:	17,150 SF	
NEW IMPERVIOUS AREA:	760 SF	1,280 SF
MODIFIED IMPERVIOUS AREA:	800 SF	0 SF
TOTAL DISTURBANCE AREA:	2,760 SF	3,520 SF
PROPOSED LANDSCAPE AREA:	15%	15%



**STILLWATER
SPRINGS
WELLNESS**
7303 SW Beaverton Hillside
Hwy, Portland, OR 97225

D: NS C: MM
LANDSCAPE PLAN

L2.0

Public Comments

None received prior to hearing.

Summary and Recommendation

The applicant has requested Special Use & Development Review for a Special Recreation Use. The required findings have been made for the applicable Code sections. When implemented in accordance with the Recommended Conditions of Approval and the approved final plans, staff believes that the project will comply with the Washington County Comprehensive Framework Plan for the Urban Area and the Washington County Community Development Code.

Staff recommends the Hearing's Officer approve the applicant's request, subject to the Conditions of Approval set forth in Attachment B of the staff report.

Thank you!

Cassandra O'Donnell

cassandra_odonnell@washingtoncountyor.gov

503-846-8170



Proposed Open Record Schedule

For more information or to submit comment:
Cassandra O'Donnell
cassandra_odonnell@washingtoncountyor.gov
503-846-8170

Open Record 1

One Week: June 18-25

Submission of additional evidence from all interested parties.

Open Record 2

One Week: June 25-July 2

Rebuttals (no new evidence) from all parties.

Open Record 3

One Week: July 2-9

Final argument by the applicant.

Hearings Officer Decision

Two Weeks: July 9-23

Decision issued no later than August 1.