



## WASHINGTON COUNTY PUBLIC HEARINGS

Washington Street Conference Center, Room 111 (ground floor of the parking structure) at 102 SW Washington Street, Hillsboro, Oregon 97123

Thursday, February 16, 2017 – 9:00 a.m.

**ALL PUBLIC HEARINGS ARE RECORDED**

### A G E N D A

#### PUBLIC HEARINGS BEFORE THE HEARINGS OFFICER (David Doughman)

- I. CALL TO ORDER
- II. PUBLIC HEARINGS OPENED:
  - A. Explanation of Hearing Procedure
  - B. Public Hearings Items

#### Land Use Applications

- 9:00 a.m.     1.     Casefile No: [17-002-S/D\(R\)/PLA/PD](#)  
Staff: Al Boesel, Associate Planner  
Applicant: K & R Holdings, LLC - Jamie Stashy  
Rep.: Pioneer Design Group - Wayne Hayson  
Request: Preliminary Review for a 58-lot subdivision; Development Review for 72 multi-family apartments in 4 buildings; and a Property Line Adjustment, all in a Planned Development, "Abbey Crest."  
  
CPO: 7  
Location: 1N118AB23200 & 25700 – No addresses assigned – On the west side of the intersection of NW Catalpa Street and NW Shackelford Road.  
  
HO ACTION: ***The Hearing was closed. The record is held open for seven days until 4:00pm February 23, 2017 for submission of additional evidence from all interested parties. The record is then held open for an additional seven days until 4:00pm March 2, 2017 for rebuttals (no new evidence) by all parties. The record is then open for an additional seven days until 4:00pm March 9, 2017 for final argument by the applicant. The Hearings Officer's written decision to follow.***
- 10:00 a.m.     2.     Casefile No: [17-011-S/DHA/M](#)  
Staff: Paul Schaefer, Senior Planner  
Applicant: Riverside Homes LLC - Niki Munson  
Rep.: NW Engineers Inc - Matt Newman  
Request: Preliminary Review for a 25-lot subdivision "Victoria Landing," a Drainage Hazard Area Alteration for utilities and road improvements, and Miscellaneous Type III

Review to demonstrate compliance with design principles of CDC section 431-5.3 (as described in CDC Section 304-8.1 D).

CPO: 6

Location: 1S202AC00700 & 00800 – 925 & 945 SW 211<sup>th</sup> Avenue – On the west side of SW 211<sup>th</sup> Avenue at its intersection with SW Brackenwood Lane.

HO ACTION: ***The Hearing was closed. The record is held open for seven days until 4:00pm February 23, 2017 for submission of modified conditions of approval by staff based on the issues raised during the hearing.. The Hearings Officer's written decision within 3 weeks (approximately March 9, 2017).***

11:00 a.m. 3.

Casefile No: [16-398-S/HRV APPEAL](#)

Staff: Paul Schaefer, Senior Planner

Applicant: Westwood Homes LLC - Matt Fricke

Appellants: Gunter, Todd and Rupy, et al

Rep.: AKS Engineering & Forestry - Mimi Doukas, AICP, RLA

Request: Appeal of the Director's Approval of Preliminary Review for a 13-lot subdivision "Cooper Mountain Ridge."

CPO: 6

Location: 1S119DD00200 – 16170 SW Hart Road – On the south side of SW Hart Road approximately 400 feet west of its intersection with SW Hargis Road/SW Bany Road.

HO ACTION: ***The Hearing was closed. The record is held open for seven days until 4:00pm February 23, 2017 for submission of additional evidence from all interested parties. The record is then held open for an additional seven days until 4:00pm March 2, 2017 for rebuttals (no new evidence) by all parties. The record is then open for an additional seven days until 4:00pm March 9, 2017 for final argument by the applicant. The Hearings Officer's written decision will be issued by April 6, 2017.***

See afternoon agenda on next page



**WASHINGTON COUNTY PUBLIC HEARINGS**

**Washington Street Conference Center, Room 111 (ground floor of the parking structure) at 102 SW Washington Street, Hillsboro, Oregon 97123**

**Thursday, February 16, 2017 – 1:00 p.m.**

**ALL PUBLIC HEARINGS ARE RECORDED**

**A G E N D A**

**PUBLIC HEARINGS BEFORE THE HEARINGS OFFICER (Joe Turner)**

- I. CALL TO ORDER
- II. PUBLIC HEARING OPENED:
  - A. Explanation of Hearing Procedure
  - B. Public Hearings Items

**Land Use Application**

1:00 p.m.      1.      Casefile No: [16-261-D\(CI\)](#)  
 Staff: Ryan Marquardt, Transportation Planner  
 Applicant: Washington County ECS – Russell Knoebel  
 Rep.: Harper Houf Peterson Righellis, Inc. – Stefanie Slyman, AICP  
 Request: Development Review of a Capital Improvement Project: the “Tualatin-Sherwood Road Project,” including modification of Bailer Way (a City of Sherwood street), under IGA between Washington County and the City of Sherwood for Transportation Improvements Related to the Tualatin-Sherwood Road Project  
 CPO: 5  
 Location: 2S129 A0 01400; 2S129 B0 00200, 600, 900, 901, 1100, 1400, 1500, 1900; 2S129 BC 00100, 400, 90000, 90460; 2S129 CA 00800, 900, 1000; 2S129 DB 00100, 400; 2S130 AD 09600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500 & Public right of way - SW Roy Rogers Road approximately 200' east of SW Lavender Avenue to SW Pacific Highway 99; SW Tualatin-Sherwood Road between SW Pacific Highway 99 and SW Olds Place; and SW Pacific Hwy 99W between SW Tualatin Sherwood Road to approximately 350' north of Sherwood city limits.  
 HO ACTION: *This item was initially heard on July 21, 2016. At the end of the Hearing the Hearings Officer continued the item to the August 18, 2016 and required that any new evidence for*

*that Hearing to be received by the county no later than 4:00pm on August 11, 2016.*

*At the August 18<sup>th</sup> Hearing the Hearing was continued to September 1<sup>st</sup> with a requirement that any new evidence to be reviewed at that Hearing be submitted by 4:00pm on Monday August 29<sup>th</sup>.*

*At the September 1<sup>st</sup> Hearing the item was continued to a future Hearing with a requirement that the County issue a revised notice for the new Hearing.*

*February 16, 2017 Results:*

***The Hearings Officer separated the hearing to first address the adequacy of the hearing notice before addressing the evidentiary portion of the hearing. The Hearings Officer found that the notice was adequate in terms of identifying the applicable review criteria, and proceeded with the evidentiary portion of the hearing.***

***The Hearing was closed. The record is held open for fourteen days until 4:00pm March 2, 2017 for submission of additional evidence from all interested parties. The record is then held open for an additional seven days until 4:00pm March 9, 2017 for rebuttals (no new evidence) by all parties. The record is then open for an additional seven days until 4:00pm March 16, 2017 for final argument by the applicant. The Hearings Officer's written decision will be issued by April 6, 2017.***