



- 10:00 a.m.      2.      Casefile No:      L2400030-S/A/DHA/M  
Staff:              Paul Schaefer, Senior Planner  
Applicant:        CTH Investments, LLC – Matt Wellner  
Rep.:                Pioneer Design Group, Inc. – Matt Sprague  
Request:           Preliminary Review for a 41-lot Single Detached Dwelling Unit  
                         Subdivision, "Heritage Grove" with Type II Adjustments to the  
                         north side perimeter setback (10 feet to 8 feet) and the rear  
                         perimeter setback (20 feet to 16 feet), Drainage Hazard Area  
                         alteration, and Type III Review of CDC Section 431-5.3 for  
                         compliance with building facade standards.  
  
CPO:                6  
Location:          1S212AA03200 & 1S212AB10300 – 2455 SW 187<sup>th</sup> Avenue,  
                         Beaverton, OR 97003 – On the west side of SW 187th Avenue,  
                         and the southerly stub of SW 189th Avenue approximately 150  
                         feet south of SW Sandra Lane.  
  
HO ACTION:
- 1:00 p.m.      3.      Casefile No:      L2400001-D(IND)  
Staff:              Paul Schaefer, Senior Planner  
Applicant:        Emrick Investments, LLC – Sean Emrick & Don Brown  
Rep.:                AKS Engineering and Forestry - Chris Goodell & Marie Holladay  
Request:           Development Review for expansion of an existing Contractor's  
                         Establishment initially approved via Casefile 14-431-D(IND).  
  
CPO:                5  
Location:          3S102B000302, 303, 309, 310, 311 – 9674, 9775, 9779 & 9805  
                         SW Day Road, Sherwood, OR 97140 – On the north side of SW  
                         Day Road approximately 750 feet west of its intersection with  
                         SW Boones Ferry Road.  
  
HO ACTION:



**WASHINGTON COUNTY**

Department of Land Use & Transportation  
Planning and Development Services  
Development Review/Current Planning  
155 N. 1<sup>st</sup> 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: 14

**RURAL/NATURAL RESOURCE PLAN ELEMENT**

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

AF-10 District (Agriculture and Forest)

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

2N3 30 00                      00101

**SITE SIZE:** 5.32 acres

**SITE ADDRESS:** 41410 NW Lodge Road, Banks, OR 97106

**CASEFILE / PROJECT #:** L2300295-SU

**APPLICANT:**

Inayoshi Family Farms, LLC

Shigematsu Inayoshi

41410 NW Lodge Road

Banks, OR 97106

**APPLICANT'S REPRESENTATIVE:**

NW Engineers

Matt Newman

3409 NE John Olsen Avenue

Hillsboro, OR 97124

**OWNER:**

Inayoshi, Shigematsu & Elizabeth

Revocable Living Trust

Same Address As Applicant

**LOCATION:** Approximately 1000 feet east of NW Lodge Road and 1500 feet north of NW Sunset Highway 26.

**PROPOSED DEVELOPMENT ACTION:** Special Use Review for a Winery and Tasting Room in the AF-10 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

**April 18<sup>th</sup>, 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.

By Telephone: **1 669 900 6833**

Webinar ID: **885 5655 6632**

**Zoom Webinar link:**

<https://us02web.zoom.us/j/88556556632>

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**Please contact the people below, at least 24 hours prior to the meeting:**

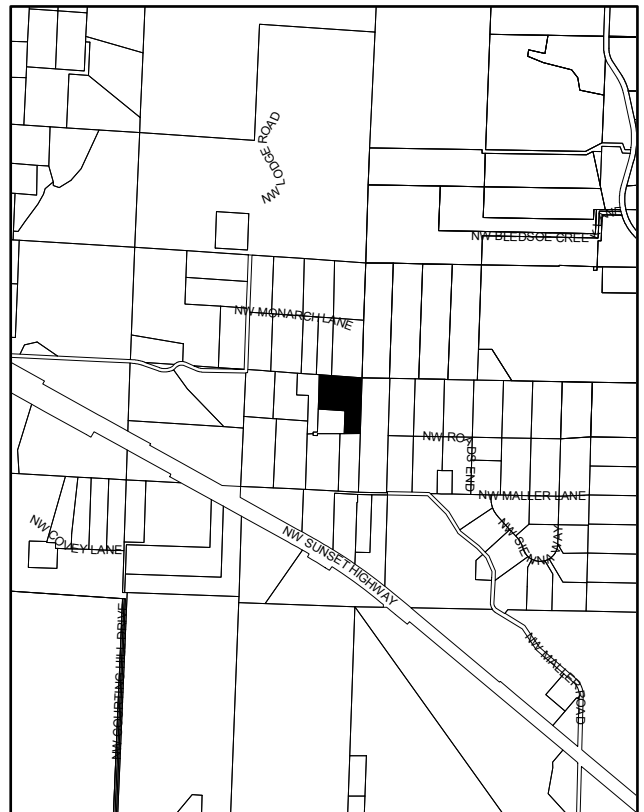
Louisa Bruce, Hearings Clerk (503-846-3849)

[louisa\\_bruce@washingtoncountyor.gov](mailto:louisa_bruce@washingtoncountyor.gov)

Maitreyee Sinha, Senior Planner (503-846-3835)

[maitreyee\\_sinha@washingtoncountyor.gov](mailto:maitreyee_sinha@washingtoncountyor.gov)

**AREA MAP WITH SUBJECT PROPERTY ↓**



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  - 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 #: L2300295-SU  
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://webapps.washingtoncountyor.gov/projects-comment/#top>

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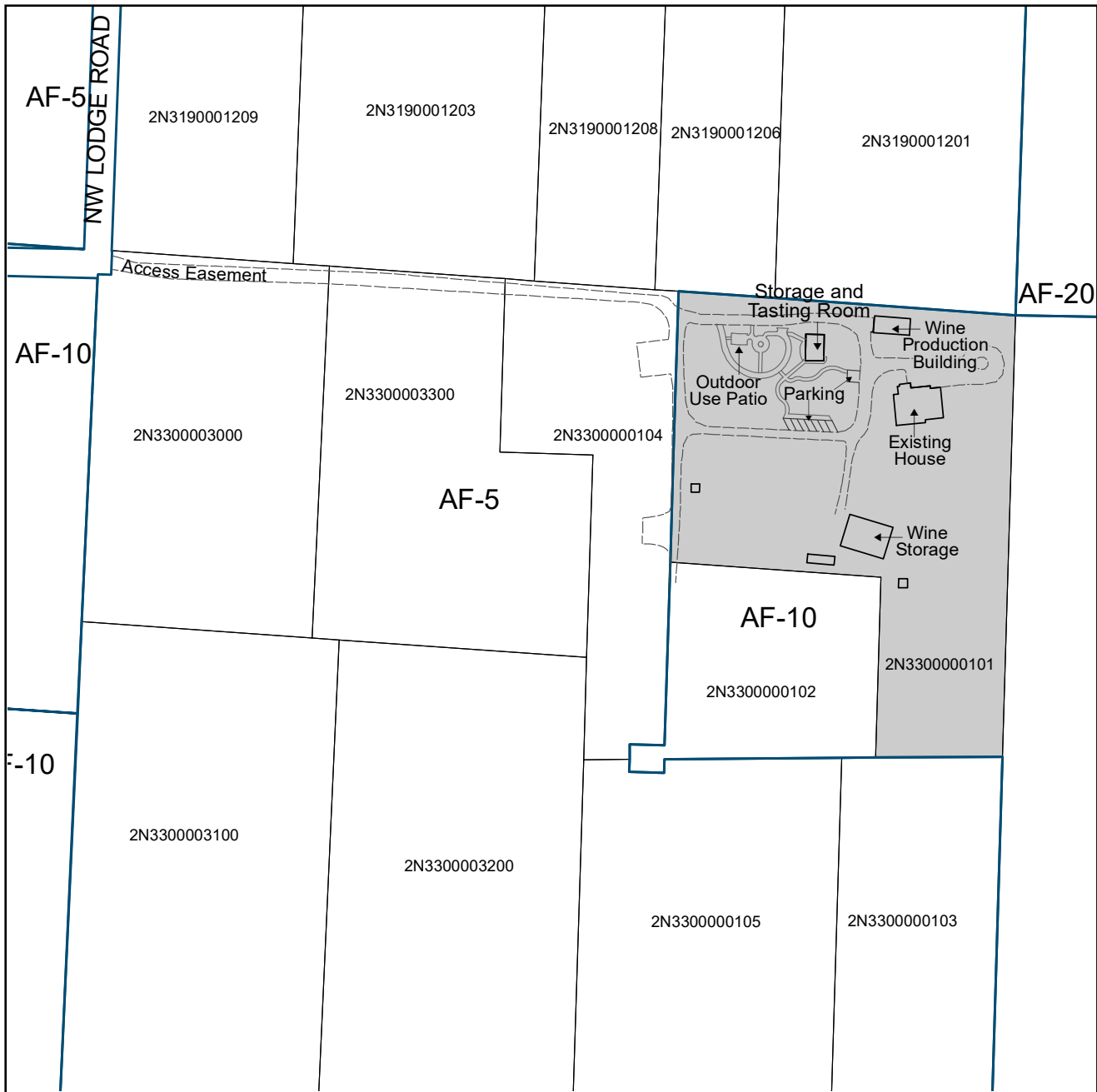
**Assistive Listening Devices** are available for persons with impaired hearing and can be scheduled for this meeting.

**Sign Language and Interpreters**

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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-10 District (Agriculture and Forest)

AF-5 District (Agriculture and Forest)

AF-20 District (Agriculture and Forest)

**REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN**

- A. Washington County Comprehensive Plan
- B. Applicable Community Plan (See Front of Notice)
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- D. Washington County Community Development Code:
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  - 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



**WASHINGTON COUNTY**

Department of Land Use & Transportation  
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URBAN **CPO: 6**  
**COMM. PLAN:** Aloha-Reedville-Cooper Mountain

**EXISTING LAND USE DISTRICT(S):**  
R-15 District (Residential 15 units/acre)

**ASSESSOR MAP: TAX LOT NUMBER(S):**  
1S2 12 AA 03200  
1S2 12 AB 10300

**SITE SIZE:** 3.49 acres

**SITE ADDRESS:** 2455 SW 187<sup>th</sup> Avenue, Beaverton, OR 97003

**CASEFILE / PROJECT #:** L2400030-S/A/DHA/M

**APPLICANT & OWNER OF 1S212AB10300:**

CTH Investments, LLC

Matt Wellner

14787 SW Millkan Way

Beaverton, OR 97003

**APPLICANT'S REPRESENTATIVE:**

Pioneer Design Group, Inc.

Matt Sprague

9020 SW Washington Square Road, Ste 170

Portland OR 97223

**OWNER OF 1S212AA03200:**

Orada, Austin L & Lois C

2455 SW 187<sup>th</sup> Avenue

Aloha, OR 97003

**LOCATION:** On the west side of SW 187<sup>th</sup> Avenue, and the southerly stub of SW 189<sup>th</sup> Avenue approximately 150 feet south of SW Sandra Lane.

**PROPOSED DEVELOPMENT ACTION:** Preliminary Review for a 41-lot Single Detached Dwelling Unit Subdivision, "Heritage Grove" with Type II Adjustments to the north side perimeter setback (10 feet to 8 feet) and the rear perimeter setback (20 feet to 16 feet), Drainage Hazard Area alteration, and Type III Review of CDC Section 431-5.3 for compliance with building facade standards.

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

**April 18<sup>th</sup>, 2024 at 10:00 a.m.**

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Louisa Bruce, Hearings Clerk (503-846-3849)

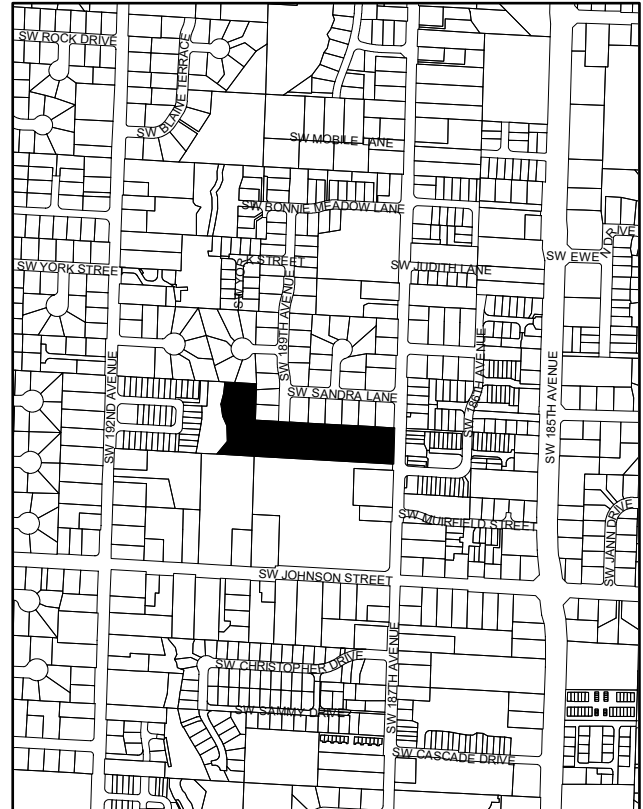
[louisa\\_bruce@washingtoncountyor.gov](mailto:louisa_bruce@washingtoncountyor.gov)

Paul Schaefer, Senior Planner (503-846-3832)

[paul\\_schaefer@washingtoncountyor.gov](mailto:paul_schaefer@washingtoncountyor.gov)

or call 503-846-8761

**AREA MAP WITH SUBJECT PROPERTY ↓**



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**Washington County Current Planning Services Division**

**Paul Schaefer, Senior Planner, Casefile / Project #: L2400030-S/A/DHA/M**

**155 N. 1st Avenue, #350-13**

**Hillsboro, OR 97124**

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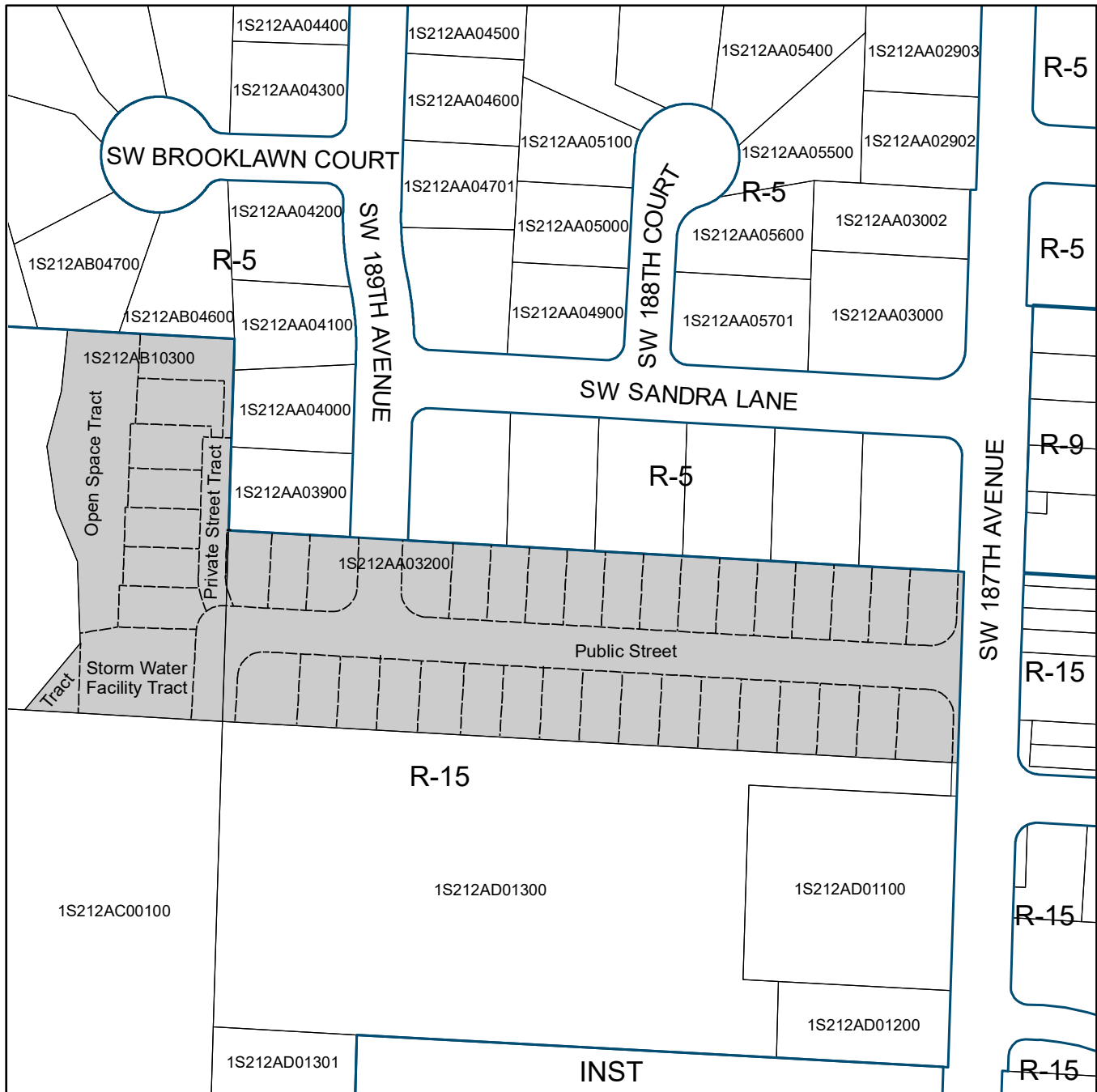
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↑ NORTH  
NOT TO SCALE

■ AREA OF CONSIDERATION

**SITE & SURROUNDING LAND USE DISTRICTS:**

- R-15 District (Residential 15 units/acre)
- R-5 District (Residential 5 units/acre)
- R-9 District (Residential 9 units/acre)
- Institutional District (INST)

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**WASHINGTON COUNTY**

Department of Land Use & Transportation  
Planning and Development Services  
Development Review/Current Planning  
155 N. 1<sup>st</sup> Avenue, #350-13  
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URBAN CPO: 5

**Comprehensive Framework Plan for the Urban Area**

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

Future Development 20-Acre District (FD-20)

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

3S1 02 B0 00302, 00303, 00309, 00310 & 00311

**SITE SIZE:** 10.78 acres

**SITE ADDRESS:** 9675, 9775, 9779 & 9805 SW Day Road, Sherwood, Or 97140

**PROPOSED DEVELOPMENT ACTION:** Development Review for expansion of an existing Contractor’s Establishment approved via Casefile 14-431-D(IND).

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[paul\\_schaefer@washingtoncountyor.gov](mailto:paul_schaefer@washingtoncountyor.gov)

or call 503-846-8761

**CASEFILE / PROJECT #:** L2400001-D(IND)

**APPLICANT:**

Emrick Investments, LLC  
Sean Emrick & Don Brown  
PO Box 26439  
Eugene, OR 97402

**APPLICANT’S REPRESENTATIVE:**

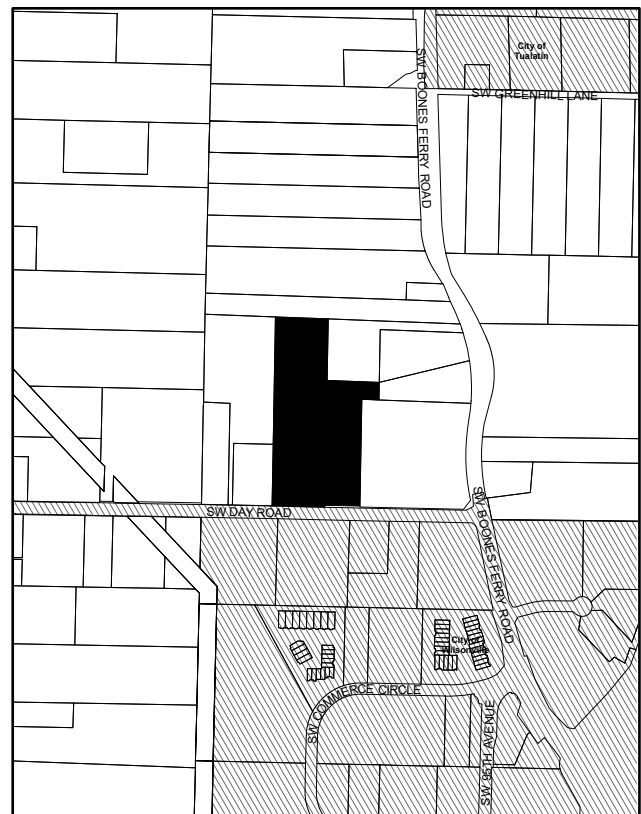
AKS Engineering And Forestry  
Chris Goodell & Marie Holladay  
12965 SW Herman Road, Ste 100  
Tualatin, OR 97062

**OWNER:**

Emrick Investments, LLC  
Same Address As Applicant

**LOCATION:** On the north side of SW Day Road approximately 750 feet west of its intersection with SW Boones Ferry Road.

**AREA MAP WITH SUBJECT PROPERTY ↓**



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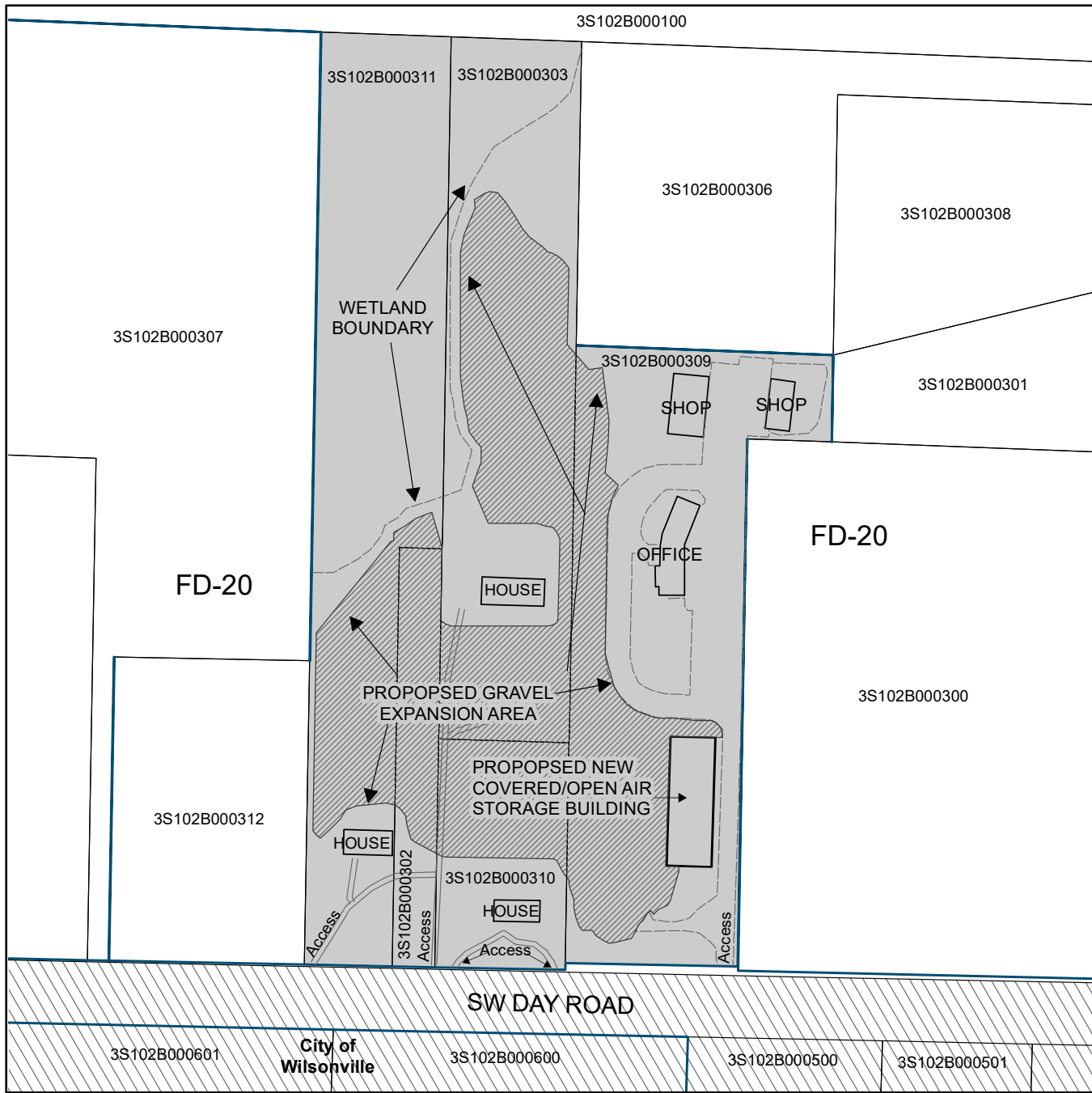
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↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

**SITE & SURROUNDING LAND USE DISTRICTS:**

Future Development 20-Acre District (FD-20)

City of Wilsonville

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## **Instructions for the Virtual Hearings Officer**

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

<https://us02web.zoom.us/j/88556556632>

By Telephone: **1 669 900 6833**; Webinar ID: **885 5655 6632**

**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 at**

<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](mailto: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](mailto:Louisa_Bruce@washingtoncountyor.gov) (503-846-3849) & the listed staff project planner assigned to the file: [Paul\\_Schaefer@washingtoncountyor.gov](mailto:Paul_Schaefer@washingtoncountyor.gov) (503-846-8332) or [Maitreyee\\_Sinha@washingtoncountyor.gov](mailto: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.**

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### **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.
- You will hear the Hearings Officer and Staff and see them on your screen, but they will not see you until you are admitted to the Hearing by the meeting facilitator.
- 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 prior to delivering your testimony.
- For optimal audio, please speak slowly and clearly into your microphone/phone.
- Once you have provided your comment, your microphone will be muted.