



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 Notice of Public Hearing

RURAL CPO: 10

**RURAL/NATURAL RESOURCE PLAN ELEMENT
 EXISTING LAND USE DISTRICT(S):**

EFU District (Exclusive Farm Use)

APPLICABLE LAND USE DIST. FOR CLAIM:

EFU District (Exclusive Farm Use)

ASSESSOR MAP: TAX LOT NUMBER(S):

2S2 12 00 00100

The decision to remove, modify or not apply a regulation is based on the owner's current and possible future development. The description of the property is required only for the purpose of determining which regulations allegedly restrict the owner's ability to use the property to its highest and best use.

REGULATION TO BE REMOVED, MODIFIED OR APPLIED: Rural Natural Resource Plan Element Plan 14, 16; Code 200.03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. (Consistency with Plan 3 (Law), 2 (mitigating), 203- (initiation), Without (of prior (5 (pre (ent), 340 (U) & 44 (nonconforming (Struct (res), on the (ant's (e to (nt (operating (a fully-pe (ted land (y applic (pe (s & (nty (e agr (nts. (f (stic (all (d to have (to t (claim.)

ESTIMATED VALUE OF CLAIM: \$11,400
 Note: All applicable claim regulations shall be removed, modified or applied to the property upon the date of the public hearing. Subsequent application for a development approval shall be accepted and the notice will be provided to surrounding property owners according to Code 200.03.

ASSESSOR MAP SUBJECT TO PUBLIC HEARING

Notice of public hearing is given to the Board of Commissioners for review and request for the above Measure 37 action at a public hearing.

April 18, 2006 at 10:00 a.m. or after
 In the Auditorium on the first floor of the Washington County Public Services Building, 155 North First Avenue, Hillsboro, Oregon, 97124.

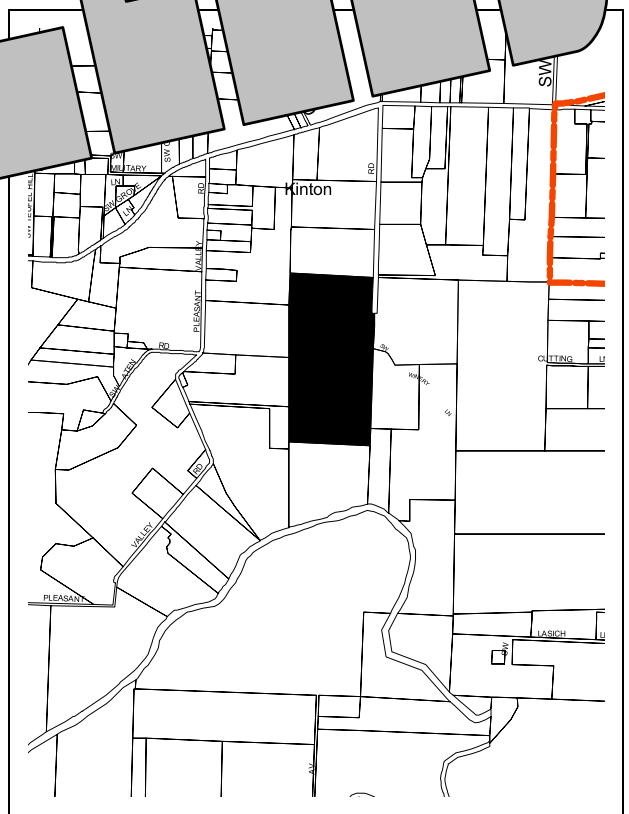
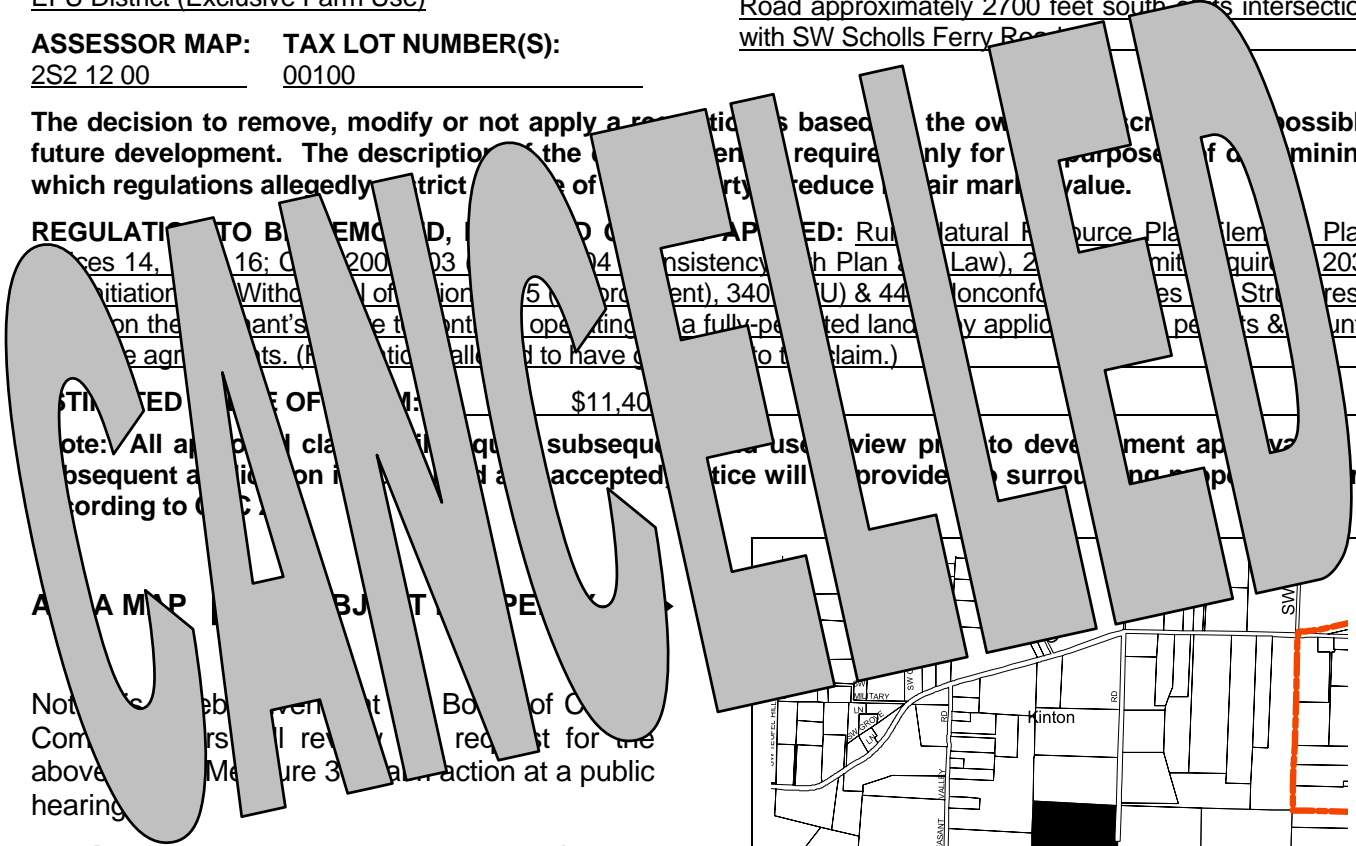
CLAIM NO.: 37CL0086

CLAIMANT & OWNER:
 Howard Grabhorn
 14930 SW Vandermost Road
 Beaverton, OR 97005

CLAIMANT'S REPRESENTATIVE:
 Jill Gelineau
 Schwabe, Williamson & Wyatt
 1211 SW 5th, Suite 1600-1900
 Portland, OR 97204

DATE PROPERTY ACQUIRED: 01/28/1985

PROPERTY DESCRIPTION:
SITE SIZE: 79.50 acres
SITE ADDRESS: 14235 SW Vandermost Rd.
LOCATION: On the west side of SW Vandermost Road approximately 2700 feet south of its intersection with SW Scholls Ferry Road.



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.
5. The land use regulation is not exempt under terms of Measure 37.

Board Hearing Procedure:

- All interested persons may appear and provide written or oral testimony (written testimony may be submitted prior to the hearing but not after the conclusion of the hearing).
- Public testimony: Special rules regarding testimony & time limits may be established by the Board at the start of the hearing.

The Board shall have authority to decide whether:

- The Director's determination that the claim meets the minimum content requirements, and is an eligible claim, is correct. This is a *de novo* determination;
- To approve compensation and, if so, how much to pay;
- 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; or
- To approve a combination of the remedies set forth above.
- The Board is not limited to those regulations listed in the claim. The Board may impose any conditions of approval that it deems reasonable and appropriate to protect the public interest. (Ordinance Number 636 15.16.080)

Staff Report:

- A copy of the claim, all documents and evidence relied upon by the claimant and applicable criteria are available for inspection at no cost at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.
- A copy of the staff report will be available for inspection at no cost at the Department of Land Use and Transportation at least 7 (seven) days prior to the hearing. A copy of the Staff Report will be provided at reasonable cost.

For further information, please contact:

Tom Harry or Suzanne Savin, Senior Planners

at The Department of Land Use and Transportation. Phone 503-846-8761.

PLEASE SEND ALL WRITTEN COMMENTS TO:

Measure 37 Claim – File #: 37CL0086

Washington County DLUT

155 N. 1st Avenue, #350-13

Hillsboro, OR 97124

Assistive Listening Devices

- Assistive Listening Devices are available for persons with impaired hearing and can be scheduled for this meeting by calling 503-846-8611 (voice) or 503-846-4598 (TDD – Telecommunications Devices for the Deaf) no later than 5:00 p.m., on the Monday preceding the meeting.

Sign Language and Interpreters

- The County will also upon request endeavor to arrange for the following services to be provided:
 1. Qualified sign language interpreters for persons with speech or hearing impairments; and
 2. Qualified bilingual interpreters.
- Since these services must be scheduled with outside service providers, it is important to allow as much lead-time as possible. Please notify the County of your need by 5:00 p.m. on the Thursday preceding the meeting date (same phone numbers as listed above: 503-846-8611 or 503-846-4598).