



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, July 16, 2020 – 9:00 a.m.

**Virtual Meeting:**

<https://us02web.zoom.us/j/87529291490?pwd=L3M2TkVNQXFLaXZZeUpxZTIrQTRodz09>

Password: **448294**

By Telephone: **1 669 900 6833**; Webinar ID: **875 2929 1490**

[INSTRUCTIONS FOR ATTENDING THIS MEETING \(see last page\)](#)

**ALL PUBLIC HEARINGS ARE RECORDED**

**A G E N D A**

- I. CALL TO ORDER
  
- II. PUBLIC HEARINGS OPENED:
  - A. Explanation of Hearing Procedure
  - B. Public Hearings Items

**Code Compliance**

- |           |    |              |  |
|-----------|----|--------------|--|
| 9:00 a.m. | 1. | Violation #: | <a href="#">UV17-0081</a>  |
|           |    | NCV #:       | <a href="#">ENFNCV19-00038</a>   |
|           |    | Staff:       | Stephen Shane, Principal Planner, Code Enforcement   |
|           |    | Applicant:   | Jeffrey and Amy King   |
|           |    | Violations   | Construction Without Permits (Home Addition and Unpermitted Furnace Install)   |
|           |    | CPO          | 7  |
|           |    | Location:    | 1N120DD04700 - 14617 NW Joseph Court, Portland, OR 97229 – On the north side of NW Joseph Court approximately 150 feet east of its intersection with NW 147th Avenue.  |
|           |    | H.O. ACTION: | <b><i>The Hearings Officer continued this item from May 21, 2020. The Hearing was closed. The record was closed. The Hearings Officer has verbally concurred with Staff's recommended action that would close this compliance case. The Hearings Officer expects to issue a final decision within two weeks (approximately July 30, 2020).</i></b> |

*Continued from  
May 21, 2020*

**Land Use Applications**

10:00 a.m.      1.      Casefile No:      [L2000057- SU/D\(C\)/V/AMP/M](#)  
Staff:              Paul Schaefer, Senior Planner  
Applicant:         Robert Barman, - West Union & 185th Food Mkt Inc.  
Representative:   3J Consulting, Inc. – Mercedes Smith  
Request:            Special Use and Development Review for a convenience grocery and service station with 6 fueling islands, “Chevron Market;” Variances for reduced setbacks; an Access Management Plan for access to NW West Union Road; and Miscellaneous review for an exception to half-street improvement requirements.  
  
CPO:                7  
Location:           1N119BC00500 & 00600 – 18450 NW West Union Road, Portland, OR 97229 – On the south east corner of the intersection of NW West Union Road and NW 185th Avenue.  
  
H.O. ACTION:      ***Result from 5/21/20: At the request of the applicant the hearing was continued from May 21, 2020. The applicant extended the 120-day clock to August 14, 2020.***  
***Result from 7/16/20: At the request of the applicant, the hearing will be continued at 3:00 p.m. August 20, 2020. This hearing is expected to be a virtual hearing. Public notice will be sent out with hearing details and links with instructions on how to join the hearing.***

Continued from  
May 21, 2020

11:00 a.m.      2.      Casefile No:      [L2000101-DI APPEAL](#)  
Staff:              Paul Schaefer, Senior Planner  
Appellant:         Geary & David Lydell  
Applicant:         Same as Appellant  
Representative:   Schwabe, Williamson & Wyatt, PC – Garrett H Stephenson  
Request:            Appeal of the Director’s denial of the Director’s Interpretation to determine if tax lots are lawfully established, pursuant to CDC Section 106-117.  
  
CPO:                3  
Location:           1S111DC00900 & 902 – 9045 SW Howatt Street, Portland, OR 97225 – On the north side of SW Howatt Street at its intersection with SW 91st Court.  
  
H.O ACTION:      ***The Hearing was closed.***  
***The record is held open for seven days until 4:00 p.m. July 23, 2020 for submission of additional evidence from county staff. The record shall be held open for an additional seven days until 4:00 p.m. July 30, 2020 for any rebuttals or submittal information by applicant.***  
***The record shall be held open for an additional seven days until 4:00 p.m. August 6, 2020 for final argument by the applicant.***  
***The Hearings Officer’s expects to issue a decision by August 21, 2020.***  
***The applicant agreed to extend the 120-day period for review to August 21, 2020***

- 1:00 p.m.      3.      Casefile No:      [L2000048-S APPEAL](#)  
Staff:      Paul Schaefer, Senior Planner  
Appellant:      Diana J. Nicolay-Biles  
Appellant’s Rep.:      Kenneth Dobson, Attorney at Law  
Applicant:      SB Land Development, LLC – Cale Doney  
Applicant’s Rep.:      Pioneer Design Group - Wayne Hayson  
Request:      Appeal of the Director’s approval of an 11-lot subdivision,  
   “Rigert Commons.”  
CPO:      6  
Location:      1S119CD01000 – 17707 SW Rigert Road, Beaverton, OR 97007  
   – On the north side of SW Rigert Road approximately 200 feet  
   east of its intersection with SW Oviatt Drive.  
H.O. ACTION:      ***The Hearing was closed.***  
   ***The record is held open for seven days until 4:00 p.m. July 23,***  
   ***2020 for submission of additional evidence from all***  
   ***interested parties.***  
   ***The record shall be held open for an additional seven days***  
   ***until 4:00 p.m. July 30, 2020 for rebuttals by all parties (no***  
   ***new evidence).***  
   ***The record shall be held open for an additional seven days***  
   ***until 4:00 p.m. August 6, 2020 for final argument by the***  
   ***applicant.***  
   ***The Hearings Officer expects to issue a decision on or before***  
   ***August 20, 2020.***  
   ***The applicant agreed to extend the 120-day period for***  
   ***review to August 27, 2020.***

## **Instructions for the July 16<sup>th</sup> Hearing**

To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar. Please email [Stephen\\_Shane@co.washington.or.us](mailto:Stephen_Shane@co.washington.or.us), [Paul\\_Schaefer@co.washington.or.us](mailto:Paul_Schaefer@co.washington.or.us) or [Louisa\\_Bruce@co.washington.or.us](mailto:Louisa_Bruce@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 Address
- How you would like to provide testimony? (Specify an option below)
  - By phone, if by phone -what 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, you may call county staff at 503-846-8761, to register to provide testimony via telephone or Zoom Webinar. Please call at least 24 hours prior to the meeting.

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### **What to Expect During the Hearing:**

- You will hear the Hearings Officer and Staff and see them on your screen, but they will not see you
- Your video camera will not be activated at any time
- Your microphone will remain muted until the designated times for public comment and/or testimony
- 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](#)

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### **To join online or by phone via Zoom:**

Topic: County Land Use Hearings Officer – Thursday, July 16, 2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87529291490?pwd=L3M2TkVNQXFLaXZZeUpXZTIrQTRodz09>

Password: **448294**

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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](#).**