WASHINGTON COUNTY
VIRTUAL PUBLIC HEARINGS BEFORE THE HEARINGS OFFICER (David Doughman)

Thursday, March 13th, 2025 – 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 open the hearing and explain rules of procedure. Staff will then present their staff report, followed by application presentation and/or comments. Opportunity for public comment then follows. The Hearings Officer may leave the record open for additional comment.
- B. Public Hearings Items

Land Use Applications

9:00 a.m. 1.

Casefile No:	L2400303-S
Staff:	Maitreyee Sinha, Senior Planner
Applicant:	Tess Properties LLC
Rep.:	AKS Engineering & Forestry, LLC - Chris Goodell
Request:	Preliminary Review for a 30-lot Subdivision (Laurelwood Estates) in the AF-5 District.
CPO:	10
Location:	2S3 05 00 02400 – 13665 SW Academy Way, Gaston, OR 97119 – On the south side of SW Laurelwood Road at its intersection with SW Hartley Road.
HO ACTION:	

WASHINGTON COUNTY
Department of Land Use & Transportation
Planning and Development Services
Development Review/Current Planning
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Phone (503) 846-8761 or (503) 846-LAND
Mon - Thurs, 8 am - 4 pm; (Closed Friday)

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

RURAL **CPO:** 10

RURAL/NATURAL RESOURCE PLAN ELEMENT

EXISTING LAND USE DISTRICT(S):
AF-5 District (Agriculture and Forest)

ASSESSOR MAP: 2S3 05 00 **TAX LOT NUMBER(S):** 02400

SITE SIZE: 151.55 acres

CASEFILE / PROJECT #: L2400303-S

APPLICANT:
Tess Properties LLC
111 N College Street
Newberg, OR 97132

APPLICANT'S REPRESENTATIVE:
AKS Engineering & Forestry, LLC - Chris Goodell
12965 SW Herman Road, Ste 100
Tualatin, OR 97062

OWNER:
Tess Properties LLC
500 E Hancock Street
Newberg, OR 97132

SITE ADDRESS: 13665 SW Academy Way, Gaston, OR 97119

LOCATION: On the south side of SW Laurelwood Road at its intersection with SW Hartley Road.

PROPOSED DEVELOPMENT ACTION: Preliminary Review for a 30-lot Subdivision (Laurelwood Estates) in the AF-5 District.

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

March 13th, 2025 at 9:00 a.m.

To ensure opportunity for public participation for those unable to travel to the Public Services Building, Washington County has changed the meeting to a virtual meeting and is asking residents and interested parties to attend the Hearings Officer meeting virtually.

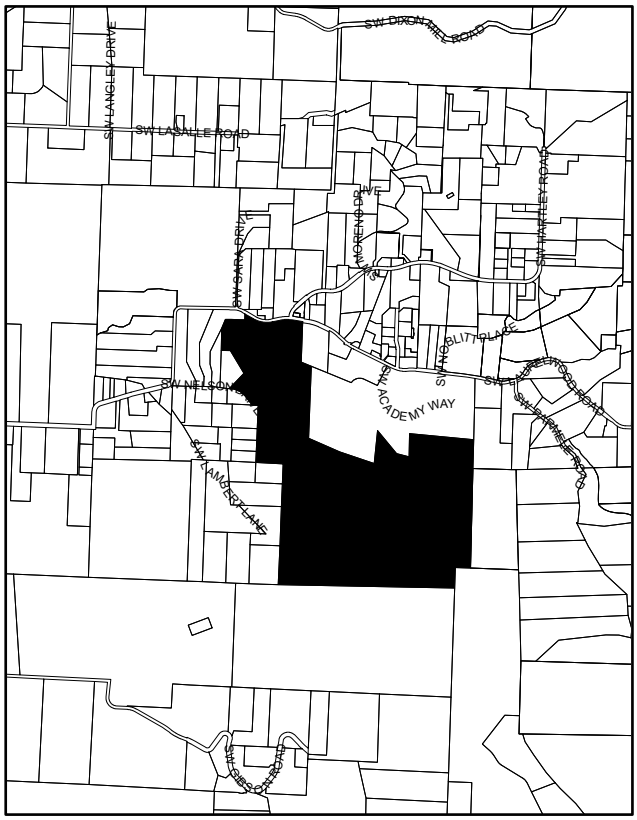
By Telephone: **1 669 900 6833**
Webinar ID: **885 5655 6632**

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 contact the people below, at least 24 hours prior to the meeting*:*
Louisa Bruce, Hearings Clerk (503-846-3849)
louisa_bruce@washingtoncountyor.gov
Maitreyee Sinha, Senior Planner (503-846-3835)
maitreyee_sinha@washingtoncountyor.gov

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 to the Hearing Clerk and/or casefile planner-see below). 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 an 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 procedural review criteria.
  2. A summary of the Staff Report is presented by the casefile planner.
  3. The applicant's presentation is given. (Please provide 3 copies of all exhibits submitted for the record.)
  4. Testimony of those wishing to testify on the record is taken by the Hearings Officer. (Please provide 3 copies of all exhibits submitted for the record.)
  5. Applicant has a final opportunity for rebuttal to given testimony.
- When the Hearings Officer elects to leave the record open to admit new evidence or testimony, any person of record 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 or 503-846-LAND)**
  PLEASE ADDRESS ANY COMMENTS TO THE ATTENTION OF THE CASEFILE 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 #: L2400303-S
  155 N. 1st Avenue, #350-13
  Hillsboro, OR 97124

Electronic comments may be submitted prior to the scheduled hearing date by visiting the following link:
https://webapps.washingtoncountyor.gov/projects-comment/#top (Type the URL if it doesn't link on click.) *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.*

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:

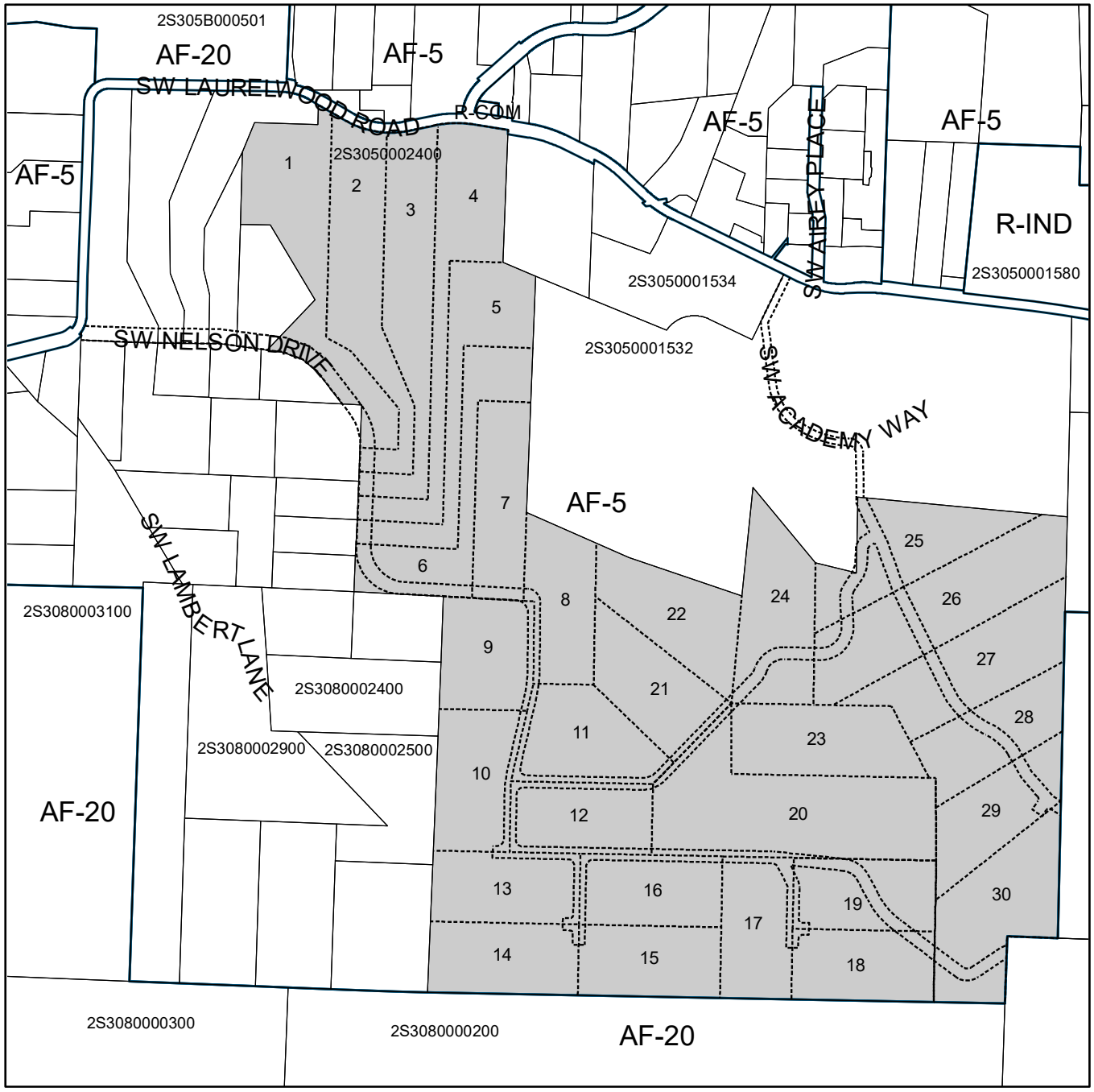
1. Qualified sign language interpreters for persons with speech or hearing impairments; and
2. Qualified bilingual interpreters.

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.

ATTACHMENT A VICINITY MAP

TAX MAP/LOT NO. 2S3 05 00 02400

CASEFILE / PROJECT #: L2400303-S



↑ NORTH

AREA OF CONSIDERATION

NOT TO SCALE

SITE & SURROUNDING LAND USE DISTRICTS:

AF-5 District (Agriculture and Forest)

AF-20 District (Agriculture and Forest)

R-IND (Rural Industrial)

R-COM (Rural Commercial)

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

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

By Telephone: **1 669 900 6833**; Webinar ID: **885 5655 6632**

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 at https://support.zoom.us/hc/en-us

You may also visit Suite 350 of the Public Services Building at 155 N. First Avenue in downtown Hillsboro, where virtual access to the hearing can be provided. Please notify the Hearings Clerk, Louisa Bruce *Louisa_Bruce@washingtoncountyor.gov* via email or phone at 503-846-3849 no less than 7 days prior to the hearing date if you require this service.

To provide public testimony during the hearing by telephone or by Zoom Webinar, at least 24 hours prior to the meeting you must contact *Louisa_Bruce@washingtoncountyor.gov* (503-846-3849) & the listed staff project planner assigned to the file: *Maitreyee_Sinha@washingtoncountyor.gov* (503-846-3835) at least 24 hours prior to the meeting with the following information:

- First and Last Name
- Email Address
- Phone Number
- Full Mailing Address
- Hearings Officer Meeting Date and the Hearing Item you are interested in.
- 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.
- 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.

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.