



**WASHINGTON COUNTY**  
**VIRTUAL PUBLIC HEARINGS BEFORE THE HEARINGS OFFICER (Joe Turner)**  
**Washington County PSB Auditorium, 155 N 1<sup>st</sup> Avenue, Hillsboro, Oregon 97123**  
**Thursday, January 21, 2021 – 9:00 a.m.**

**Virtual Meeting:**

<https://us02web.zoom.us/j/88472222997>

By Telephone: **1 669 900 6833**;

Webinar ID: **884 7222 2997**

*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: [L2000171-NC APPEAL](#)

Staff: Eileen Cunningham, Associate Planner

Applicant: Tuesday Vo

Appellant: Tuesday Vo and Gracia Merrill

Representative: Hathaway Larson, LLP - Christopher Kobeck

Request: Appeal of the Director's *Denial* of a determination and alteration of a non-conforming use (single-family dwelling) to convert an existing garage & covered area to living space, and an existing carport to an enclosed garage.

CPO: 1

Location: 1S102AB01236 – 200 SW 95<sup>th</sup> Avenue – On the east side of SW 95th Avenue approximately 150 feet east of its intersection with SW Washington Street.

HO ACTION: ***The Hearing was closed.  
The record is held open for seven days until 4:00 pm January 28, 2021 for county staff to review new documentation submitted by the applicant's representative.  
The record is then held open for an additional seven days until 4:00 pm February 4, 2021 for final rebuttal by the applicant.  
The Hearings Officer's written decision is expected by February 18, 2021.***

10:00 a.m.      2.      Casefile No: [L2000312-S/M](#)  
Staff: Ryan Marquardt, Senior Planner  
Applicant: CTH Investments, LLC – Matt Wellner  
Representative: Pioneer Design Group, Inc. – Wayne Hayson  
Request: Preliminary review for a 39-lot subdivision “Trillium Woods” and Miscellaneous review for compliance with Building Façade principles in CDC 431-5.3.  
  
CPO: 6  
Location: 1S107AC00590, 1000, 1100, 1101, & 1200 – 2960, 2990, 3000, 3010, & 3030 SW 174<sup>TH</sup> Avenue, Beaverton, OR 97003 – On the east side of SW 174<sup>th</sup> Avenue, the northern terminus of SW 173<sup>rd</sup> Avenue, and the intersection of SW Arborcrest Way and SW Lassie Terrace.  
  
HO ACTION: ***The Hearing was closed.  
The record is held open for seven days until 4:00 pm January 28, 2021 for submission of additional evidence from all interested parties.  
The record is then held open for an additional seven days until 4:00 pm February 4, 2021 for rebuttals (no new evidence) by all parties.  
The record is then held open for an additional seven days until 4:00 pm February 11, 2021 for final argument by the applicant.  
The Hearings Officer's written decision is expected by February 25, 2021.***

## **Instructions for the January 21, 2021 Virtual Hearings Officer**

- To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar. Please notify via email [Louisa\\_Bruce@co.washington.or.us](mailto:Louisa_Bruce@co.washington.or.us) or [Stephen\\_Shane@co.washington.or.us](mailto:Stephen_Shane@co.washington.or.us) or the corresponding Project Planner of the file [Eileen\\_Cunningham@co.washington.or.us](mailto:Eileen_Cunningham@co.washington.or.us) or [Ryan\\_Marquardt@co.washington.or.us](mailto:Ryan_Marquardt@co.washington.or.us) 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>**
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### **To join online or by phone via Zoom:**

Topic: County Land Use Hearings Officer – January 21, 2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88472222997>

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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>