



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

Thursday, April 18th, 2024 – 9:00 a.m.

RESULTS WITH LINKS TO RECORDED HEARING

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: [L2300295-SU](#) ← **Item 1 of Combined link**
Staff: Maitreyee Sinha, Senior Planner
Applicant: Inayoshi Family Farms, LLC – Shigematsu Inayoshi
Rep.: NW Engineers – Matt Newman
Request: Special Use Review for a Winery and Tasting Room in the AF-10 District.
CPO: 14
Location: 2N3330000101 – 41410 NW Lodge Road, Banks, OR 97106 – Approximately 1000 feet east of NW Lodge Road and 1500 feet north of NW Sunset Highway 26.
HO ACTION: ***The Hearing was closed.***
The record is held open for seven days until 4:00 pm April 25, 2024 for submission of additional evidence from all interested parties.
The record is then held open for an additional seven days until 4:00 pm May 2, 2024 for rebuttals (no new evidence) by all parties.
The record is then held open for an additional seven days until 4:00 pm May 9, 2024 for final argument by the applicant.
The Hearings Officer's written decision is expected by May 23, 2024.

- 10:00 a.m. 2. Casefile No: [L2400030-S/A/DHA/M](#) ← **Item 2 of Combined Link**
 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 187th 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: ***The Hearing was closed.
 The record was closed.
 The Hearings Officer has verbally approved the application and indicated he will issue his final decision within 2 weeks (approximately May 2, 2024).***
- 1:00 p.m. 3. Casefile No: [L2400001-D\(IND\)](#) ← **Link to recorded 1 p.m. item**
 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: ***At the request of the applicant, the hearing was continued to May 16, 2024 at 9:00 a.m.***