



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

Thursday, February 17, 2022 – 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: L2100350-SU/D/TOD
 Staff: Paul Schaefer, Senior Planner
 Applicant: Saltzman Road Apartments, LLC – Rob Justus
 Rep.: Cascadia Planning & Development Services – Steve Kay
 Request: Special Use & Development Review for a 54-unit retirement housing community per CDC 430-53.5, with a portion of it in a Transit Oriented District, subject to TOD Standards and Principles.

 CPO: 1
 Location: 1N1 33 AD 00700 & 00900 – 985 & 1035 NW Saltzman Road, Portland, OR 97229 – On the northwest corner of the intersection of NW Saltzman Road and NW Dogwood Street.

 HO ACTION:

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10:00 a.m. 2. Casefile No: L2100205-QREV APPEAL
Staff: Maitreyee Sinha, Senior Planner
Appellant: Livia Blaszak
Applicant: David Peterson
Rep.: Northside Rock Products, LLC – Jennie Applebee
Request: Appeal of the approval for the 5-year periodic review of Dixie Mountain Quarry.
CPO: 8
Location: 2N2 00 B0 05800 – 18240 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:

Continued next page

Instructions for the Virtual Hearings Officer

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- 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.
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WASHINGTON COUNTY

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

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

URBAN CPO: 1

COMM. PLAN: Cedar Hills-Cedar Mill

EXISTING LAND USE DISTRICT(S):
TO: RC (Transit Oriented Retail Commercial)
Institutional District (INS)

ASSESSOR MAP: TAX LOT NUMBER(S):
1N1 33 AD 00700 & 00900

SITE SIZE: 0.83 acres

SITE ADDRESS: 985 & 1035 NW Saltzman Road,
Portland, OR 97229

PROPOSED DEVELOPMENT ACTION: Special Use & Development Review for a 54-unit retirement housing community per CDC 430-53.5, with a portion of it in a Transit Oriented District, subject to TOD Standards and Principles.

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 17, 2022 at 9:00 a.m.

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Zoom Webinar link:
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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:

- Paul Schaefer (Paul_Schaefer@co.washington.or.us)
- Louisa Bruce (Louisa_Bruce@co.washington.or.us)
- Stephen Shane (Stephen_Shane@co.washington.or.us) or call 503-846-8761.

CASEFILE / PROJECT #: L2100350-SU/D/TOD

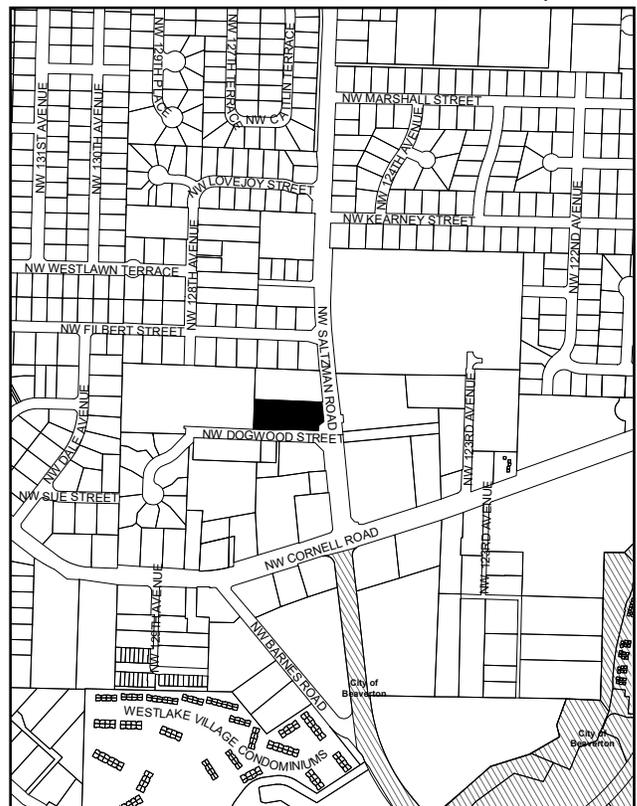
APPLICANT:
Saltzman Road Apartments, LLC
Rob Justus
866 N Columbia Blvd, Ste A-25
Portland, OR 97217

APPLICANT'S REPRESENTATIVE:
Cascadia Planning & Development Services
Steve Kay
PO Box 1920
Silverton, OR 97381

OWNER:
Saltzman Road Apartments, LLC
12755 NW Dogwood Street
Portland, OR 97229

LOCATION: On the northwest corner of the intersection of NW Saltzman Road and NW Dogwood Street.

AREA MAP WITH SUBJECT PROPERTY ↓



Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that 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: Paul Schaefer, Senior Planner at 503-846-3832 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

Paul Schaefer, Senior Planner, Casefile / Project #: L2100350-SU/D/TOD

155 N. 1st Avenue, #350-13

Hillsboro, OR 97124

Electronic comments may be submitted prior to the scheduled hearing date by visiting <https://www.co.washington.or.us/devnotice>

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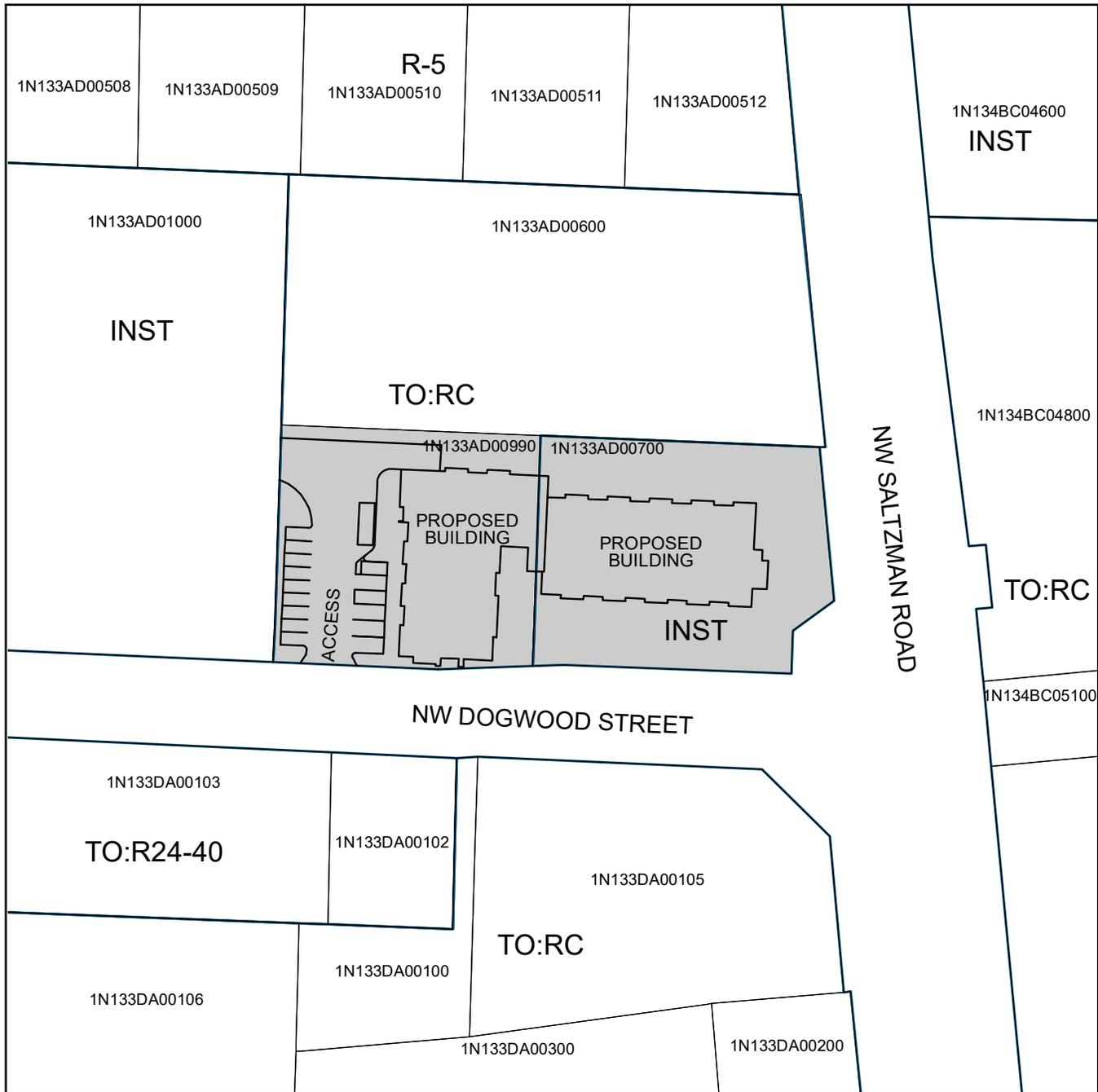
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Sign Language and Interpreters

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↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

SITE & SURROUNDING LAND USE DISTRICTS:

TO:RC (Transit Oriented Retail Commercial)

Institutional District (INS)

TO:R24-40 (Transit Oriented Res. 24-40 units/acre)

R-5 District (Residential 5 units/acre)

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

RURAL CPO: 8
RURAL/NATURAL RESOURCE PLAN ELEMENT

EXISTING LAND USE DISTRICT(S):
EFC District (Exclusive Forest and Conservation)
Mineral Aggregate Overlay District (DIST A)

ASSESSOR MAP: TAX LOT NUMBER(S):
2N2 00 B0 05800

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: Appeal of the approval for the 5-year periodic review of Dixie Mountain Quarry.

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 Stephen Shane (Stephen_Shane@co.washington.or.us)
 or call 503-846-8761.

CASEFILE / PROJECT #: L2100205-QREV APPEAL

APPELLANT:
Blaszak, Livia
345 SW 88th Avenue
Portland, OR 97225

APPLICANT:
David Peterson
18240 NW Dixie Mountain Road
North Plains, OR 97133

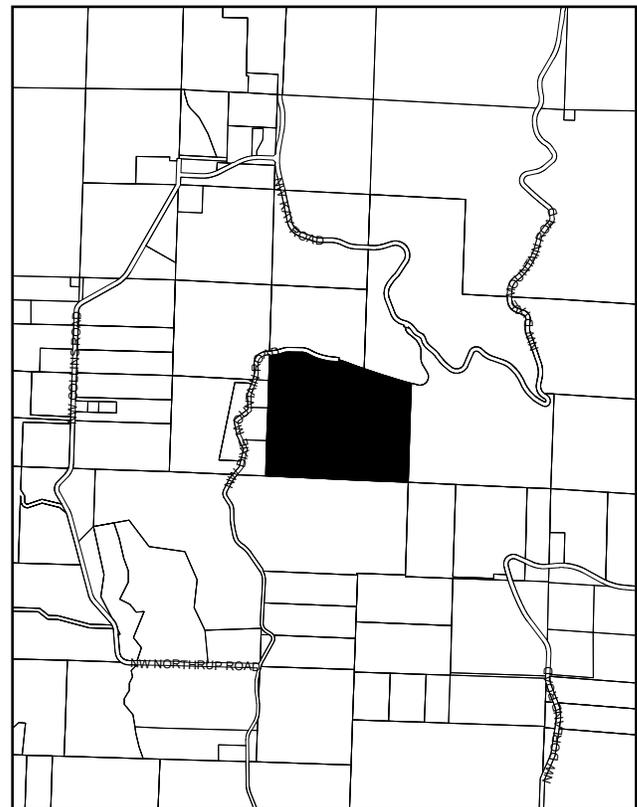
APPLICANT'S REPRESENTATIVE:
Northside Rock Products, LLC
Jennie Applebee
PO Box 309
Banks, OR 97106

OWNER:
Peterson, David & Alice Living Trust
Same Address As Applicant

SITE SIZE: 72.35 acres

SITE ADDRESS: 18240 NW Dixie Mountain Road,
North Plains, OR 97133

AREA MAP WITH SUBJECT PROPERTY ↓



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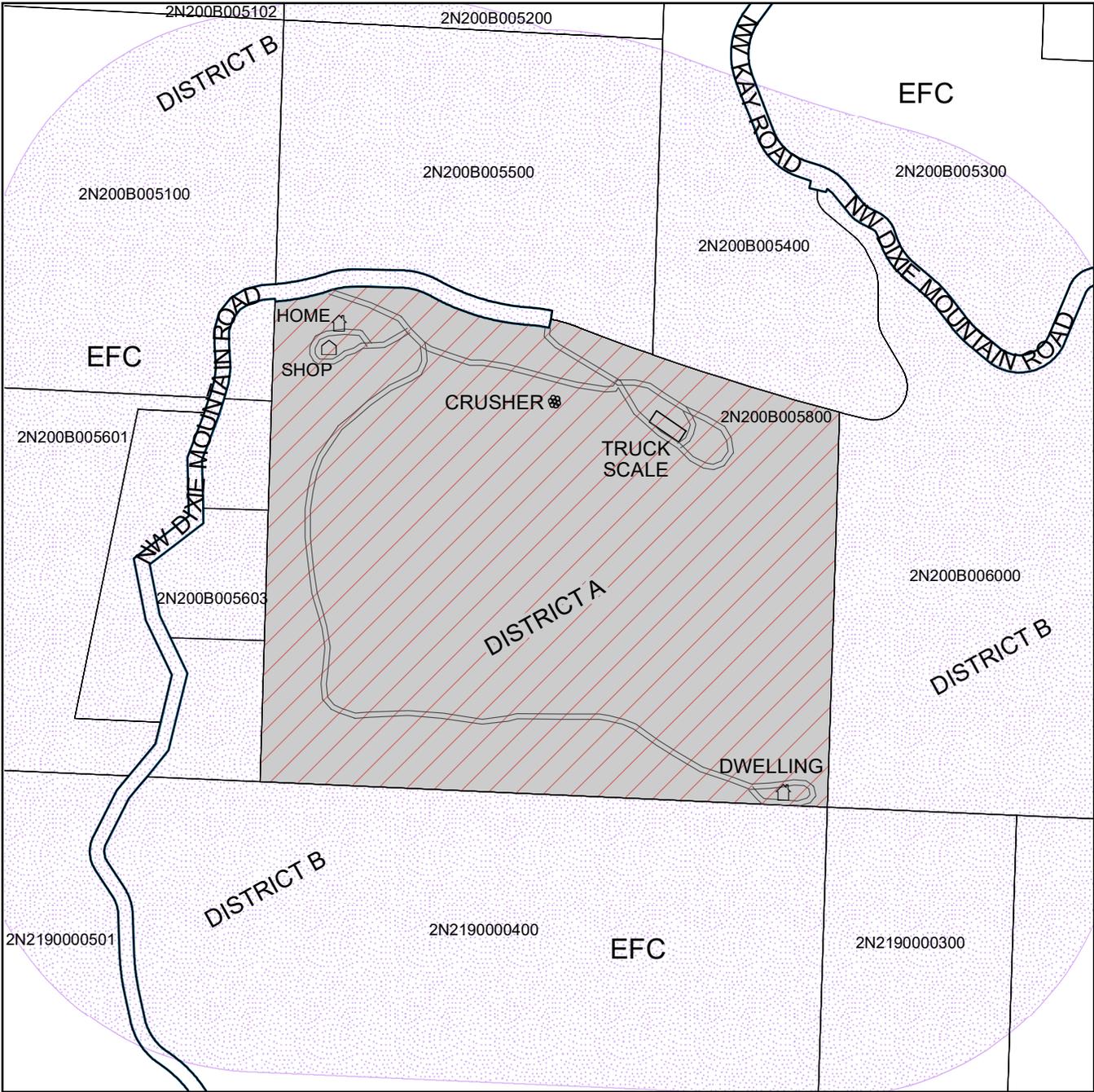
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■ AREA OF CONSIDERATION

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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