



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: 10

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

AF20 District (Agriculture Forestry)

APPLICABLE LAND USE DIST. FOR CLAIM:

Not zoned at time of acquisition

ASSESSOR MAP: TAX LOT NUMBER(S):

2S3 11 00 00400

PROPOSED DEVELOPMENT ACTION/REQUEST: Divide property into two lots and build one dwelling.

REGULATION TO BE REMOVED, MODIFIED OR NOT APPLIED: CDC Sections 344 (Agriculture and Forest District), 424 (Creation of Parcels in the EFU, EFC and AF-20 Districts) 430-37 (Farm Dwellings) and 430-85 (Nonfarm Dwellings).

ESTIMATED VALUE OF CLAIM: \$150,000

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 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.: 37CL0103

CLAIMANT & OWNER:

Gregory H. Nibler Revocable Living Trust
11942 SW 113th Place
Tigard, OR 97223

Ralph Anzellotti Trust
15535 SW Holly Hill Road
Hillsboro, OR 97123

DATE PROPERTY ACQUIRED: 07/16/1949

PROPERTY DESCRIPTION:

SITE SIZE: 22.00 acres

SITE ADDRESS: 15535 SW Holly Hill Road.

LOCATION: On the north side of SW Holly Hill Road approximately 150 feet east of its intersection with SW Laurelview Road.

COMMENT PERIOD:

6/22/05

to 7/6/05

mailed date

closing date (5:00 p.m.)

PLEASE SEND ALL WRITTEN COMMENTS TO:

Measure 37 Claim – File #: 37CL0103

Washington County DLUT

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