WASHINGTON COUNTY
Dept. of Land Use & Transportation
Planning and Development Services
Current Planning
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph (503) 846-8761, Fax (503) 846-2908
www.washingtoncountyor.gov

Development Application

CASEFILE #: _____
(to be assigned by county)

PROCEDURE/CATEGORY TYPE: II

CPO: 1 **COMMUNITY PLAN:** Cedar Hills - Cedar Mill

EXISTING LAND USE DISTRICTS: R-6 Residential (5-6 units per acre)

ASSESSOR MAP: 1N127DD **TAX LOT NUMBER(S):** 08400, 08800, 08700,

NOTE: *Contiguous property under identical ownership will be reviewed as part of this application and may be subject to conditions of approval. List assessor map and tax lot numbers of all contiguous property under identical ownership:*

SITE ADDRESS: 10875 NW RAINMONT RD and

SITE SIZE: 2.62 acres

Date of Pre-App Conference: _____

Staff Member: _____

(Please attach copy of pre-application notes.)

APPLICANT

COMPANY: _____
CONTACT: Carol Johnson
ADDRESS: 155 N. First Ave., MS-14
Hillsboro, OR 97124
PHONE: 503-846-3877
FAX: _____
E-MAIL ADDRESS: _____

APPLICANT'S REPRESENTATIVE

NOTE: The Applicant's Representative will be the primary contact for the County.

COMPANY: _____
CONTACT: John Weaks
ADDRESS: 10875 NW Rainmont Road
Portland, OR 97229
PHONE: 503-720-8154 (John)
FAX: _____
E-MAIL ADDRESS: _____

OWNER(S)

(attach additional sheets if needed)

NAME: John and Valerie Weaks
ADDRESS: 10875 NW Rainmont Road
Portland, OR 97229
PHONE: 503-720-8154 (John)
FAX: _____
E-MAIL ADDRESS: _____

ALSO NOTIFY

NAME: _____
ADDRESS: _____
PHONE: _____
FAX: _____

EXISTING USE OF SITE: Single family residential

PROPOSED DEVELOPMENT ACTION:

Type II Modification of Conditions to remove Condition of Approval VII.A. of Casefile L2300022-P

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This also authorizes the designated Applicant's Representative (if applicable) to act on behalf of the Applicant for the processing of the request.

X _____ 11/25/2025
☐ **OWNER** ☐ **CONTRACT PURCHASER** **DATE**
Print Name: John J. Weaks

X _____ 11/25/2025
☐ **OWNER** ☐ **CONTRACT PURCHASER** **DATE**
Print Name: Valerie J. Weaks

X _____ 11/21/20
APPLICANT **DATE**
Print Name: Carol Johnson, PDS Manager

X _____
APPLICANT **DATE**
Print Name: _____

PLEASE NOTE:

- *This application must be signed by ALL the owners or ALL the Contract Purchasers of the subject property.*
- *If this application is signed by the Contract Purchaser(s), the Contract Purchaser is also certifying that the Contract Vendor has been notified.*
- *The Applicant or a Representative should be present at all Public Hearings.*
- *No approval will be effective until the appeal period has expired.*
- *Corporations require proof of signature authority for that entity according to their Articles of Incorporation or as registered with the State of Oregon Corporation Division at http://www.filinginoregon.com.*

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Current Planning Services Application Submittal

NOTICE TO APPLICANTS: To speed the processing of applications, the following format for submittals must be used.

Application Packets

- ✍ Application Forms (Development Review Supplemental Application form if necessary)
- ✍ Supporting Information/narrative
- ✍ Plans:
  - Provide copies per instructions in box below.
  - Fold to 8½ x 11 in.
  - Put application form on top.
  - Provide original signature of property owner(s) on at least one copy. We accept electronic signatures.
  - Group sets with a paper clip, binder clip or rubber band, depending on thickness.

Required Number of Application Packets*

	Urban	Rural
Type I	**2**	**2**
Type II	**6**	**3**
Type III	**8**	**4**

* Include one additional application packet for sites with Flood Plain, Drainage Hazard Area or Wetlands.

* Include one additional application packet for projects which generate 200 ADT or more.

200 ADT or more = 20 or more single-family residential units
31 or more multifamily residential units
5,000 sq ft or more of most retail uses
8,500 sq ft or more of office uses

Pre-Application Notes or Waiver

(Types II and III applications only).

Tax Map

Submit one copy of the most current official Assessment & Taxation Tax Map. You can print this from the Washington County website (Intermap) or obtain an 8½- x 11-in. copy from the Assessment and Taxation Department in the Public Services Building, Room 130.

NOTE: If the subject property is within 1,000 ft (rural application) or 500 ft (urban application) of an adjacent county, submit official copies of the adjacent county tax maps, ownership names and mailing addresses (from official county records) of property owners within the corresponding notice radius.

Reduced Site Plan for the Public Notice

In addition to the full-size site plans in the application packets, submit one reduced copy of the site plan (using an even scale, e.g., 1"=100', 1"=200', 1"=400') on a piece of paper preferably 8½ x 11 in., but no larger than 11 x 17 in. Please show property lines and setbacks.

Neighborhood Review Meeting

(See CDC §203-3)

- ✍ Copy of Meeting Notice
- ✍ Copy of Mailing List
- ✍ Affidavit of Mailing
- ✍ Affidavit of Posting
- ✍ Affidavit of Minutes to CPO
- ✍ Copy of Meeting Notes
- ✍ Meeting Sign-In Sheet

Fee

Cash, check or money order (made out to Washington County).

LAND USE & TRANSPORTATION MEMORANDUM

Planning and Development Services | Current Planning

November 21, 2025

To: Casefile S25000320

From: Carol Johnson, Planning & Development Services Manager

Subject: Condition VII A. of Casefile L2300022 P

This memo addresses modification of Condition VII A. of Casefile L2300022 P, which reads as follows:

> *No public use of the soccer facility/former horse arena shall occur. No for-profit or not-for-profit commercial use for soccer camps and/or training sessions or sports clinics shall be conducted on the site. Use will be limited to members of his immediate family.*

Casefile L2300022P approved a land use partition to create a total of three lots from Tax lot 1N127DD00200. The date of approval was June 21, 2023. Since that time, county staff have not received complaints associated with the parent lot (now assessed as Tax lot 1N127DD08400), including use of the former horse arena, and there are no current land use violations on any of the five tax lots associated with the land use partition.

As a result of the resolution of the code violation and the finalization of the partition, condition VII.A is no longer required. Removing this condition is necessary to acknowledge the resolution of the code violation. Doing so does not exempt the property from future code compliance should a valid complaint be filed. Staff has initiated the removal of this condition pursuant to Community Development Code Section 207-5.7 C. This action is processed under a Type II procedure which include public notification and opportunity for comment.

155 N First Avenue, Suite 350, MS 13, Hillsboro, OR 97124-3072 • phone: 503-846-8761 • fax: 503-846-2908
www.co.washington.or.us/lut • lutdev@co.washington.or.us