



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

Thursday, January 18th, 2024 – 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: L2300183-RC
Staff: Maitreyee Sinha, Senior Planner
Applicant: Village Pet, LLC – Mike Williams
Rep.: AKS Engineering and Forestry – Chris Goodell
Request: Review of Conditions for a commercial dog kennel, approved
per casefile 11-220-SU (REMAND).
CPO: 5
Location: 2S1 36 A0 02700 – 6860 SW Norse Hall Road, Tualatin, OR
97062 – On the south side of SW Norse Hall Road approximately
650 feet west of its intersection with SW 65th Avenue.
HO ACTION:

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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***6** - Toggle mute/unmute

***9** - Raise hand

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<https://support.zoom.us/hc/en-us>

You may also visit Suite 350 of the Public Services Building at 155 N. First Avenue in downtown Hillsboro, where virtual access to the hearing will be provided. Please notify the Hearings Clerk, Louisa Bruce Louisa_Bruce@washingtoncountyor.gov via email or phone at 503-846-3849 if you require this service.

To provide public testimony during the hearing by telephone or by Zoom Webinar, at least 24 hours prior to the meeting you must contact Louisa_Bruce@washingtoncountyor.gov (503-846-3849) & the listed staff project planner assigned to the file: Maitreyee_Sinha@washingtoncountyor.gov (503-846-3835) 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 reply.

What to Expect During the Hearing:

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- 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.
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WASHINGTON COUNTY

Department of Land Use & Transportation
Planning and Development Services
Development Review/Current Planning
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
Mon - Thurs, 8 am - 4 pm; (Closed Friday)

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

RURAL **CPO: 5**
RURAL/NATURAL RESOURCE PLAN ELEMENT
EXISTING LAND USE DISTRICT(S):
AF-5 District (Agriculture and Forest)
ASSESSOR MAP: TAX LOT NUMBER(S):
2S1 36 A0 02700
SITE SIZE: 5.74 acres
SITE ADDRESS: 6860 SW Norse Hall Road, Tualatin, OR 97062

CASEFILE / PROJECT #: L2300183-RC

APPLICANT:
Village Pet, LLC
Mike Williams
1090 Center Park Drive
Park City, UT 84098

APPLICANT'S REPRESENTATIVE:
AKS Engineering and Forestry
Chris Goodell
12965 SW Herman Road, Ste 100
Tualatin, OR 97062

OWNER:
Reynolds, Derek J & Krista K
6860 SW Norse Hall Road
Tualatin, OR 97062

LOCATION: On the south side of SW Norse Hall Road approximately 650 feet west of its intersection with SW 65th Avenue.

PROPOSED DEVELOPMENT ACTION: Review of Conditions for a commercial dog kennel, approved per casefile 11-220-SU (REMAND).

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

January 18th, 2024 at 9:00 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.

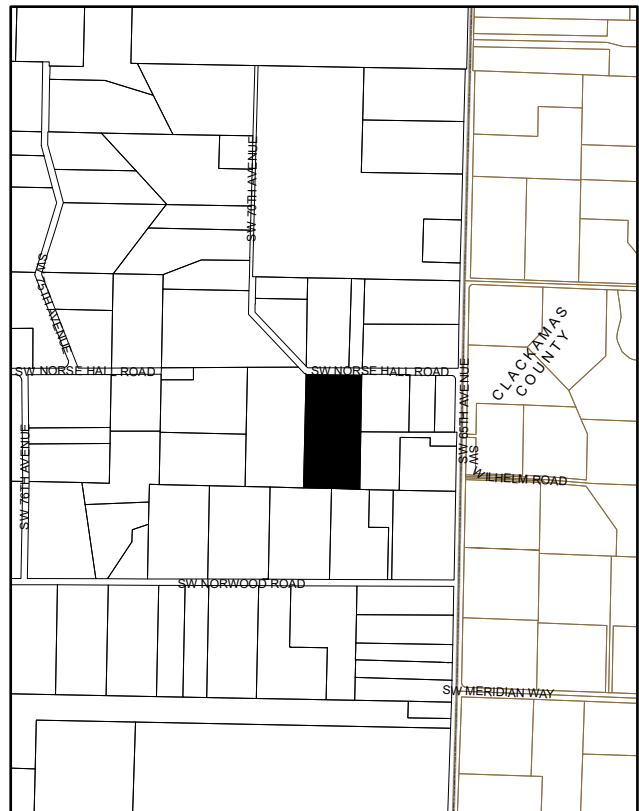
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Zoom Webinar link:
<https://us02web.zoom.us/j/88556556632>

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

Maitreyee Sinha, Senior Planner at
maitreyee_sinha@washingtoncounty.or.gov
Louisa Bruce, Administrative Specialist II at
louisa_bruce@washingtoncounty.or.gov
Stephen Shane, Principal Planner at
stephen_shane@washingtoncounty.or.gov
or call 503-846-8761

AREA MAP WITH SUBJECT PROPERTY ↓



Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires 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: 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 #: L2300183-RC
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124

Electronic comments may be submitted prior to the scheduled hearing date by visiting the link below:

<https://www.washingtoncountyor.gov/lut/resources/comment-project>

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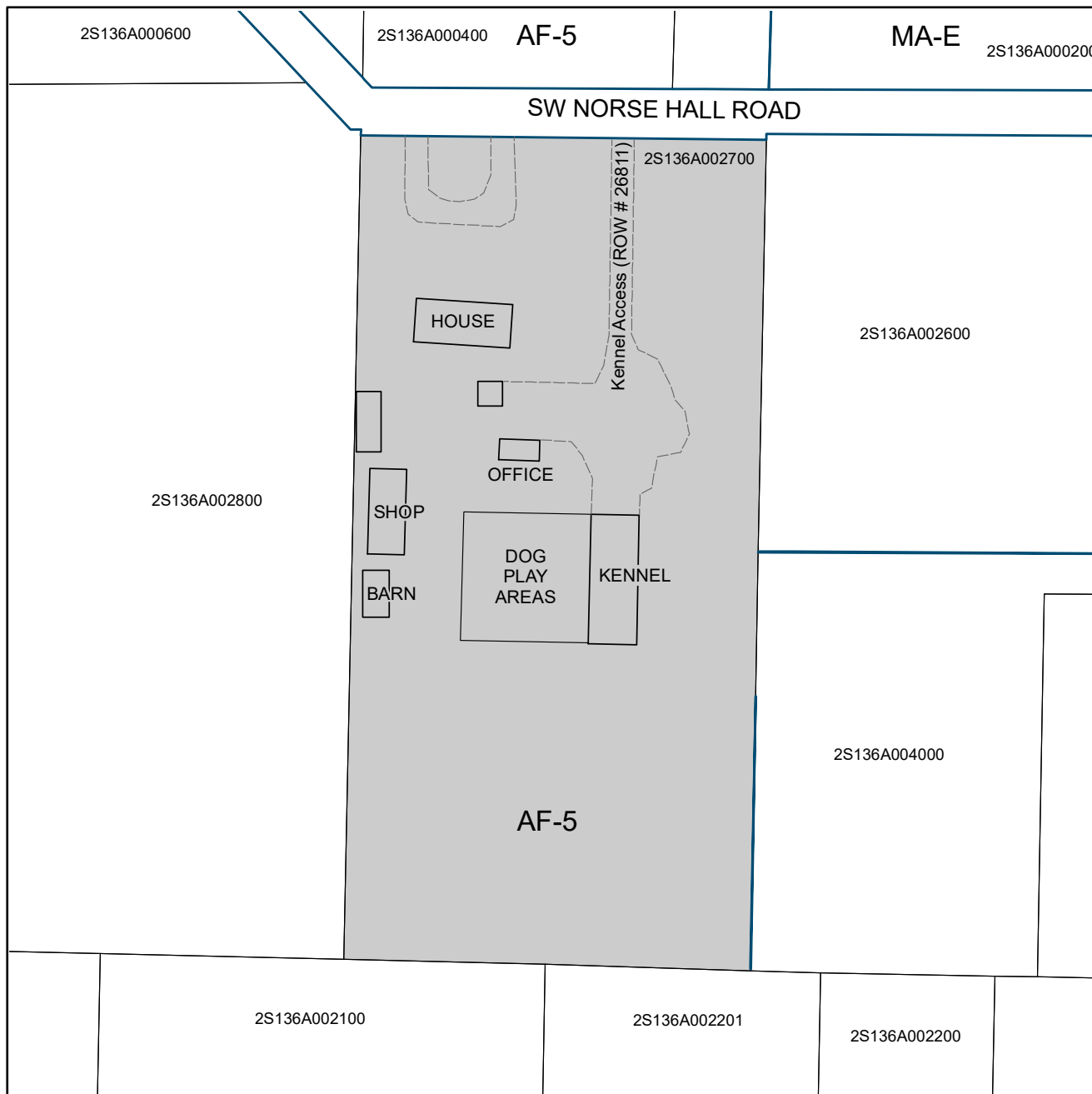
Assistive Listening Devices are available for persons with impaired hearing and can be scheduled for this meeting.

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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↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

SITE & SURROUNDING LAND USE DISTRICTS:

AF-5 District (Agriculture and Forest)

MAE District (Land Extensive 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:
 - 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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