



**WASHINGTON COUNTY**  
**VIRTUAL PUBLIC HEARINGS BEFORE THE HEARINGS OFFICER (Joe Turner)**

**Thursday, February 16<sup>th</sup>, 2023 – 9:00 a.m.**

**Virtual Meeting:** <https://us02web.zoom.us/j/88556556632>

By Telephone: **1 669 900 6833**; Webinar ID: **885 5655 6632**  
*SEE INSTRUCTIONS FOR ATTENDING THIS MEETING (last page)*

**ALL PUBLIC HEARINGS ARE RECORDED**

*If you need a sign or spoken language interpreter, please call 503-846-8761 (or 7-1-1 for Telecommunications Relay Service) at least 48 hours prior to this hearing.*

**A G E N D A**

I. CALL TO ORDER

II. PUBLIC HEARINGS OPENED:

A. Explanation of Hearing Procedure

*Please note: The hearings officer will hold the record open for at least one week after the online hearing to accept written testimony, in the event anyone is unable to log on to attend the online hearing. Please contact the relevant staff person to check on the status of the proceeding.*

B. Public Hearings Items

**Land Use Applications**

9:00 a.m.      1.      Casefile No:      L2200320-SU  
                          Staff:      [Maitreyee Sinha](#), Senior Planner  
                          Applicant:      Timberline Baptist Church – Roger Anderson  
                          Rep.:      Same as applicant  
                          Request:      Review for Expansion of a Special Use for the addition of Two  
    Modular Classrooms to the existing Timberline Baptist Church  
    and Private K-12 school.  
                          CPO:      5  
                          Location:      3S201A000700 – 24645 SW Old Highway 99W, Sherwood, OR  
    97140 – On the west side of SW Old Highway 99W at the  
    southeast corner of the intersection of SW Brookman Road and  
    SW Pacific Highway 99.  
                          HO ACTION:

Hearings Officer Agenda 2/16/2023 continued

10:00 a.m.      2.      Casefile No:      L2200325-QREV  
Staff:                      [Maitreyee Sinha](#), Senior Planner  
Applicant:              Peterson, David & Alice  
Rep.:                          Northside Rock Products, LLC – Mike Applebee  
Request:                  Six-month Review of Conditions of casefile L2100205-QREV/APPEAL for the Dixie Mountain Quarry.  
  
CPO:                          8  
Location:                  2N200B005800 – 18450 NW Dixie Mountain Road, North Plains, OR 97133 – On the south side of NW Dixie Mountain Road approximately 1 mile north of its intersection with NW Northrup Road; and 1300 feet south of its intersection with NW Kay Road.

HO ACTION:

## **Instructions for the Virtual Hearings Officer**

**To join online or by phone via Zoom, please go to the link below to join the webinar:**

<https://us02web.zoom.us/j/88556556632>

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**If joining via phone, the following commands can be entered:**

\*6 - Toggle mute/unmute

\*9 - Raise hand

**If you encounter technical difficulties during the meeting, please refer to [Zoom Support](https://support.zoom.us/hc/en-us) at <https://support.zoom.us/hc/en-us>**

To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar. Please notify via email [Louisa\\_Bruce@washingtoncountyor.gov](mailto:Louisa_Bruce@washingtoncountyor.gov) or [Stephen\\_Shane@washingtoncountyor.gov](mailto:Stephen_Shane@washingtoncountyor.gov) or the listed staff project planner assigned to the file, [Maitreyee\\_Sinha@washingtoncountyor.gov](mailto:Maitreyee_Sinha@washingtoncountyor.gov) at least 24 hours prior to the meeting with the following information:

- First and Last Name
- Email Address
- Phone Number
- Full Mailing Address
- How would you like to provide testimony? (Specify an option below)
  - By phone. If by phone, specify the number will you call from.
  - Online, via Zoom.
- Hearings Officer Meeting Date and the Hearing Item you are interested in.
- At which point in the meeting would you like to speak? (Specify an option below)
  - Testimony in favor of the application.
  - Testimony in opposition of the application.
- Are you providing testimony as an Individual or Group? If you are a group, please provide your group's name and the number of people with comments.

**After submission of your email, you will receive a confirmation receipt.**

Or, at least 24 hours prior to the meeting, you may phone county staff at 503-846-8761, to register to provide testimony via telephone or Zoom Webinar.

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### **What to Expect During the Hearing:**

- In the event a hearing item runs long, the next item on the agenda will begin upon completion of the current item.
- You will hear the Hearings Officer and Staff and see them on your screen, but they will not see you.
- Your microphone will remain muted until the designated times for public comment and/or testimony. Your video camera will not be activated at any time.
- When it is your time to provide testimony, your name will be called, and your microphone will be unmuted by the meeting facilitator.
- State your name when you begin speaking.
- For optimal audio, please speak slowly and clearly into your microphone/phone.
- Once you have provided your comment, your microphone will be muted.
- **If you encounter technical difficulties during the meeting, please refer to [Zoom Support](https://support.zoom.us/hc/en-us) at <https://support.zoom.us/hc/en-us>**



**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
Planning and Development  
Current Planning Section  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
Mon - Thurs, 8 am - 4 pm; (Closed Friday)

**Notice of Virtual Public Hearing via Zoom Webinar (See page 4 for access information)**

RURAL CPO: 5  
RURAL/NATURAL RESOURCE PLAN ELEMENT  
EXISTING LAND USE DISTRICT(S):  
AF-5 District (Agriculture and Forest)  
ASSESSOR MAP: TAX LOT NUMBER(S):  
3S2 01 A0 00700  
SITE SIZE: 7.05 acres  
SITE ADDRESS: 24645 SW Old Highway 99W, Sherwood, OR 97140

**PROPOSED DEVELOPMENT ACTION:** Review for Expansion of a Special Use for the addition of Two Modular Classrooms to the existing Timberline Baptist Church and Private K-12 school.

Notice is hereby given that the Washington County Hearings Officer will review the request for the above-stated proposed development action at a Virtual hearing on

**February 16th, 2023 at 9:00 a.m.**

To abide by public health recommendations during the coronavirus pandemic, Washington County has changed the meeting to a virtual meeting and is asking residents and interested parties to attend the Hearings Officer meeting virtually.

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Webinar ID: **885 5655 6632**

**Zoom Webinar link:**  
<https://us02web.zoom.us/j/88556556632>

**To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar. Please email one of the people below, at least 24 hours prior to the meeting**

Maitreyee Sinha, Senior Planner at  
[maitreyee\\_sinha@washingtoncountyor.gov](mailto:maitreyee_sinha@washingtoncountyor.gov)  
Louisa Bruce, Administrative Specialist II at  
[louisa\\_bruce@washingtoncountyor.gov](mailto:louisa_bruce@washingtoncountyor.gov)  
Stephen Shane, Principal Planner at  
[stephen\\_shane@washingtoncountyor.gov](mailto:stephen_shane@washingtoncountyor.gov)  
or call 503-846-8761

**CASEFILE / PROJECT #:** L2200320-SU

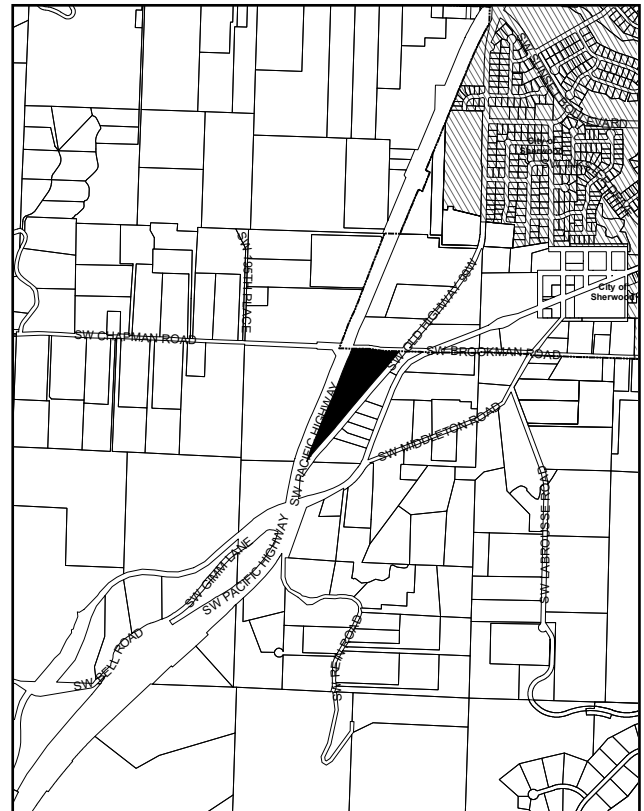
**APPLICANT:**  
Timberline Baptist Church  
Roger Anderson  
24645 SW Old Highway 99W  
Sherwood, OR 97140

**APPLICANT'S REPRESENTATIVE:**  
Same As Applicant

**OWNER:**  
Timberline Baptist Church  
Same Address As Applicant

**LOCATION:** On the west side of SW Old Highway 99W at the southeast corner of the intersection of SW Brookman Road and SW Pacific Highway 99.

**AREA MAP WITH SUBJECT PROPERTY ↓**



**Notice to Mortgagee, Lien Holder, Vendor or Seller:**  
ORS Chapter 215 requires if you receive this notice it must promptly be forwarded to the purchaser.

- 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). Only those making an appearance of record (those presenting oral or written testimony) shall be entitled to appeal. Failure to raise an issue in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the Review Authority (Hearings Officer) an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on the issue. Those wishing to make an appearance of record should provide their name, address, email, and phone number upon joining the hearing.
- The public hearing will be conducted in accordance with the following rules of procedure as adopted by the Board of Commissioners. Reasonable time limits may be imposed.

**RULES OF PROCEDURE**

1. The Hearings Officer will summarize the applicable substantive review criteria.
  2. A summary of the Staff Report is presented.
  3. The applicant's presentation is given. (Please provide 3 copies of all exhibits submitted for the record.)
  4. Testimony of others is given in the order of sign-in. (Please provide 3 copies of all exhibits submitted for the record.)
  5. Applicant's rebuttal testimony is given.
- When the Review Authority reopens a record to admit new evidence or testimony, any person may raise new issues related to the new evidence, testimony or criteria for decision-making, that apply to the matter at issue.
  - If you require further information about the application before making a submission, a copy of the application, all documents and evidence relied upon by the applicant 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:** Maitreyee Sinha, Senior Planner at 503-846-3835 at the Department of Land Use and Transportation. (Main phone 503-846-8761)

**COMMENTS WILL BE ACCEPTED UNTIL THE CLOSE OF THE RECORD. PLEASE ADDRESS YOUR LETTER TO THE ATTENTION OF THE PLANNER, WITH REFERENCE TO THE CASEFILE NUMBER. PLEASE INCLUDE YOUR FULL MAILING ADDRESS (LEGIBLY PRINTED) TO BE INCLUDED AS A PARTY OF RECORD.**

Washington County Current Planning Services Division  
Maitreyee Sinha, Senior Planner, Casefile / Project #: L2200320-SU  
155 N. 1st Avenue, #350-13  
Hillsboro, OR 97124

**Electronic comments may be submitted prior to the scheduled hearing date by visiting the link below:**

[Washington County - Comment on a Project \(washingtoncountyor.gov\)](https://webapps.washingtoncountyor.gov/projects-comment/#top)

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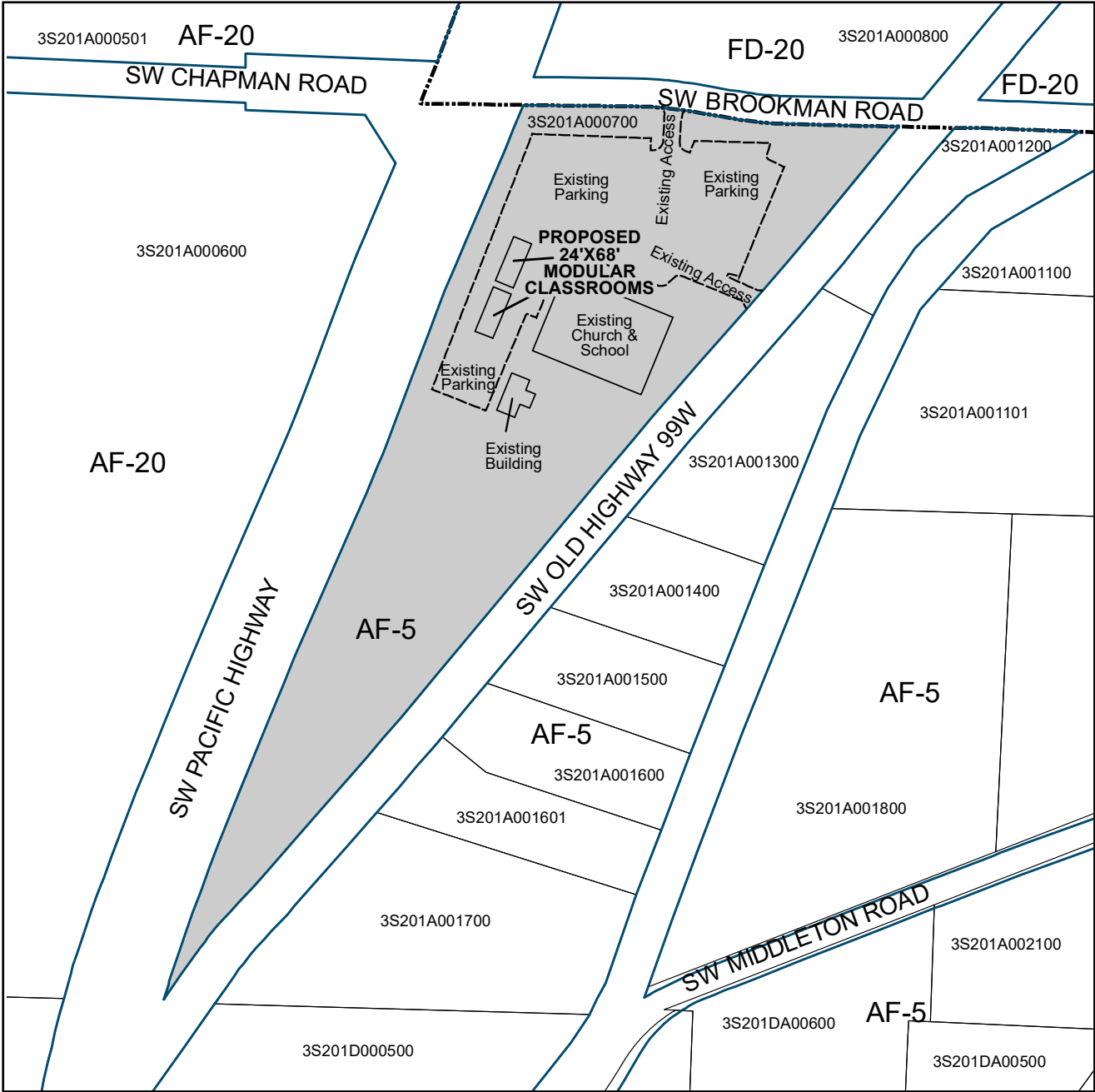
**Assistive Listening Devices** are available for persons with impaired hearing and can be scheduled for this meeting.

**Sign Language and Interpreters**

Upon request, the County will also 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.

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↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

**SITE & SURROUNDING LAND USE DISTRICTS:**

- AF-5 District (Agriculture and Forest)
- AF-20 District (Agriculture and Forest)
- Urban Growth Boundary
- Future Development 20-Acre District (FD-20)

**REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN**

- A. Washington County Comprehensive Plan
- B. Applicable Community Plan (See Front of Notice)
- C. Transportation System Plan
- D. Washington County Community Development Code:
  - ARTICLE I, Introduction & General Provisions
  - ARTICLE II, Procedures
  - ARTICLE III, Land Use Districts
  - ARTICLE IV, Development Standards
  - ARTICLE V, Public Facilities and Services
  - ARTICLE VI, Land Divisions & Lot Line Adjustments
  - ARTICLE VII, Public Transportation Facilities
- E. R & O 86-95 Traffic Safety Improvements
- F. ORD. NO. 738, Road Design and Construction Standards
- G. ORD.691-A, 729, 741, 746, 751, 793-A Transp. Development Tax



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RURAL

CPO: 8

**RURAL/NATURAL RESOURCE PLAN ELEMENT**

**EXISTING LAND USE DISTRICT(S):**

EFC District (Exclusive Forest and Conservation) \_\_\_\_\_

**ASSESSOR MAP: TAX LOT NUMBER(S):**

2N2 00 B0 \_\_\_\_\_ 05800 \_\_\_\_\_

**SITE SIZE:** \_\_\_\_\_ 72.35 acres \_\_\_\_\_

**SITE ADDRESS:** 18450 NW Dixie Mountain Road, North Plains, OR 97133

**CASEFILE / PROJECT #:** \_\_\_\_\_ L2200325-QREV \_\_\_\_\_

**APPLICANT:**

Peterson, David & Alice  
18240 NW Dixie Mountain Road  
North Plains, OR 97133

**APPLICANT'S REPRESENTATIVE:**

Northside Rock Products, LLC  
Mike Applebee  
PO Box 309  
Banks, OR 97106

**OWNER:**

Peterson, David & Alice Living Trust  
Same As Applicant

**LOCATION:** On the south side of NW Dixie Mountain Road approximately 1 mile north of its intersection with NW Northrup Road; and 1300 feet south of its intersection with NW Kay Road.

**PROPOSED DEVELOPMENT ACTION:** Six-month Review of Conditions of casefile L2100205-QREV/APPEAL for the Dixie Mountain Quarry.

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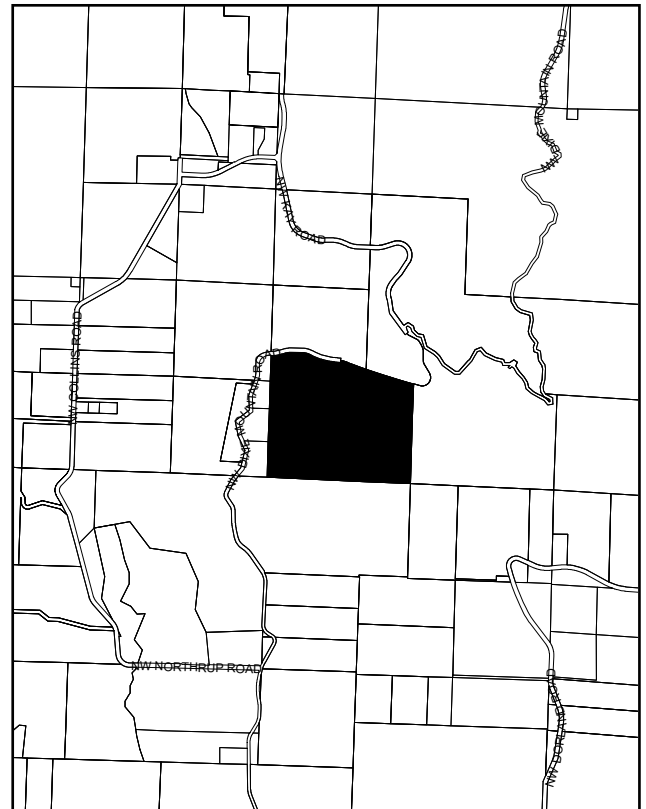
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Email: [Stephen Shane, Principal Planner](mailto:stephen_shane@washingtoncountyor.gov) at stephen\_shane@washingtoncountyor.gov or call 503-846-8761

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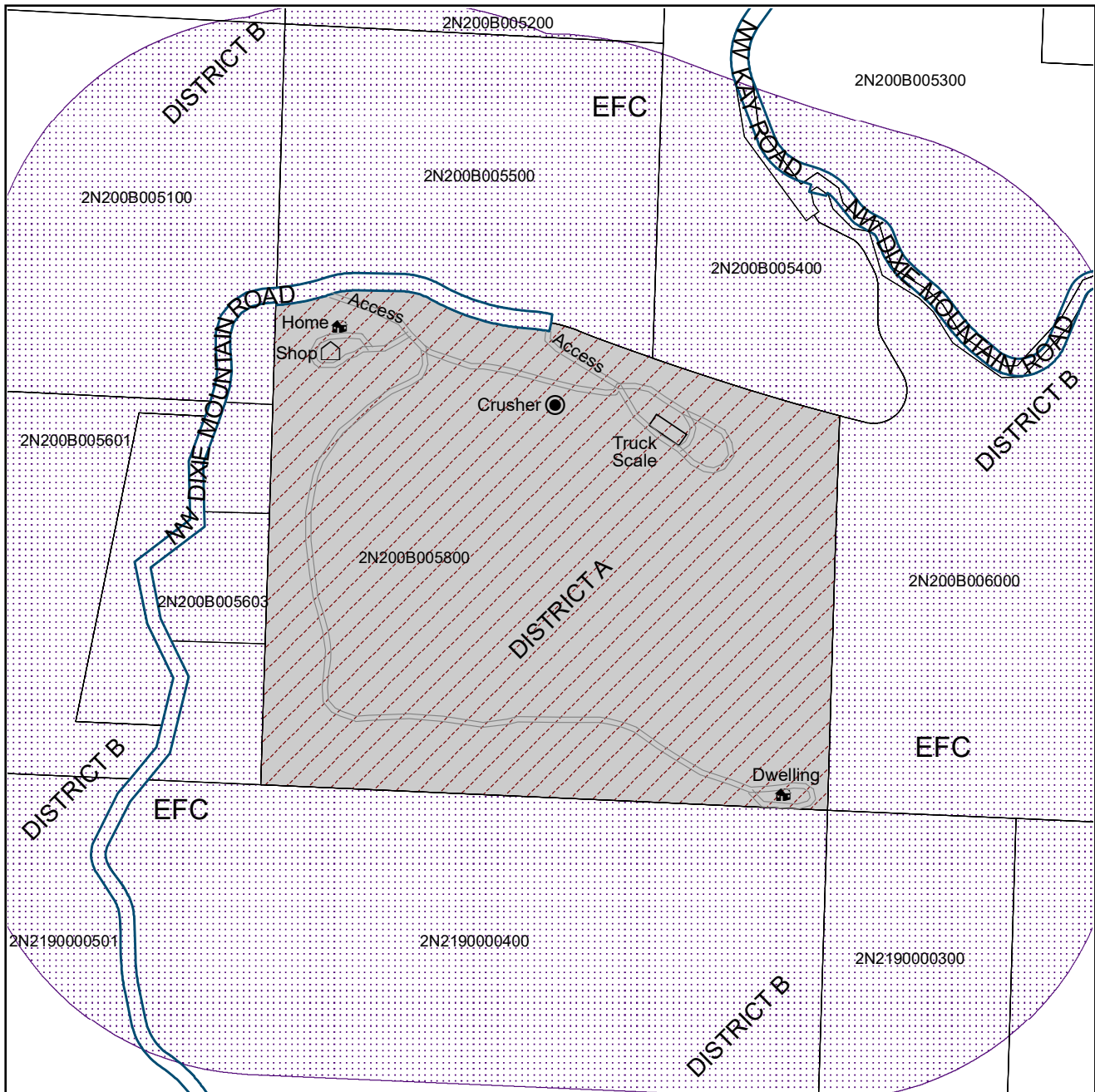
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↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

**SITE & SURROUNDING LAND USE DISTRICTS:**

EFC District (Exclusive Forest and Conservation)

Mineral Aggregate Overlay District (DIST A)

Mineral Aggregate Overlay District (DIST B)

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