



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):
 EFU District (Exclusive Farm Use)

APPLICABLE LAND USE DIST. FOR CLAIM:
 F-1

ASSESSOR MAP: TAX LOT NUMBER(S):
 1S3 36 00 00501

PROPOSED DEVELOPMENT ACTION/REQUEST: Divide property into two lots, build one additional dwelling, and a property line adjustment.

REGULATION TO BE REMOVED, MODIFIED OR NOT APPLIED: CDC Sections 340 (Exclusive Farm Use), 430-37.2 (Rural Dwellings), and 610-1 (Property Line Adjustment).

ESTIMATED VALUE OF CLAIM: \$200,000

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.: 37CL0180

CLAIMANT & OWNER:
Robert & Maria Schwinof
31500 SW Lukas Road
Hillsboro, OR 97123

CLAIMANT'S REPRESENTATIVE:
 None

DATE PROPERTY ACQUIRED: 09/18/1972

PROPERTY DESCRIPTION:
 SITE SIZE: 2.05 acres
 SITE ADDRESS: 31500 SW Lukas Road.
 LOCATION: At the western terminus of SW Lukas Road approximately 3200 feet west of its intersection with SW Hillsboro Highway 219.

COMMENT PERIOD:

9/9/05 to 9/23/05
 mailed date closing date (5:00 p.m.)

PLEASE SEND ALL WRITTEN COMMENTS TO:
 Measure 37 Claim – File #: 37CL0180
 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