



WASHINGTON COUNTY

Dept. of Land Use & Transportation
Land Development Services Division
155 N. 1st 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: 8

**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):

1N2 11 00 01100 (37CL0044), 01001 (37CL0045)

PROPOSED DEVELOPMENT ACTION/REQUEST: 37CL0044 - Either a nonbuildable parcel or a property line adjustment; & 37CL0045 - Either a nonbuildable parcel or a property line adjustment and build a dwelling.

REGULATION TO BE REMOVED, MODIFIED OR NOT APPLIED: CDC Sections 340 (Exclusive Farm Use), 424 (Creation of Parcels in the EFU, EFC and AF-20 Districts), 430-37.2 (Farm Dwellings) and 610-1 (Property Line Adjustments).

ESTIMATED VALUE OF CLAIM: \$2,900,340 for 37CL0044 and \$2,275,470 for 37CL0045.

The claimant is seeking Administrative Approval of the above-stated Measure 37 Claim.

The Director reserves the right 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 in lieu of compensation.

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 all written comments actually 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.: 37CL0044 & 37CL0045

CLAIMANT & OWNER:

Beverly Yungen

Roy Vetsch

2717 NE Lindsey Drive

Hillsboro, OR 97123

CLAIMANT'S REPRESENTATIVE:

None

DATE PROPERTY ACQUIRED: 04/04/1997

PROPERTY DESCRIPTION:

SITE SIZE: 44.28 ac. (37CL0044) and 34.74 ac. (37CL0045)

SITE ADDRESS: 22500 NW Phillips Road.

LOCATION: On the south side of NW Phillips Road approximately 1400 feet west of its intersection with NW Dick Road.

COMMENT PERIOD:

5/6/05 to 5/20/05
mailed date closing date (5:00 p.m.)

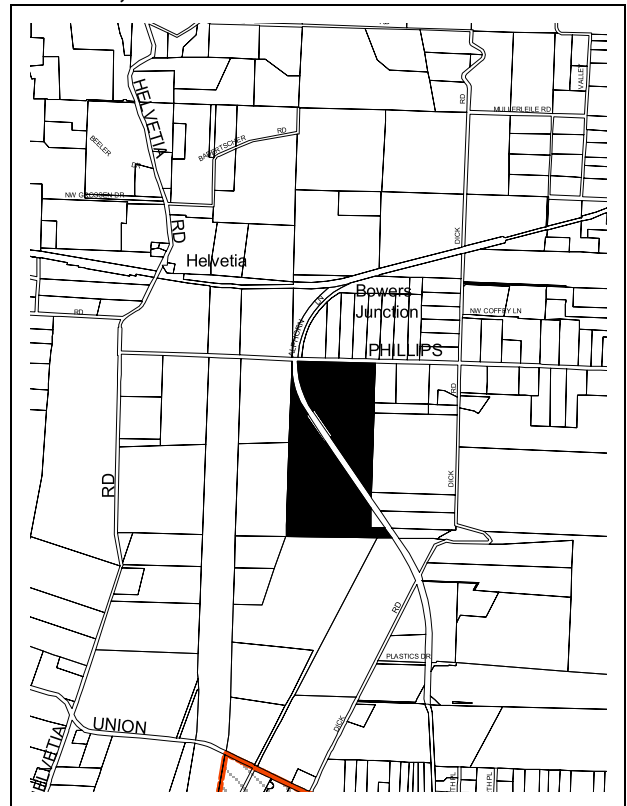
PLEASE SEND ALL WRITTEN COMMENTS TO:

Measure 37 Claim – File #: 37CL0044 or 37CL0045

Washington County DLUT

155 N 1st Avenue, #350-13

Hillsboro, OR 97124



FOR FURTHER INFORMATION, CONTACT:

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