



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

Thursday, May 31, 2022 – 10:00 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

10:00 a.m. 1. Casefile No: L2100311-S/PLA/PLA/DHA APPEAL
Staff: Eileen Cunningham, Associate Planner
Appellant: Joanne Delmonico - Treekeepers Washington County
Applicant: Westwood Homes – Bill Wagoner
Rep.: Pioneer Design Group, Inc. – Wayne Hayson
Request: Appeal of the Director’s approval of preliminary review for a 15-
lot subdivision “Estates at Leahy Park,” two Property Line
Adjustments, and a Drainage Hazard Alteration in the R-5
District.

CPO: 1
Location: 1N135CB00400, 02300, 02400 - 10345 & 10405 NW Leahy Road,
Portland, OR 97229 - On the north side of NW Leahy Road at its
intersection with the westerly leg of NW Alpenglow Way.

HO ACTION:

Continued next page

Instructions for the Virtual Hearings Officer

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

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*9 - Raise hand

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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 or Stephen_Shane@co.washington.or.us or the assigned planner: Eileen_Cunningham@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.

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.
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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

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):
R-5 District (Residential 5 units/acre)

ASSESSOR MAP: TAX LOT NUMBER(S):
1N1 35 CB 00400, 02300, 02400

SITE SIZE: 8.06 acres

SITE ADDRESS: 10345 & 10405 NW Leahy Road,
Portland, OR 97229

LOCATION: On the north side of NW Leahy Road at its
intersection with the westerly leg of NW Alpenglow
Way.

PROPOSED DEVELOPMENT ACTION: Appeal of the Director’s approval of preliminary review for a 15-lot subdivision
“Estates at Leahy Park,” two Property Line Adjustments, and a Drainage Hazard Alteration in the R-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

May 31ST, 2022 at 10:00 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.

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 email one of the people below, at least 24 hours prior to the meeting:

Eileen Cunningham (Eileen_Cunningham@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 #:
L2100311-S/PLA/PLA/DHA APPEAL

APPELLANT:
Joanne Delmonico - Treekeepers Washington County
9601 NW Leahy Road, #305
Portland, OR 97229

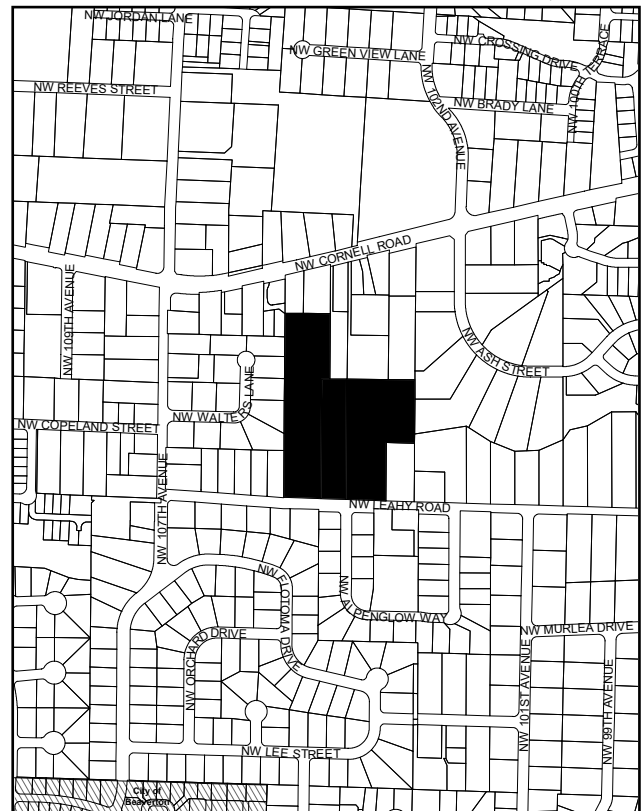
APPLICANT:
Westwood Homes - Bill Wagoner
12700 NW Cornell Road
Portland, OR 97229

APPLICANT’S REPRESENTATIVE:
Pioneer Design Group, Inc. - Wayne Hayson
9020 SW Washington Square Road, Ste 170
Portland, OR 97223

OWNER of 1N135CB00400 & 1N135CB02400:
Lorts Family Trust - By Lorts, Gregory B & Janelle C Trs
10405 NW Leahy Road
Portland, OR 97229

OWNER of 1N135CB02300:
Hayes, Roy Living Trust
10345 NW Leahy Road
Portland, OR 97229

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: Eileen Cunningham, Associate Planner, 503-846-3828 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

Eileen Cunningham, Associate Planner, Casefile / Project #: L2100311-S/PLA/PLA/DHA APPEAL

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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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:

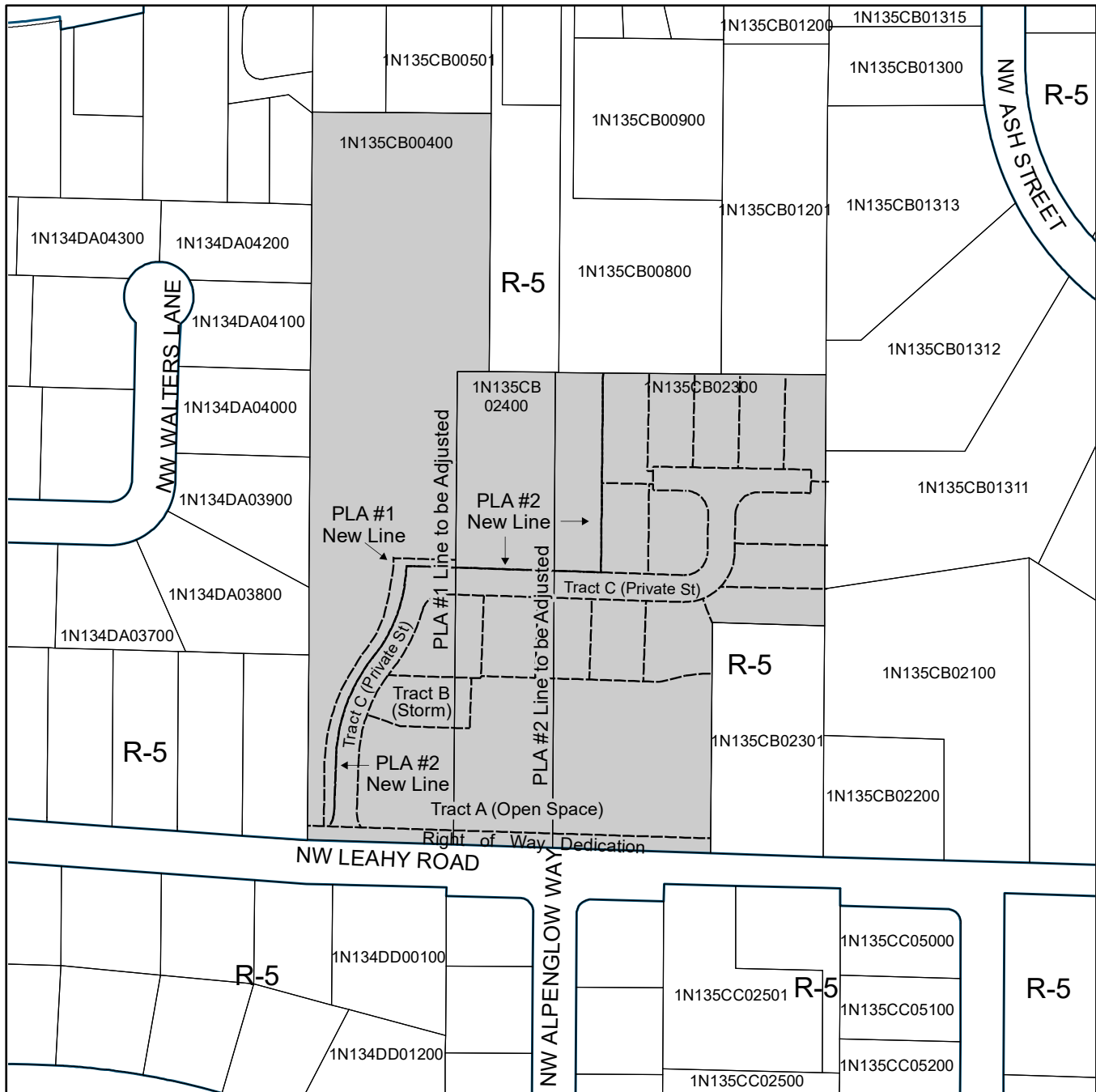
1. Qualified sign language interpreters for persons with speech or hearing impairments; and
2. Qualified bilingual interpreters.

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ATTACHMENT A VICINITY MAP

TAX MAP/LOT NO. 1N1 35 CB 00400, 02300, 02400

CASEFILE / PROJECT #: L2100311-S/PLA/PLA/DHA APPEAL



↑ NORTH
NOT TO SCALE

■ AREA OF CONSIDERATION

SITE & SURROUNDING LAND USE DISTRICTS:
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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