

## **Update! April 24, 2022**

The conditional approval for Estates at Leahy Park development at 10345 and 10405 NW Leahy Road is under **appeal** with the Washington County Land Use and Transportation Dept. Treekeepers WC submitted the appeal and there is a hearing scheduled on May 31, 2022. We have hired a land use attorney, Ken Dobson, who is very familiar with this issue and has represented Jill Warren in the initial LUBA hearing in 2019 resulting in an enforcement order. Ken Dobson represented CPO 4M in the 2021 hearing that resulted in a remand to the county on the continued lack of objective criteria for evaluating wildlife habitat in SNR areas. We will be asking for public comment on this appeal so stay tuned for some talking points. See below for the aerial view of intended site of development circled and then see further below for the preliminary plat to see how much of the Significant Natural Resource area will be impacted! Questions: Contact [treekeeperswc@gmail.com](mailto:treekeeperswc@gmail.com) Please donate to help with legal costs if you can. Go to our donate page and follow instructions. Every little bit helps, even \$5 or \$10.. Thank you!

Be sure to scroll down for maps and details ....

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## **As Reported in Cedar Mill News July 2021 -**

Estates at Leahy Park Neighborhood Meeting



Monday, July 12, 6 pm, via [Microsoft Teams](#)

Pioneer Design Group, Inc. is representing the developer of property at 10345 and 10405 NW Leahy Road in Washington County's R-5 (5 residential lots per acres) zoning.

The developer is considering a proposal for a 15-lot subdivision for single-family detached homes, in addition to the retention of the home at 10345 NW Leahy on a large lot.

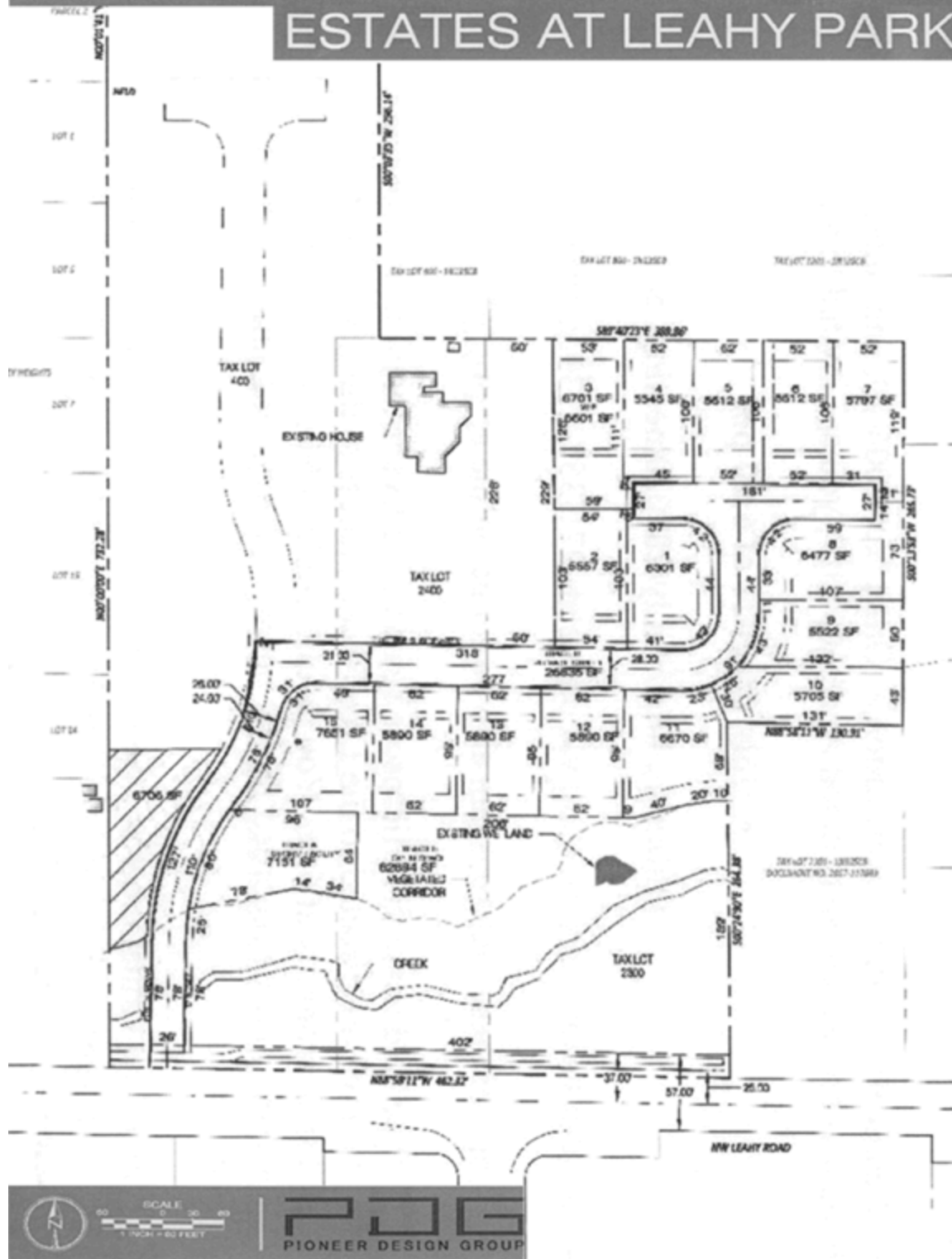
Prior to applying to the Washington County department of Land Use & Transportation, they would like to discuss the proposal in more detail with the neighbors. Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal.

The existing dwelling at 10345 NW Leahy will be demolished or otherwise removed. Individual lots will be accessed via a new internal street access, which is proposed as a private street to allow for increased preservation of significant natural resources adjacent to NW Leahy Road. North of the resource area, the new private street will allow for parking on both sides of the street. A vehicle turnaround is located at the terminus of the private street, and sidewalks will connect the new homes to Leahy Road.

# PRELIMINARY PLAT

2 PROPERTY LINE ADJUSTMENTS & A 14 LOT SUBDIVISION ON RESULTING TAX LOT 2300  
TAXLOTS 400, 2300 & 2400. TAX MAP 1N135CB

## ESTATES AT LEAHY PARK

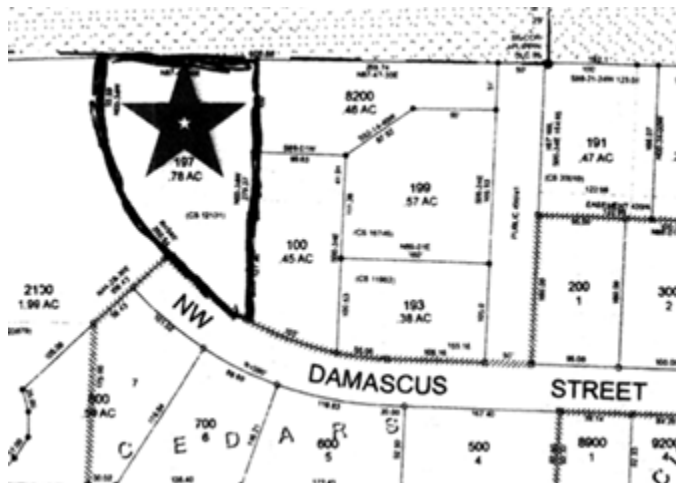


The surrounding zoning in all directions from the subject site is R-5. While the site measures approximately 8.06 acres, when excluding the proposed area for 10405 NW Leahy, and the significant natural resource areas, the remaining development site is approximately 3.1 acres. The minimum density is 12 units, and the maximum is 16. Accordingly, the 15 lots proposed are within the density requirements for the site.

Stormwater runoff from the development will be managed on-site in accordance with Clean Water Services' requirements, with a stormwater management facility located within Tract A.

All interested parties are invited to join the virtual meeting. Due to the nature of a virtual meeting, we will have limited opportunity to respond to live questions. After reviewing these materials, if you have questions you would like answered during the meeting, please send an email to [whayson@pd-grp.com](mailto:whayson@pd-grp.com). All questions received prior to 4 pm on July 12 will be answered during the meeting.

Damascus Street subdivision



A virtual Neighborhood Meeting was held on Wednesday, June 30 for a proposed four-lot subdivision at the west end of Damascus St. The .78-acre lot is somewhat steep, and the homes will be accessed by a private drive up the middle, with a sidewalk that could provide pedestrian access to the lot to the north should that ever be developed. Neighbors asked about the existing trees, stormwater runoff, and other issues. The property is zoned R-6 which would call for a minimum density of four lots and a maximum density of five.

