



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: 8

RURAL/NATURAL RESOURCE PLAN ELEMENT

EXISTING LAND USE DISTRICT:

EFU District (Exclusive Farm Use)

APPLICABLE LAND USE DIST. FOR CLAIM:

EFU District (Exclusive Farm Use)

ASSESSOR MAP & TAX LOT NUMBER(S):

#630: 1N3 02 00 00500 (78.05 ac.)

#631: 1N3 03 00 00200 (104.8 ac.)

#632: 1N3 11 00 00100 (84.2 ac.)

#633: 1N3 12 00 01700 (80.25 ac.)

#634: 1N3 12 00 01800 (38.41 ac.)

#635: 1N3 12 00 02100 (174.62 ac.)

#639: 1N3 13 00 00600 (85.59 ac.)

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: 2005 CDC Sections 340 (Exclusive Farm Use), 424 (Creation of Parcels in the EFU District), and 430-37.2 A., B. & D (Farm Dwellings), based on the claimant's desire to divide the properties into 5 acre minimum lots and build a dwelling on each vacant lot.

ESTIMATED VALUE OF CLAIM: Claim #630 = \$1,287,825; #631 = \$1,729,200; #632 = \$1,389,300; #633 = \$1,324,125; #634 = \$633,765; #635 = \$2,881,230; #639 = \$1,412,400;

***Note:** Most 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)

CLAIM NO.: 37CL0630 through 37CL0635 & 37CL0639

CLAIMANT & OWNER:

Remi & Rose Coussens

R&R Coussens, Inc.

8200 NW Glencoe Road

Hillsboro, OR 97124

CLAIMANT'S REPRESENTATIVE:

Joseph S. Voboril, Tonkon Torp LLP

1600 Pioneer Tower, 888 SW Fifth Avenue

Portland, OR 97204

DATE PROPERTY ACQUIRED: 07/21/1993

PROPERTY DESCRIPTION:

SITE ADDRESS: 11870 NW Dersham Road; 8800 NW Glencoe Road; 32303 NW Zion Church Road; (the rest of the lots don't have addresses assigned).

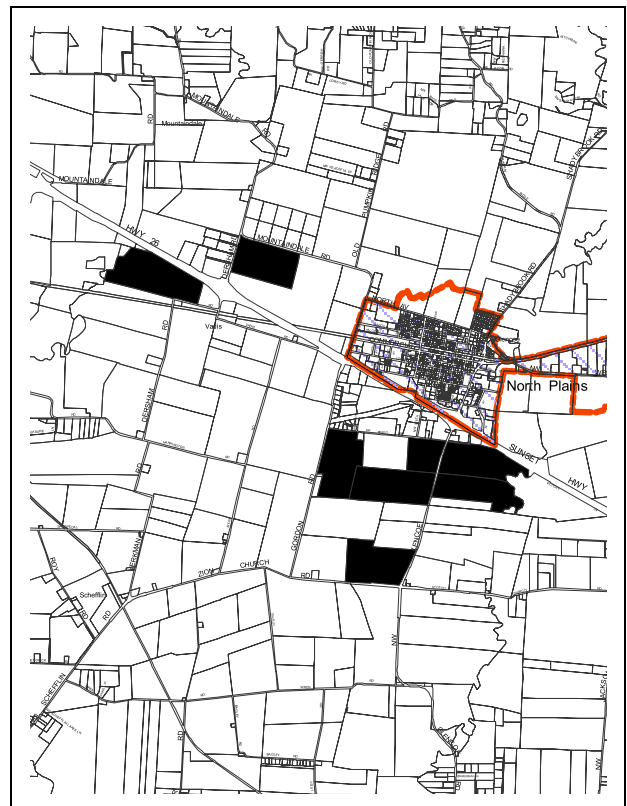
LOCATION: Claim # 630 = On the southeast corner of NW Mountindale Road and NW Dersham Road.

Claim #631 = On the south side of Sunset Hwy 26 approximately 1000 feet west of its interchange with NW Dersham Road.

Claim #632 = On the southeast corner of the intersection of NW Gordon Road and NW Beach Road.

Claims # 633, 634, 635 = On both sides of NW Glencoe Road and the south side of NW Beach Road/Sunset Hwy 26.

Claim # 639 = On the northwest corner of the intersection of NW Glencoe Road and NW Zion Church 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.

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:

2/23/07 **to** **3/9/07**
mailed date closing date (5:00 p.m.)

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 #: 37CL0630 through 37CL0635 & 37CL0639

Washington County DLUT

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