



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

**Thursday, August 15<sup>th</sup>, 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 open the hearing and explain rules of procedure. Staff will then present their staff report, followed by application presentation and/or comments. Opportunity for public comment then follows. The Hearings Officer may leave the record open for additional comment.*

B. Public Hearings Items

**Land Use Applications**

9:00 a.m.	1.	Casefile No:	L2400157-QREV
		Staff:	Maitreyee Sinha, Senior Planner
		Applicant:	Alice Peterson
		Rep.:	Northside Rock Produces, LLC – Mike Applebee/Bubba Brown
		Request:	12-Month Review of Conditions of Casefile L2200325-QREV for Dixie Mountain Quarry.
		CPO:	8
		Location:	2N200B005800 – 18220, 18240, & 18450 NW Dixie Mountain Road, North Plains, OR 97133 – On the south side of NW Dixie Mountain Road approximately 1 mile north of its intersection with NW Northrup Road.
		HO ACTION:	

10:00 a.m.    2.    Casefile No:    L2400150-D  
Staff:    Paul Schaefer, Senior Planner  
Applicant:    Tonquin Road, LLC  
Rep.:    AKS Engineering & Forestry, LLC - Marie Holladay  
Request:    Development Review for a Contractor's Establishment in the FD-  
                  20 District.  
CPO:    5  
Location:    2S134C001300 – 11500 SW Tonquin Road, Sherwood, OR 97140  
                  – On the south side of SW Tonquin Road at its intersection with  
                  SW Waldo Way.  
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  
Phone (503) 846-8761 or (503) 846-LAND  
Mon - Thurs, 8 am - 4 pm; (Closed Friday)

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

RURAL

CPO: 8

**RURAL/NATURAL RESOURCE PLAN ELEMENT**

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

EFC District (Exclusive Forest and Conservation)

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

2N2 00 B0                      05800

**SITE SIZE:**                      72.35 acres

**SITE ADDRESS:** 18220, 18240, & 18450 NW Dixie Mountain Road, North Plains, OR 97133

**CASEFILE / PROJECT #:** L2400157-QREV

**APPLICANT:**

Peterson, Alice  
18240 NW Dixie Mountain Road  
North Plains, OR 97133

**APPLICANT'S REPRESENTATIVE:**

Northside Rock Products, LLC  
Mike Applebee / Bubba Brown  
PO Box 309  
Banks, OR 97106

**OWNER:**

Peterson, David & Alice Living Trust  
Same Address As Applicant

**LOCATION:** On the south side of NW Dixie Mountain Road approximately 1 mile north of its intersection with NW Northrup Road.

**PROPOSED DEVELOPMENT ACTION:** 12-Month Review of Conditions of Casefile L2200325-QREV for Dixie Mountain Quarry.

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

**August 15<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>

**To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar.**

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

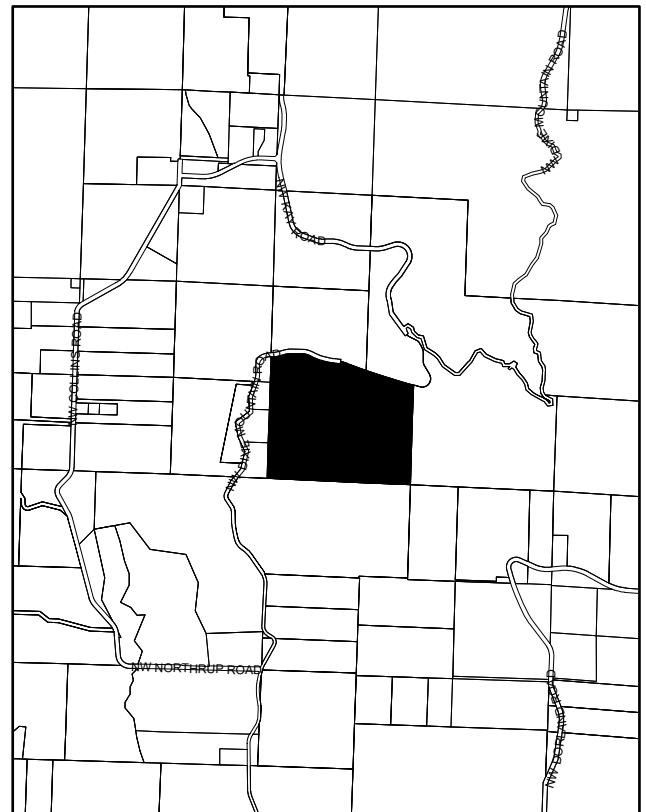
Louisa Bruce, Hearings Clerk (503-846-3849)

[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 ↓**



**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 or 503-846-LAND)

**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 #: L2400157-QREV  
155 N. 1st Avenue, #350-13  
Hillsboro, OR 97124

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

<https://webapps.washingtoncountyor.gov/projects-comment/#top> (Type the URL if it doesn't link on click.)

*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.*

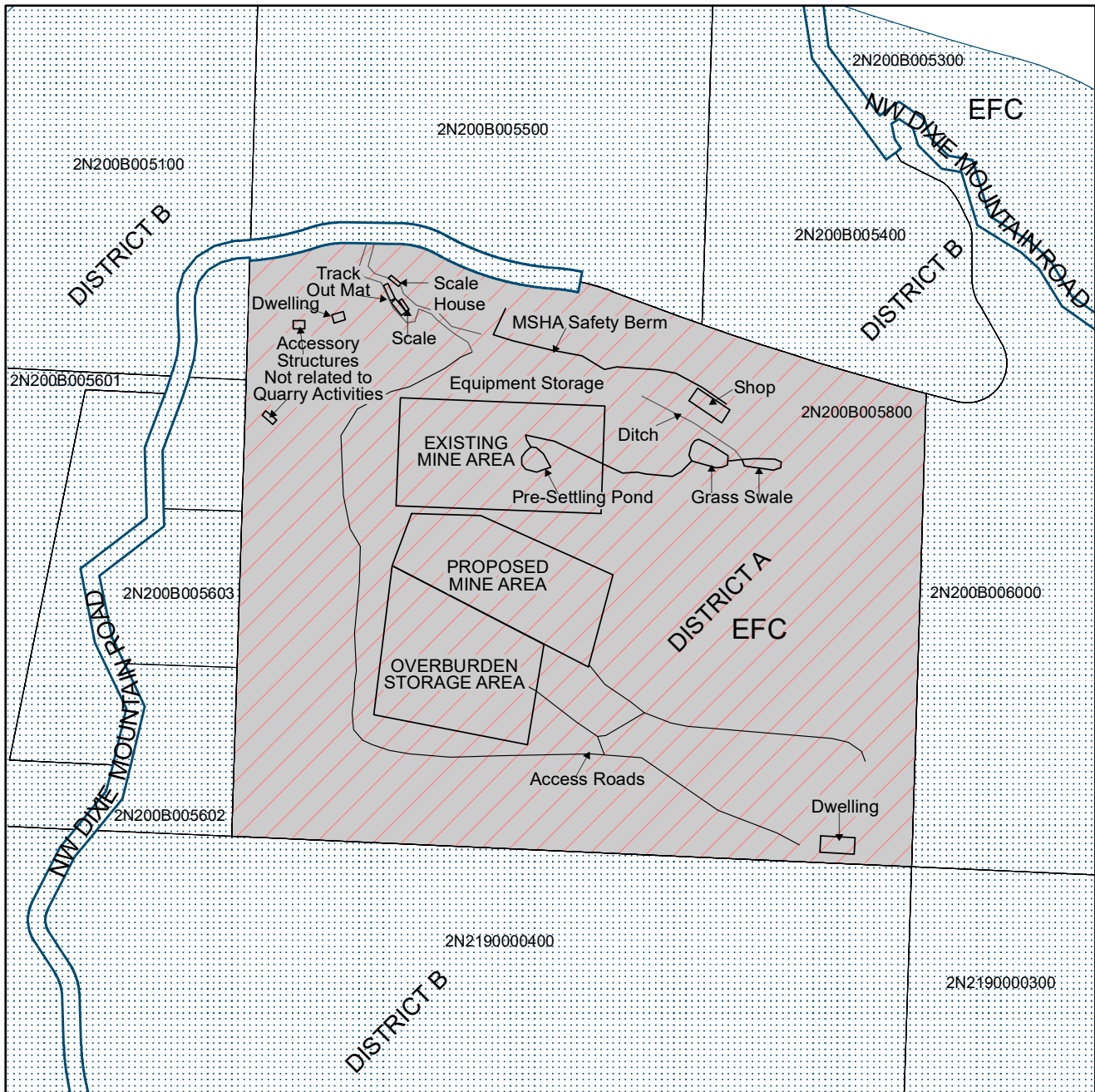
**Assistive Listening Devices** are available for persons with impaired hearing and can be scheduled for this meeting.

**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.

*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.*



↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

**SITE & SURROUNDING LAND USE DISTRICTS:**

EFC District (Exclusive Forest and Conservation)

Mineral Aggregate Overlay District (DIST A)

Mineral Aggregate Overlay District (DIST B)

**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



**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)**

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):**

2S1 34 C0 01300

**SITE SIZE:** 4.63 acres

**SITE ADDRESS:** 11500 SW Tonquin Road, Sherwood, OR 97140

**PROPOSED DEVELOPMENT ACTION:** Development Review for a Contractor’s Establishment in the FD-20 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

**August 15<sup>th</sup>, 2024 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 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)

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

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

or call 503-846-8761

**CASEFILE / PROJECT #:** L2400150-D

**APPLICANT:**

Tonquin Road, LLC

PO Box 1130

Wilsonville, OR 97070

**APPLICANT’S REPRESENTATIVE:**

AKS Engineering & Forestry, LLC

Marie Holladay

12966 SW Herman Road, Ste 100

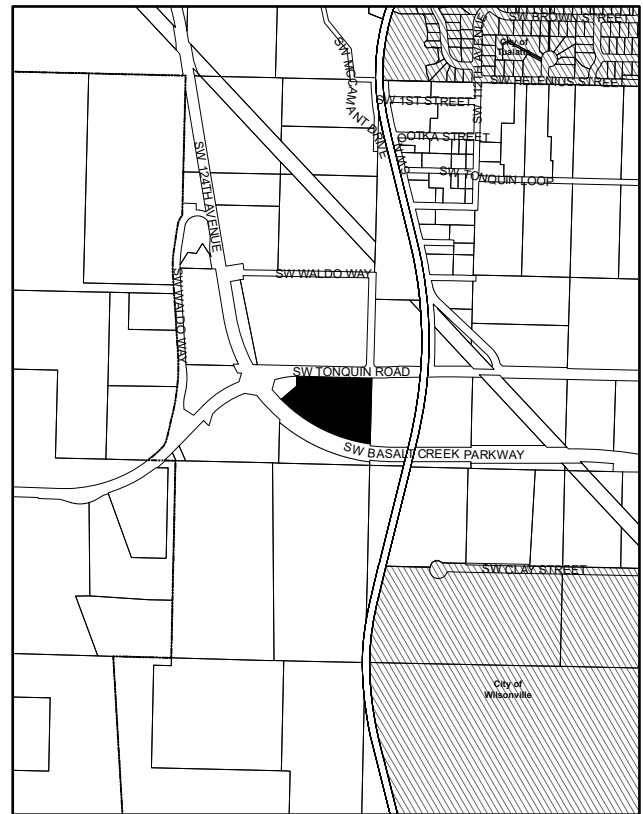
Tualatin, OR 97062

**OWNER:**

Same As Applicant

**LOCATION:** On the south side of SW Tonquin Road at its intersection with SW Waldo Way.

**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: Paul Schaefer, Senior Planner at 503-846-3832 at the Department of Land Use and Transportation. (Main phone 503-846-8761 or 503-846-LAND)**

**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  
Paul Schaefer, Senior Planner, Casefile / Project #: L2400150-D  
155 N. 1st Avenue, #350-13  
Hillsboro, OR 97124**

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

**<https://webapps.washingtoncountyor.gov/projects-comment/#top>** (Type the URL if it doesn't link on click.)

*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.*

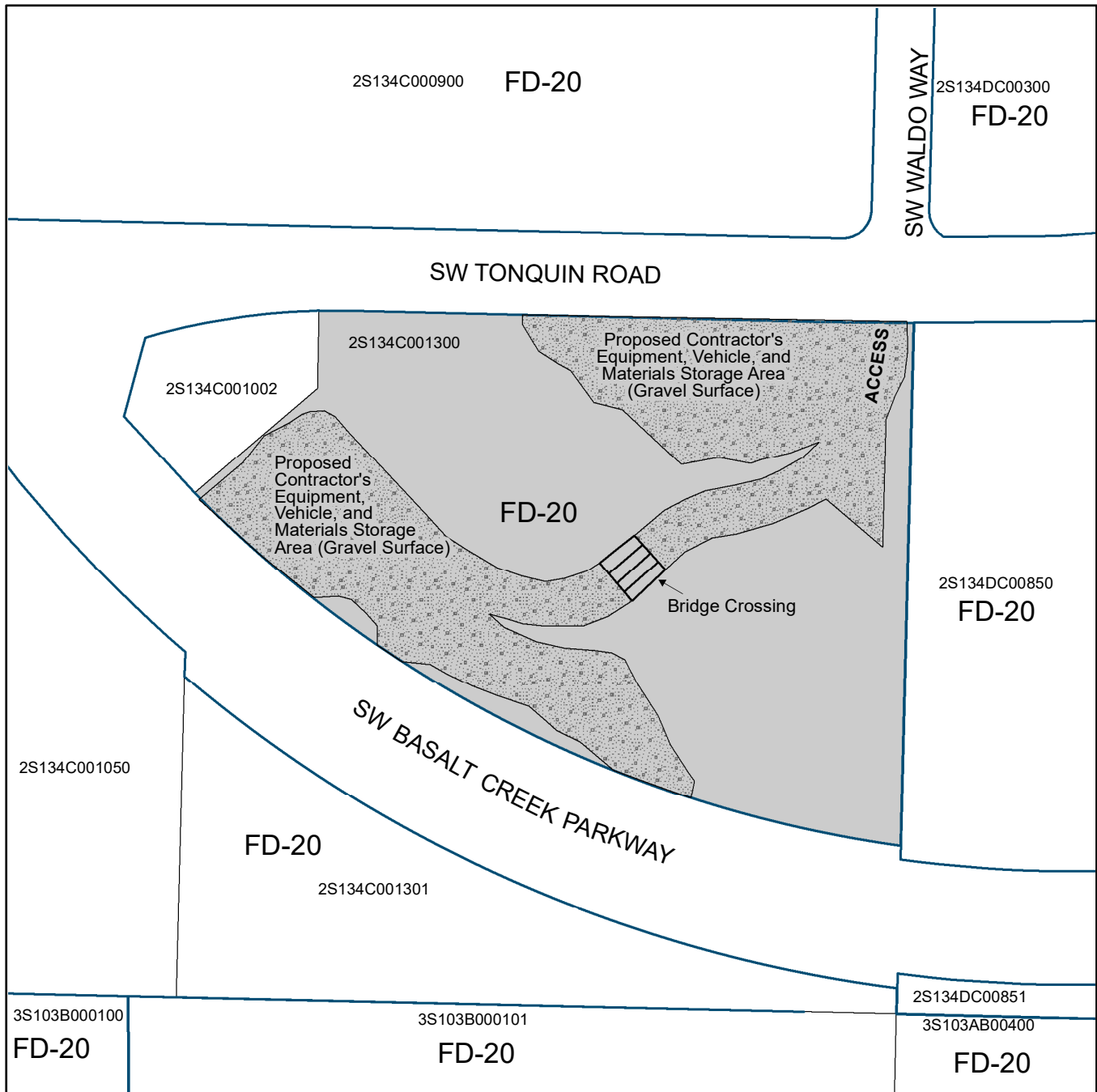
**Assistive Listening Devices** are available for persons with impaired hearing and can be scheduled for this meeting.

**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.

*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.*



↑ NORTH  
NOT TO SCALE

■ AREA OF CONSIDERATION

**SITE & SURROUNDING LAND USE DISTRICTS:**  
Future Development 20-Acre District (FD-20)

**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



## **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: [Maitreyee\\_Sinha@washingtoncountyor.gov](mailto:Maitreyee_Sinha@washingtoncountyor.gov) (503-846-3835) 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.
- You will hear the Hearings Officer and Staff and see them on your screen, but they will not see you.
- 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.
- Once you have provided your comment, your microphone will be muted.