



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

**Thursday, November 17<sup>th</sup>, 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: L2200223-SU
Staff:	Maitreyee Sinha, Senior Planner
Applicant:	Martin, Benjamin Justin
Rep.:	Applicant
Request:	Special Use Review for a winery in the AF-5 District.
CPO:	10
Location:	2S3 05 00 03200 – 39090 SW Hartley Road, Gaston, OR 97119 – On the south side of SW Hartley Road approximately ½ mile northeast of its intersection of SW Laurelwood Road.

HO ACTION:

Continued from previous page

10:00 a.m.                    2.                    Casefile No: L2200224-SU  
Staff:                    Maitreyee Sinha, Senior Planner  
Applicant:                Greer, Garrett  
Rep.:                    NW Engineers – Matt Newman  
Request:                 Special Use Review for a campground (8 camp sites) in the EFC District.  
  
CPO:                    14  
Location:                2N4 09 00 00200 – 21250 & 21480 NW Hornshuh Creek Drive, Manning, OR 97125 – On the southwest side of NW Sunset Highway 26 at its intersection with NW Hornshuh Creek Drive (private) approximately ½ mile southeast of NW Fisher Road.

HO ACTION:

1:00 p.m.                    3.                    Casefile No: L2200199-SU/SU/SU/D(C)/AMP/M  
Staff:                    Paul Schaefer, Senior Planner  
Applicant:                West Union & 185<sup>th</sup> Food Mkt/DBA West Union Chevron Extra Mile – Robert Barman  
Rep.:                    3J Consulting Inc. – Mercedes Serra  
Request:                 Special Use and Development Review for “Chevron Market” (an approximate 4,428 square foot commercial development consisting of a convenience market with drive-thru & gas station served by 4 fueling islands with 8 pumps); an Access Management Plan for access to NW West Union Road (an Arterial road); and Exception to half-street improvements along NW West Union Road.

CPO:                    7

Location:                1N1 19 BC 00500 & 00600 – 18300 & 18450 NW West Union Road, Portland, OR 97229 – On the southeast corner of the intersection of NW West Union Road and NW 185<sup>th</sup> Avenue.

HO ACTION:             *Continued (date/time certain) from October, 20, 2022 at the applicant’s request.*

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. 1<sup>st</sup> Avenue, #350-13  
 Hillsboro, OR 97124  
 Ph. (503) 846-8761 Fax (503) 846-2908  
 M, Tu, Th 8 am - 4 pm; (Closed Wed/Fri)

**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: TAX LOT NUMBER(S):**2S3 05 00 03200**SITE SIZE:** 6.44 acres (per plat # 2016-044)**SITE ADDRESS:** 39090 SW Hartley Road, Gaston, OR 97119**PROPOSED DEVELOPMENT ACTION:** Special Use Review for a winery 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

**November 17<sup>th</sup>, 2022 at 9:00 a.m.**

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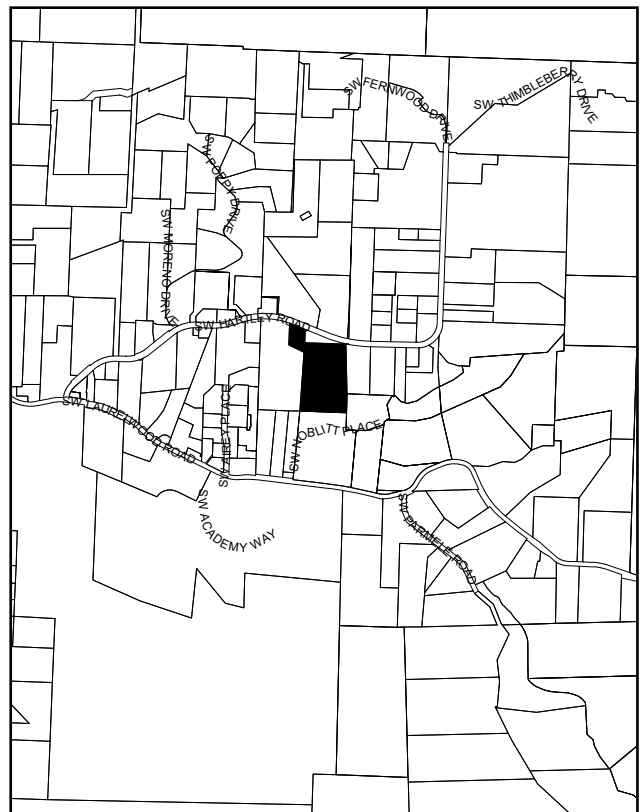
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 ( [Maitreyee\\_Sinha@washingtoncountyor.gov](mailto:Maitreyee_Sinha@washingtoncountyor.gov) )  
 Louisa Bruce  
 ( [Louisa\\_Bruce@washingtoncountyor.gov](mailto:Louisa_Bruce@washingtoncountyor.gov) )  
 Stephen Shane  
 ( [Stephen\\_Shane@washingtoncountyor.gov](mailto:Stephen_Shane@washingtoncountyor.gov) )  
 or call 503-846-8761.

CASEFILE / PROJECT #: L2200223-SU**APPLICANT:**Martin, Benjamin Justin39090 SW Hartley RoadGaston, OR 97119**APPLICANT'S REPRESENTATIVE:**Applicant**OWNER:**Applicant

**LOCATION:** On the south side of SW Hartley Road approximately ½ mile northeast of its intersection of SW Laurelwood Road.

**AREA MAP WITH SUBJECT PROPERTY ↓**

**Notice to Mortgagee, Lien Holder, Vendor or Seller:**  
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- 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.)
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- 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:** Maitreyee Sinha, Senior Planner at 503-846-3835 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  
Maitreyee Sinha, Senior Planner,  
Casefile / Project #: L2200223-SU  
155 N. 1st Avenue, #350-13  
Hillsboro, OR 97124**

**Electronic comments may be submitted prior to the scheduled hearing date by visiting [washingtoncountyor.gov/lut/dev-current-plan](http://washingtoncountyor.gov/lut/dev-current-plan)**

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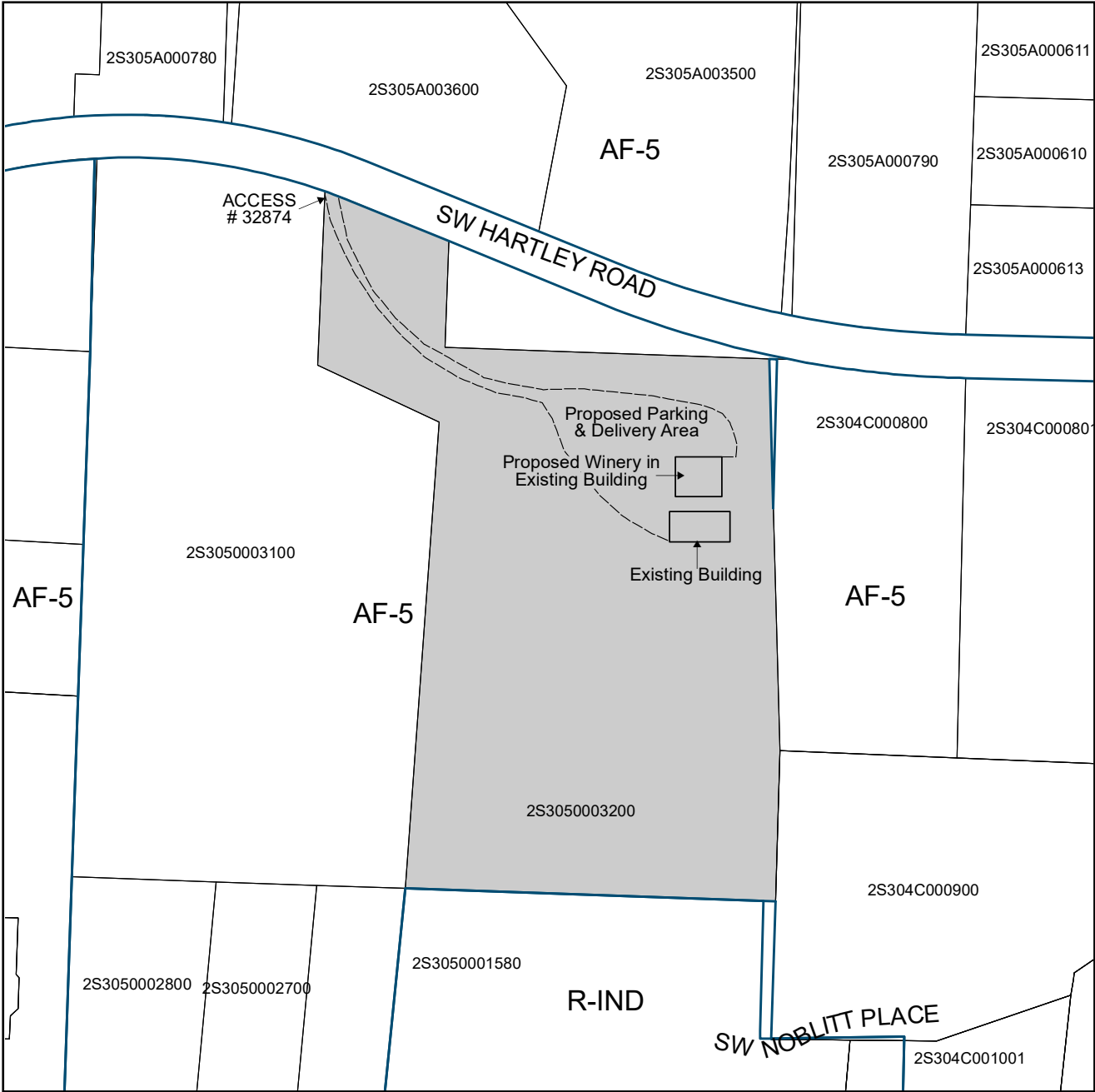
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↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

**SITE & SURROUNDING LAND USE DISTRICTS:**

AF-5 District (Agriculture and Forest)  
R-IND (Rural Industrial)

**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:
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CPO: 14

**RURAL/NATURAL RESOURCE PLAN ELEMENT**

**EXISTING LAND USE DISTRICT(S):**

EFC District (Exclusive Forest and Conservation) \_\_\_\_\_

**ASSESSOR MAP: TAX LOT NUMBER(S):**

2N4 09 00 \_\_\_\_\_ 00200 \_\_\_\_\_

**SITE SIZE:** \_\_\_\_\_ 50.91 acres \_\_\_\_\_

**SITE ADDRESS:** 21250 & 21480 NW Hornshuh Creek Drive, Manning, OR 97125

**CASEFILE / PROJECT #:** \_\_\_\_\_ L2200224-SU \_\_\_\_\_

**APPLICANT:**

Greer, Garrett  
1185 NW 178<sup>th</sup> Avenue  
Beaverton, OR 97006

**APPLICANT'S REPRESENTATIVE:**

NW Engineers  
Matt Newman  
3409 NE John Olsen Avenue  
Hillsboro, OR 97124

**OWNER:**

Smith, Ryan  
Same Address As Applicant

**LOCATION:** On the southwest side of NW Sunset Highway 26 at its intersection with NW Hornshuh Creek Drive (private) approximately 1/2 mile southeast of NW Fisher Road.

**PROPOSED DEVELOPMENT ACTION:** Special Use Review for a campground (8 camp sites) in the EFC 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

**November 17<sup>th</sup>, 2022 at 10:00 a.m.**

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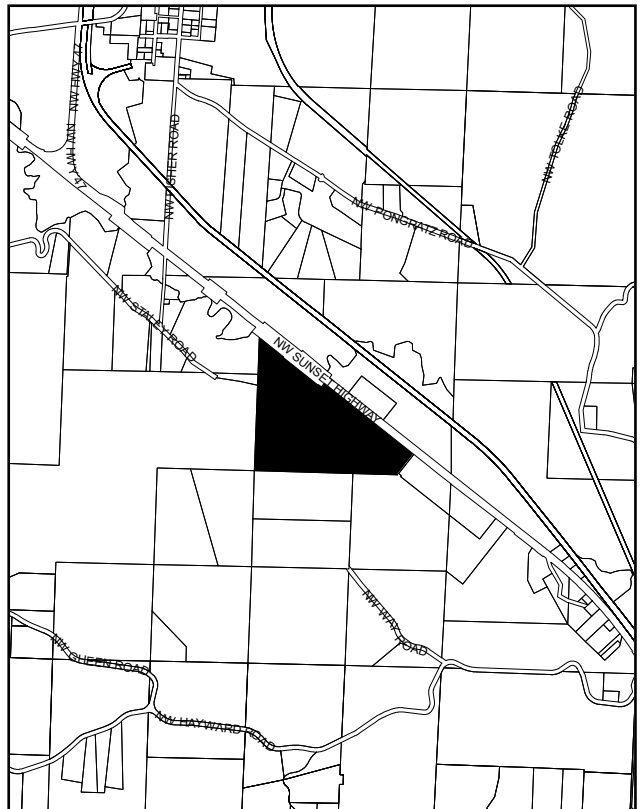
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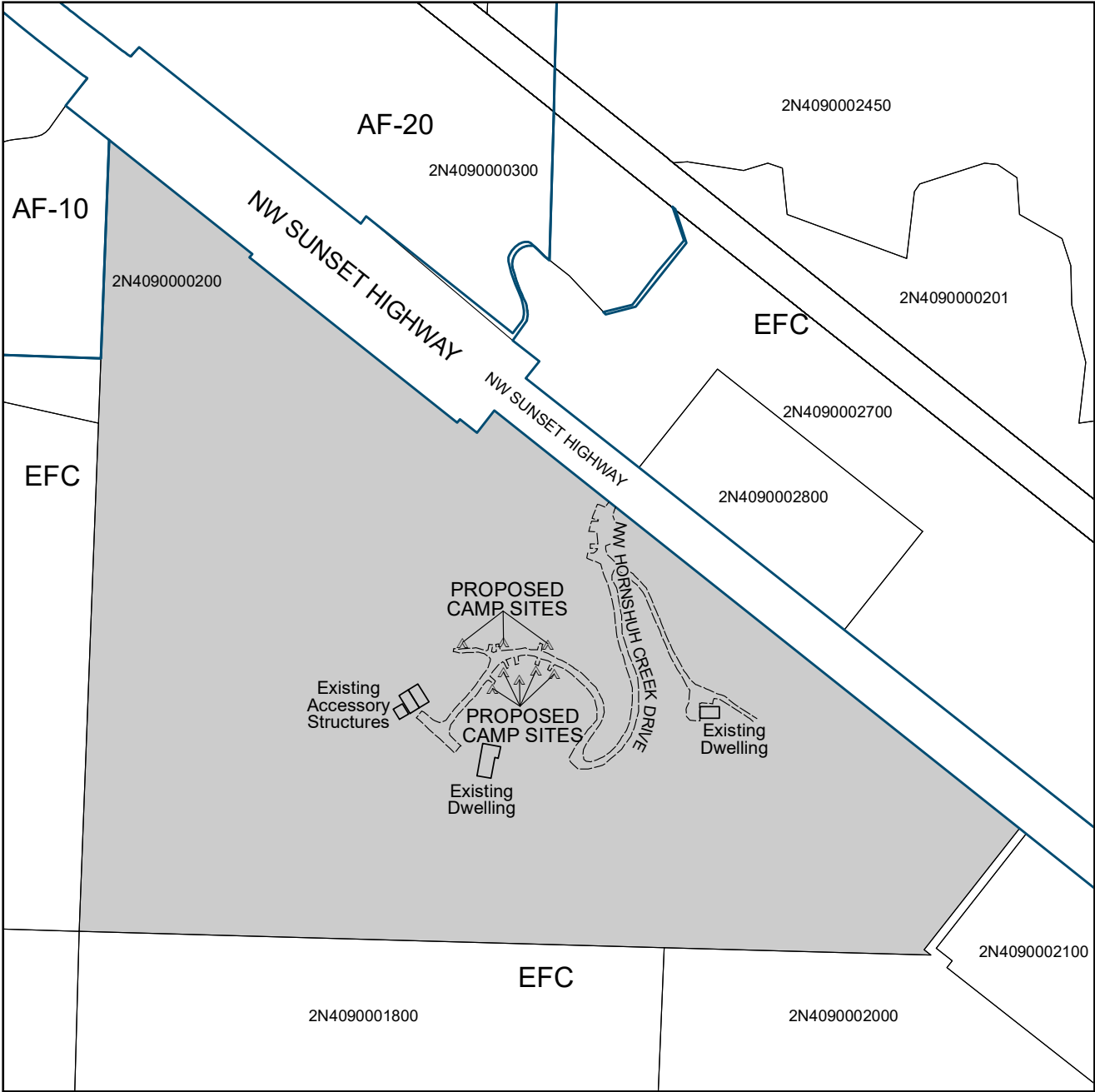
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