



**WASHINGTON COUNTY**  
 Dept. of Land Use & Transportation  
 Land Development Services Division  
 155 N. 1<sup>st</sup> Avenue, #350-13  
 Hillsboro, OR 97124  
 Ph. (503) 846-8761 Fax (503) 846-2908  
<http://www.co.washington.or.us>

**Measure 37 Public Notice**

RURAL CPO: 10  
**RURAL/NATURAL RESOURCE PLAN ELEMENT**  
**EXISTING LAND USE DISTRICTS:**  
 EFU District (Exclusive Farm Use)  
**APPLICABLE LAND USE DIST. FOR CLAIM:**  
 EFU District (Exclusive Farm Use)  
**ASSESSOR MAP: TAX LOT NUMBER(S):**  
 2S2 02 00 00800

**PROPOSED DEVELOPMENT ACTION/REQUEST:** Divide the property into two parcels, each with an existing dwelling.

**REGULATION TO BE REMOVED, MODIFIED OR NOT APPLIED:** CDC Sections 340 (Exclusive Farm Use) and 424 (Creation of Parcels in the EFU, EFC and AF-20 Districts).

**ESTIMATED VALUE OF CLAIM:** \$1,120,000

The claimant is seeking Administrative Approval to remove the above-stated regulation from the Code.

The claimant desires to modify, not apply or remove one or more land use regulations to allow the owner to use the property for a use permitted at the time the owner acquired the property.

This is an opportunity for interested persons to submit written comments about this Measure 37 Claim before the Director makes a decision on the request. In reviewing this request, the Director will consider written comments that are received by the Department within 14 calendar days from the date this Notice is mailed.

**AREA MAP**  **SUBJECT PROPERTY** →

**Minimum content for an eligible claim:**

1. Date claimant acquired property.
2. The County land use regulation that restricts the use of the property.
3. Whether the land use regulation reduces the fair market value of the property.
4. Whether the County has enforced the land use regulation against the property or its owner.

The land use regulation is not exempt under terms of Measure 37. The Notice of Decision for this Measure 37 Claim will be mailed to those persons entitled to receive a Notice of Decision pursuant to Ordinance Number 636. (Individuals who receive a copy of this Public Notice and other persons who submit written comments to the Department will receive a Notice of Decision.) The decision of the Director may be appealed to Washington County Circuit Court.

The complete application, code requirements and other information are available for review at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

**CLAIM NO.:** 37CL0043

**CLAIMANT & OWNER:**  
Richard Smith  
12640 SW Clark Hill Road  
Hillsboro, OR 97123

**CLAIMANT'S REPRESENTATIVE:**  
None

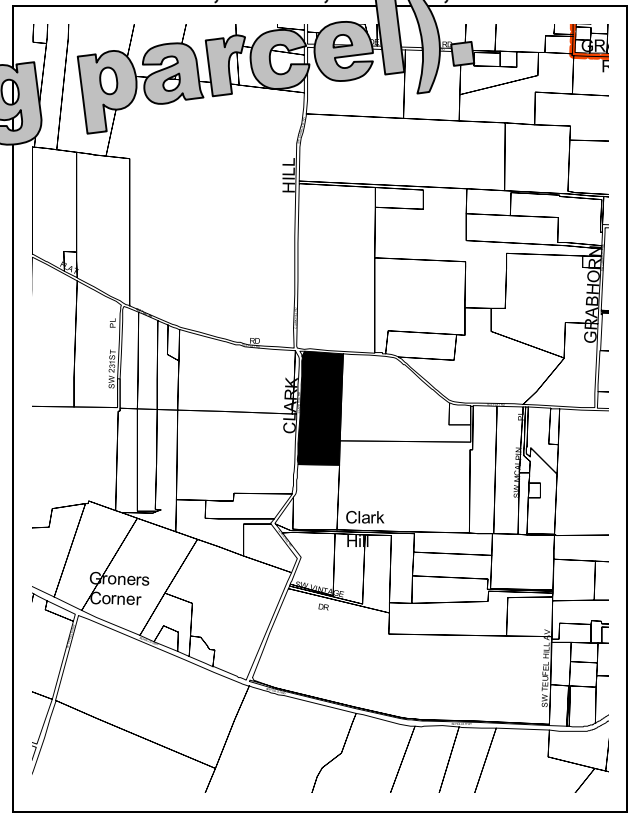
**DATE PROPERTY ACQUIRED:** 09/01/1987

**PROPERTY DESCRIPTION:**  
**SITE SIZE:** 29.89 acres  
**SITE ADDRESS:** 12150 SW Clark Hill Road.  
**LOCATION:** On the southeast corner side of the intersection of SW Clark Hill Road and SW Tile Flat Road.

**COMMENT PERIOD:**

6/21/05 to 7/5/05  
 mailed date closing date  
 PLEASE EMAIL ANY COMMENTS TO:  
 J. Tice OR S. Conway OR T. Lawler  
 Washington County DLUT  
 155 N 1<sup>st</sup> Avenue, #350-13, Hillsboro, OR 97124

NOTE: Corrected notice. (The first one described the wrong parcel).



**FOR FURTHER INFORMATION, CONTACT:**  
**Jim Tice OR Steve Conway OR Terry Lawler,**  
**Senior Planners at Wash Co DLUT: (503) 846-8761**