



**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: 8

**RURAL/NATURAL RESOURCE PLAN ELEMENT EXISTING LAND USE DISTRICT(S):**  
 AF20 District (Agriculture Forestry)

**APPLICABLE LAND USE DIST. FOR CLAIM:**  
 AF10 District (Agriculture and Forest 10 ac. min.)

**ASSESSOR MAP: TAX LOT NUMBER(S):**  
 2N3 23 00 00803

**PROPOSED DEVELOPMENT ACTION/REQUEST:** Build one dwelling.

**REGULATION TO BE REMOVED, MODIFIED OR NOT APPLIED:** CDC Sections 344 (Agriculture and Forest District), 430-37 (Farm Dwellings) and 430-85 (Nonfarm Dwellings).

**ESTIMATED VALUE OF CLAIM:** \$559,000

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** [REDACTED] **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.:** 37CL0243

**CLAIMANT & OWNER:**  
Roger D & Francis E Niemi, Trs  
PO Box 54  
Rockaway Beach, OR 97136

**CLAIMANT'S REPRESENTATIVE:**  
Bruce Vincent  
825 NE 20th Avenue, #300  
Portland, OR 97232

**DATE PROPERTY ACQUIRED:** 09/12/1970

**PROPERTY DESCRIPTION:**  
**SITE SIZE:** 10.18 acres

**SITE ADDRESS:** No Address Assigned.

**LOCATION:** On the north side of NW Corey Road approximately 3000 feet east of its intersection with NW McNew Road.

**COMMENT PERIOD:**

6/27/05 to 7/11/05  
 mailed date closing date (5:00 p.m.)

**PLEASE SEND ALL WRITTEN COMMENTS TO:**

**Measure 37 Claim – File #: 37CL0243**  
**Washington County DLUT**  
**155 N 1<sup>st</sup> 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**