



**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  
 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:**  
 2S2 12 00 00100: EFU District (Exclusive Farm Use)  
 2S2 12 00 02300 & 02302: GFU-38  
 2S1 07 00 00900: F-1  
**ASSESSOR MAP: TAX LOT NUMBER(S):**  
 2S1 07 00 00900  
 2S2 12 00 00100, 02300 & 02302

**CLAIM NO.:** 37CL0726  
**CLAIMANT & OWNER:**  
 Howard P. Grabhorn  
 14930 SW Vandermost Road  
 Beaverton, OR 97005  
**CLAIMANT'S REPRESENTATIVE:**  
 Schwabe, Williamsom & Wyatt  
 Jill Gelineau  
 Pacwest Center 1211 SW Fifth, Ste 1600, 1900  
 Portland, OR 97204  
**DATE PROPERTY ACQUIRED:**  
 5/26/1976 (2S2 12 00 02300)  
 11/9/1989 (2S2 12 00 00100)  
 Lease date: 1/25/1985  
 5/7/1974 (2S2 12 00 02302)  
 12/27/1971 (2S1 07 00 00900)  
**PROPERTY DESCRIPTION:**  
**SITE SIZE:** 132.63 acres  
**SITE ADDRESS:** 14235/14930 SW Vandermost Rd.  
**LOCATION:** At the southern terminus of SW Vandermost Road, approximately 2750 feet south of its intersection with SW Scholls Ferry Road.

The decision to remove, modify or not apply a regulation is based on the owner's description of possible future development. The description of the development is required only for the purposes of determining which regulations allegedly restrict the use of the property & reduce its fair market value.

REGULATION TO BE REMOVED, MODIFIED OR NOT APPLIED: SEE ATTACHED "EXHIBIT B".

ESTIMATED VALUE OF CLAIM: \$ 5,000,000

\*Note: All approved claims will require subsequent land use review prior to development approval. If a subsequent application is submitted and accepted, notice will be provided to surrounding property owners according to CDC 204.

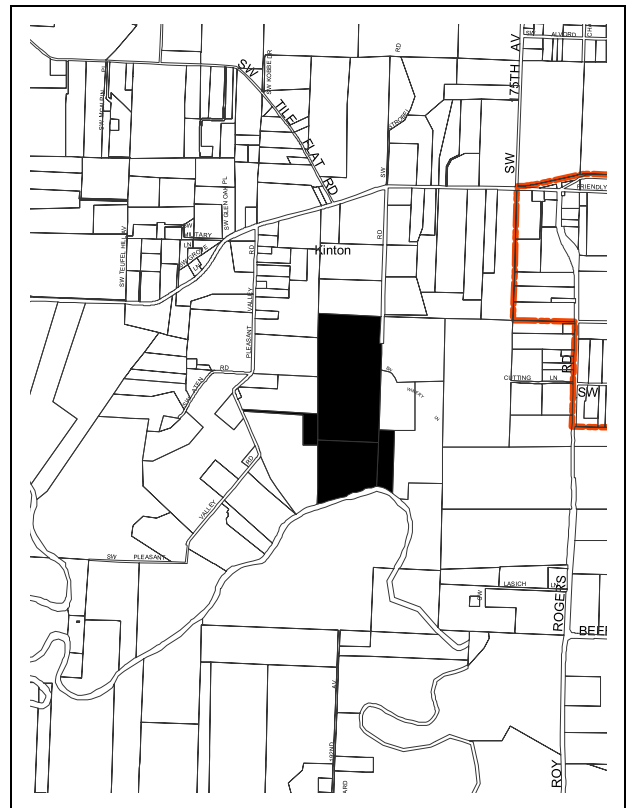
AREA MAP ■ SUBJECT PROPERTY →

Notice is hereby given that the Board of County Commissioners will review the request for the above-stated Measure 37 claim action at a public hearing on:

**April 17th, 2007 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.

(over)



**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, Senior Planner**

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

**PLEASE SEND ALL WRITTEN COMMENTS TO:**

**Measure 37 Claim – File #: 37CL0726**

**Washington County DLUT**

**155 N. 1<sup>st</sup> 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).

**Exhibit B**  
**Washington County Land Use Regulations**

**Washington County Comprehensive Plan,  
Volume III, Rural/Natural Resources Plan Element:**

Policies 14, 15, and 16

**Washington County Comprehensive Plan,  
Volume IV, Community Development Code:**

103	Scope
104	Consistency with Plan and Law
201-1	Permit Required
203-1.2	Initiation and Withdrawal of Action
215	Enforcement, including, but not limited to CDC 215-5
340	Exclusive Farm Use District (EFU), specifically including, but not limited to CDC 340-5.2(K) which prohibits solid waste disposal facilities on high value farmland
430-127	Solid Waste Disposal Site, as defined by the Department of Environmental Quality, (including equipment, facilities or building(s) necessary for its operation), (includes Recycling Center [Section 430-115] and Solid Waste Transfer Station [Section 430-129], subject to the standards identified in those Sections).
430-129	Solid Waste Transfer Station
440	Nonconforming Uses and Structures
610	Land Divisions and Lot Line Adjustments Outside a UGB, including, but not limited to CDC 610-1-1 (B)(1) and (2), CDC 610-1-1 (C)( I), and CDC 6101.3(B) and (C)