



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: 6

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

APPLICABLE LAND USE DIST. FOR CLAIM: F-1
ASSESSOR MAP: TAX LOT NUMBER(S):
1S1 31 00 00800

CLAIM NO.: 37CL0348

CLAIMANT & OWNER:

Craig W. & Martin H. Moore
MPR Development Co.
PO Box 246
Beaverton, OR 97075

CLAIMANT'S REPRESENTATIVE:

Donald Joe Willis
Schwabe, Williamson & Wyatt
1211 SW 5th Avenue, Suite 1900
Portland, OR 97204

DATE PROPERTY ACQUIRED: 01/22/1965

PROPERTY DESCRIPTION:

SITE SIZE: 43.40 acres
SITE ADDRESS: 9989 SW 175th Avenue
LOCATION: Approximately 1400 feet west of the intersection of SW 175th Avenue and SW Weir 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.

Regulations Requested to be Removed, Modified, or Not Applied: 2005 CDC Articles I (Introduction and General Provisions), II (Procedures), III (Land Use Districts), IV (Development Standards), and V (Land Divisions and Property Line Adjustments) and Rural Natural Resource Plan Policies 17 (Mixed Agriculture and Forest), 19 (Rural Residential Development), 22 (Public Facilities and Services), 23 (Transportation), and 26 (Housing), based on the claimant desire to divide the property into up to 15 lots, build a dwelling on each vacant lot (currently the site has one existing dwelling), and extend a water line outside the UGB to serve the proposed development.

ESTIMATED VALUE OF CLAIM: \$3,500,000

***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.

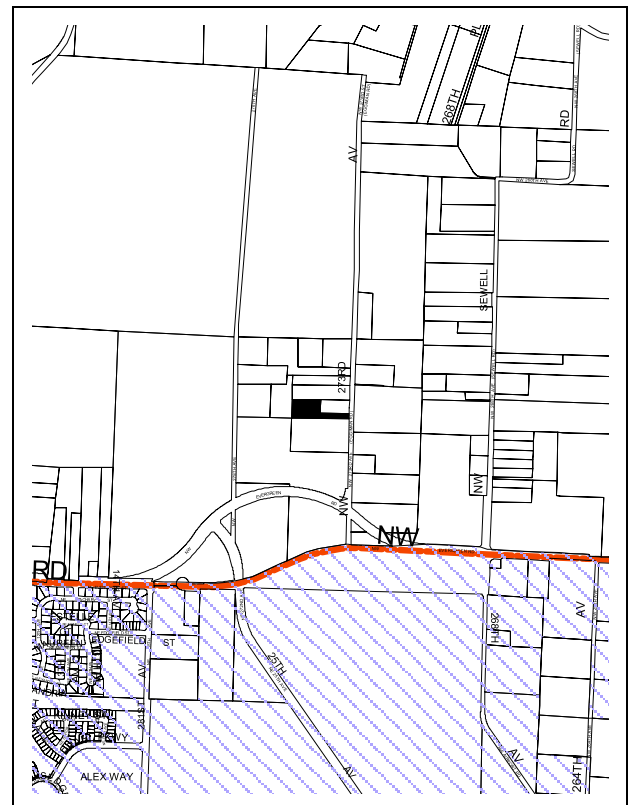
AREA MAP  **SUBJECT PROPERTY** →

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 for the alleged loss of value.

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.

(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.

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.

COMMENT PERIOD:

5/16/06 **to** **5/30/06**
mailed date closing date (5:00 p.m.)

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 #: 37CL0348

Washington County DLUT

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