

3040 25<sup>th</sup> Street  
Salem, OR 97302

P: (503) 378-2894  
F: (503) 373-1688

## facsimile transmittal

To: **Naomi Vogel-Beattie** Fax: **503-846-2908**  
**Washington County Dept. of Land Use**

From: **Melinda Fahey** Date: **4/16/2009**  
**Oregon Department of Aviation**

Re: **Casefile #: 09-050-S/PLA** Pages: **2 plus cover**

Cc:

Urgent     For review     Please comment     Please reply     Please recycle

---

**Ms. Vogel-Beattie,**

**Attached are the Department of Aviation's comments regarding the above referenced casefile. Please let me know if you have any questions regarding our comments.**

**Regards,**  
**Melinda Fahey**  
**Aviation Planning Analyst**

\* \* \* Memory TX Result Report ( Apr. 16. 2009 7:14AM ) \* \* \*

1) or dept of aviation  
2) or dept of aviation

Date/Time: Apr. 16. 2009 7:13AM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
1220 Memory TX	915038462908	P. 3	OK	

Reason for error  
 m. 1) Hang up or line fail  
 m. 3) No answer  
 m. 5) Exceeded max. E-mail size

E. 2) Busy  
 E. 4) No facsimile connection

3040 25<sup>th</sup> Street  
 Salem, OR 97302  
 P: (503) 378-2894  
 F: (503) 373-1668

**facsimile transmittal**

To: Naomi Vogel-Beattie  
 Washington County Dept. of Land Use  
 Fax: 503-846-2908

From: Melinda Fahey  
 Oregon Department of Aviation  
 Date: 4/16/2009

Re: Casefile #: 09-050-S/PLA  
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Cc:

Urgent     For review     Please comment     Please reply     Please recycle

**Ms. Vogel-Beattie,**

Attached are the Department of Aviation's comments regarding the above referenced casefile. Please let me know if you have any questions regarding our comments.

Regards,  
**Melinda Fahey**  
 Aviation Planning Analyst



# Oregon

Theodore R. Kulongoski, Governor



3040 25th Street, SE  
Salem, OR 97302-1125  
Phone: (503) 378-4880  
Toll Free: (800) 874-0102  
FAX: (503) 373-1688

April 15, 2009

Naomi Vogel-Beattie  
Washington County Dept of Land Use  
155 N. 1<sup>st</sup> Ave, #350-13  
Hillsboro, Oregon 97124

**Subject: Type II Public Notice Casefile #: 09-050-S/PLA**

Ms. Vogel-Beattie,

The Oregon Department of Aviation (ODA) received a notice regarding the above referenced file number for a preliminary plat review for a 15-lot subdivision near Sunset Airstrip in North Plains, Oregon. The Sunset Airstrip is encompassed in the Airport Planning Rule. The purpose of the Airport Planning Rule is to OAR 660-012-0010(2) "Ensuring the vitality and continued operation of Oregon's system of airports is linked to the vitality of the local economy where the airports are located. This division recognizes the interdependence between transportation systems and the communities on which they depend." As such, ODA would like to ensure the safe and efficient use of the Sunset Airstrip.

The ODA recommends the county incorporate a "Declaration of Anticipated Noise" to the adjacent homes. This will ensure the home buyers understand the close proximity of the airport and its associated noise that it can create. Also, by including this document with the closing paperwork will reduce the amount complaints derived from the airport.

Should you have any questions regarding the Oregon Department of Aviation's comments; please do not hesitate to contact me at (503) 378-2894. Thank you for allowing ODA to comment on this land use action.

Best regards,

Melinda Fahey  
Aviation Planning Analyst

Enc: Sample Declaration of Anticipated Noise

**EXAMPLE 1**

**NOISE EASEMENT**

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between the \_\_\_\_\_ (Airport Authority), a municipal corporation of the State of Oregon, hereinafter referred to as "Grantee";

The Grantor does hereby grant, in consideration for the right to develop the subject property for residential use, pursuant to City Planning and Zoning Code, Chapter \_\_\_\_\_ (No.), to the Grantee, its successors and assigns, to have and to hold an easement for aircraft noise impact until \_\_\_\_\_ shall be abandoned or shall cease to be used for airport purposes, over the following described parcel of land situated in the County of \_\_\_\_\_, State of Oregon, as follows:

(Legal description and street address of Grantor's parcel of land)

Said Easement shall encompass the right, in the airspace above the surface of the Grantor's property having the same boundaries as the above described property and extending from the surface upwards to the limits of the atmosphere of the earth, to cause in said airspace a maximum of such noise as reflected by the Noise Impact Zone Map adopted by City Ordinance \_\_\_\_\_ (No.). This easement is only applicable to airport noise caused from runway alignments existing in \_\_\_\_\_ (Year). More specifically, the noise created by aircraft now known or hereafter used for navigation of or flight in air, shall not exceed the permitted annual average DNL level obtained by using established measurement standards and procedures. The permitted annual average DNL level shall not be greater than the annual average DNL level established in \_\_\_\_\_ (Year), or the most recent annual average DNL established, pursuant to Section \_\_\_\_\_ (No.), prior to the date of said Easement, whichever is the lesser. If the permitted annual average DNL level can be shown to have been exceeded, as provided for by Section \_\_\_\_\_ (No.), said Easement shall be void.

The granting of said Easement shall establish the Grantor's right to develop the above-described parcel of land for residential use. The Grantor's execution and offering of said Easement is sufficient to fulfill the requirements for the issuing of a building permit if all other zoning requirements have been met.

It is understood and agreed that these covenants and agreements shall run with the land, that notice shall be made to and shall be binding upon heirs, administrators, executors, successors, and assigns of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Grantor

Commented 4/15/09



WASHINGTON COUNTY  
Dept. of Land Use & Transportation  
Current Planning Services  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
http://www.co.washington.or.us

CASEFILE NO.: 09-050-S/PLA

**APPLICANT:**

Jossy, Robert D & April  
31965 NW Beach Road  
Hillsboro, OR 97124

**OWNER:**

Same As Applicant

**Type II Public Notice**

RURAL

By CPO: 8

RURAL/NATURAL RESOURCE PLAN ELEMENT

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

AF5 District (Agriculture and Forest 5 ac. min.)

RR5 (Rural Residential 5 ac. min.)

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

1N3 11 00 01200, 01300, 01400, 01900

1N3 12 00 01900, 01901

**PROPOSED DEVELOPMENT ACTION:** Preliminary Plat Review For A 15-Lot Subdivision, "Sunset Orchard Estates," And A Property Line Adjustment.

**COMMENT PERIOD:**

4/2/09 to 4/16/09

mailed date

closing date (5:00 p.m.)

The applicant is seeking Administrative Approval of the above-stated Proposed Development Action.

This is an opportunity for interested persons to submit written comments about this Proposed Development Action before the Director makes a decision on the request. In reviewing this request, the Director will consider all written comments actually received by the Department within 14 calendar days from the date this Notice is mailed. Please address your letter to the attention of the Planner assigned to the file, with reference to the casefile number. Please include your full mailing address (legibly printed) to be included as a party of record. Please note: Electronic (e-mail) submittals will NOT be accepted.

The Notice of Decision for this Proposed Development Action and Appeal Information will be mailed to those persons entitled to receive a Notice of Decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a copy of this Public Notice and other persons who submit written comments to the Department will receive a Notice of Decision.)

The decision of the Director may be appealed by those persons entitled to appeal the decision pursuant to ORS Ch. 215.416(11).

The complete application, applicable standards and other information are available for review at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

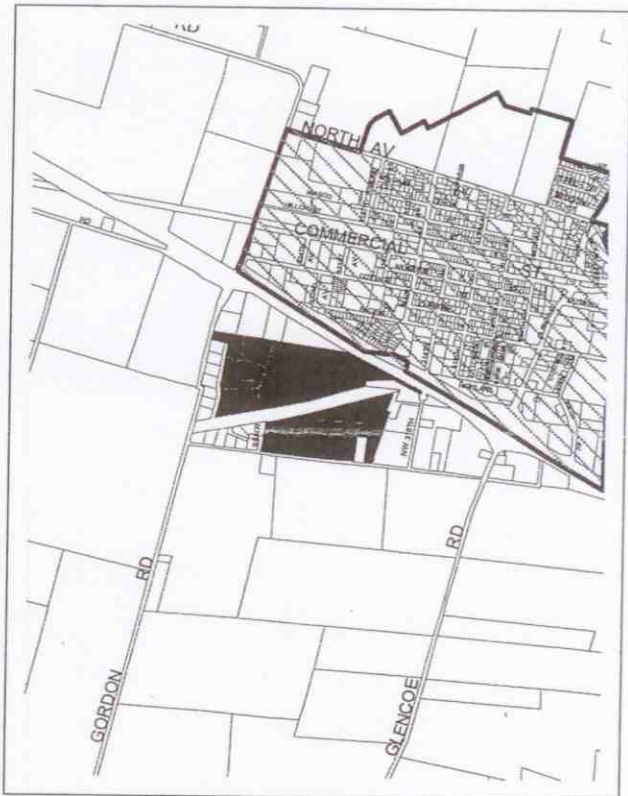
**FOR FURTHER INFORMATION, CONTACT**

**Naomi Vogel-Beattie, Assoc Planner**  
AT THE DEPARTMENT OF LAND USE AND  
TRANSPORTATION. PHONE: (503) 846-3839

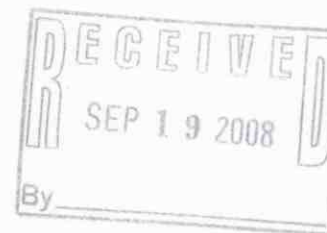
**AREA MAP**



SUBJECT PROPERTY



**Notice to Mortgagee, Lien Holder, Vendor or Seller:** ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.



**PORTER COMPANY, LLC**

5510 SW Dover Loop  
Portland, Oregon 97225  
(503) 977-0497  
Fax (503) 246-3422

September 17, 2008

Re: Neighborhood Review Meeting  
Proposed Seventeen-Lot Single Family Subdivision

Dear C.P.O Representatives and Residents:

Harris-McMonagle & Associates, Inc. and Porter Company, LLC represent Robert and April Jossy, the owners of the property located at 31965 NW Beach Road, more specifically shown on the attached map. We are preparing a Type II Subdivision Application for a seventeen-lot single family home development to be located on the 79 acre site, consisting of Tax Lots 1900 and 1901 Map 1N-3-12 zoned AF-5 and Tax Lots 1400 and 1900 Map 1N-3-11 zoned RR-5, Washington County, Oregon. Prior to applying to the Washington County Department of Land Use and Transportation for the necessary approvals, we would like to discuss the proposal in more detail with you.

The purpose of this meeting is to provide a forum for us and surrounding property owners/residents to review the proposal and to identify issues so that such issues may be considered before the formal application is turned in to the County. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County's Community Development Code and respective Community Plan.

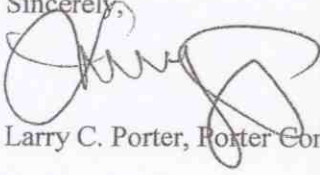
Pursuant to Washington County's Resolution and Order 2006-20, you are invited to attend a meeting on:

**Friday, October 10, 2008**  
**Washington County Fire Station District No. 2 Meeting Room**  
**31370 NW Commercial Street**  
**North Plains, Oregon**  
**6:00-7:00 PM**

Please note that this will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of land use action required, you may receive official notice from Washington County for you to either participate with written comments and/or an opportunity to attend a public hearing.

We look forward to discussing the proposal with you at the meeting. Please feel free to call Bill McMonagle (503-639-3453) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry C. Porter". The signature is fluid and cursive, with a large initial "L" and "P".

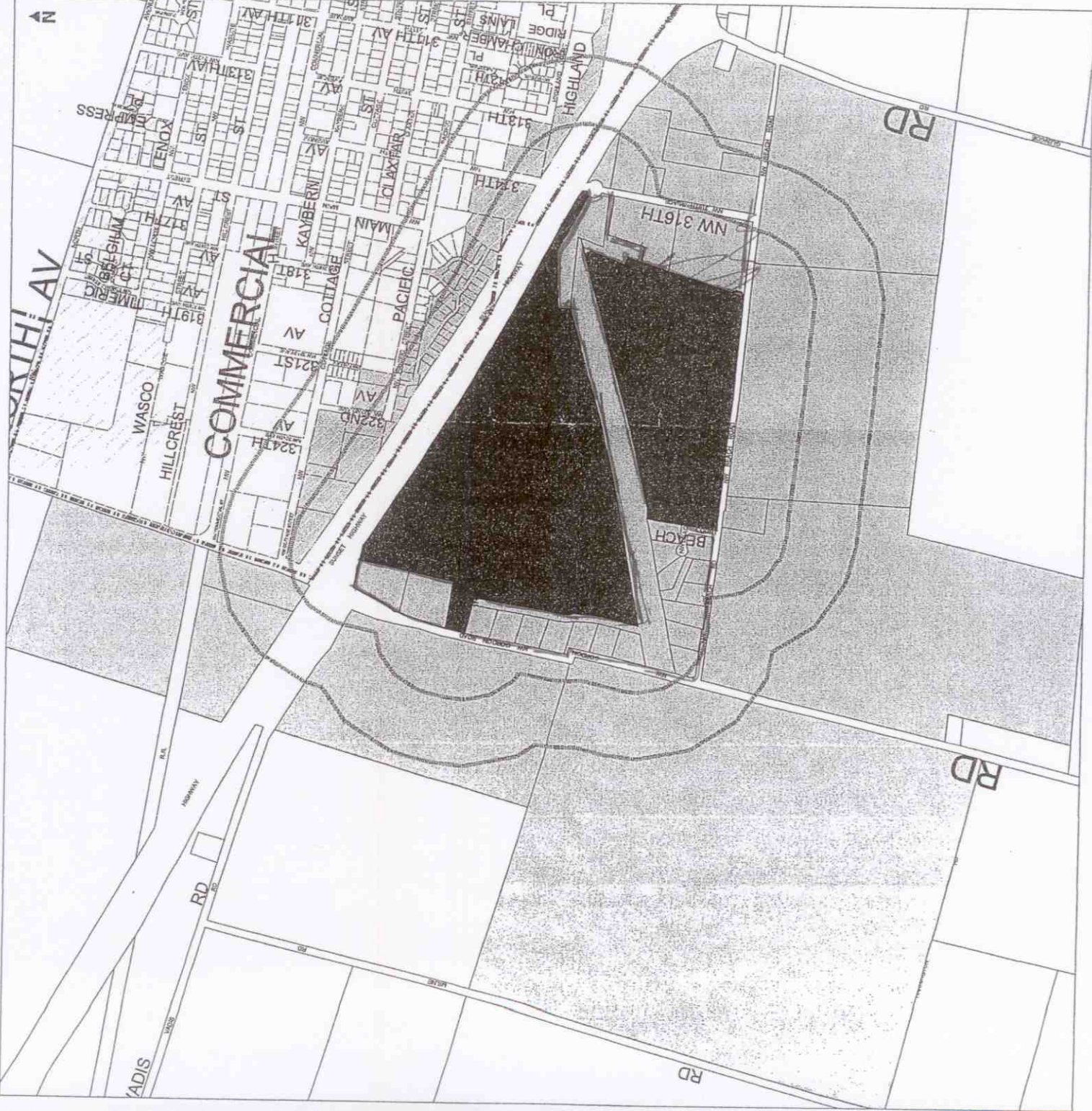
Larry C. Porter, Porter Company, LLC

Attachments

- Map
- Letter titled, "Welcome To A Neighborhood Review Meeting"

MAILING AREA  
1N3110001400  
1N3110001900  
1N3120001900  
1N3120001901

17 LOT SUBIV.



This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product. However, notification of errors would be appreciated.





## Welcome To A Neighborhood Review Meeting

We citizens of Washington County have an individual and a collective responsibility to assure that our neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting a land-use development application to Washington County for review, the applicant must meet with neighbors who live near the proposed development as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and the Conditions of Approval for an approved development application. A copy of your Community Plan or the development application may be obtained from the Washington County Department of Land-Use and Transportation (DLUT). The fee for the Community Plan is \$7 to cover expenses. The complete CDC is on the County's website, [www.co.washington.or.us/deptmnts/lut/land\\_dev/CDC/comdev.htm](http://www.co.washington.or.us/deptmnts/lut/land_dev/CDC/comdev.htm).

**MEETING PURPOSE:** To provide a forum for the applicant, surrounding neighbors, and interested members of the Citizen Participation Organization (CPO)\* to review the proposed application and to consider issues/concerns before the development application is submitted to the County. This meeting also gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting to provide a record of comments and their answers to be turned into the County as part of the development application. The meeting may be tape-recorded. The notes will include meeting date/time, names/addresses of attendees and verbal/written comments received.

**MEETING GOAL:** To inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns. If the development is built, the result should ideally be a better neighborhood for everyone. At least, the meeting should allow real problems and issues to be addressed in the actual development application.

**WHAT NEXT?** Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see the back for details on Type II and Type III processes). You will be notified of public input/review time periods if you live within 500 feet of an urban development (1000 feet for rural) or if you signed-in at this meeting. The progress of the submitted application will be reported in the CPO Newsletters or you can ask the Washington County DLUT to be included on the notification list (Voice: 503-846-4530, Fax: 503-846-4412, Email: [lutdir@co.washington.or.us](mailto:lutdir@co.washington.or.us), Website: [www.co.washington.or.us/deptmnts/lut/lut.htm](http://www.co.washington.or.us/deptmnts/lut/lut.htm)). The development application submitted to the County may ultimately be different than the one presented at this meeting. Your CPO leaders receive the complete land-use application initially proposed (including detailed drawings and descriptions) and can share that information with you. The CPO leaders' contact information is listed in the CPO newsletters (see next page about newsletters). If you have serious concerns, it is necessary for you to be involved at each stage of the development since changes are a natural part of the development process.

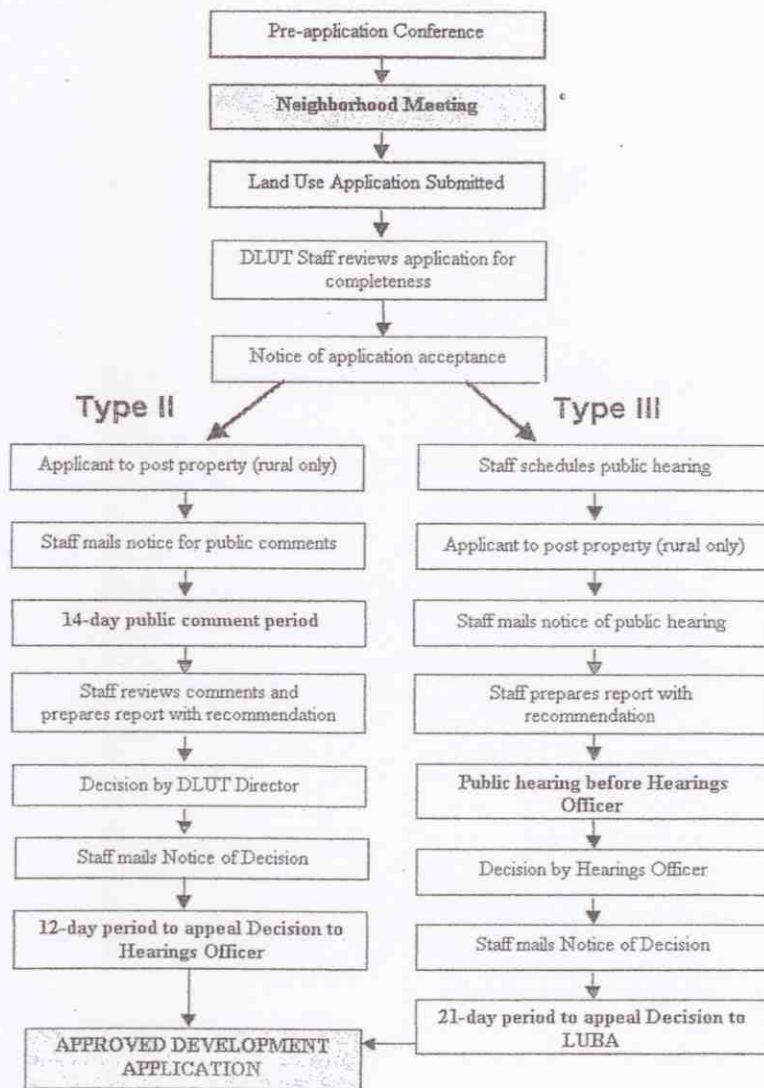
If you wish to receive a copy of the County's recommendation and staff report for the application and/or the notice of decision for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), you must submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing), you must submit a written request after the notice of the hearing has been mailed and prior to the public hearing date.

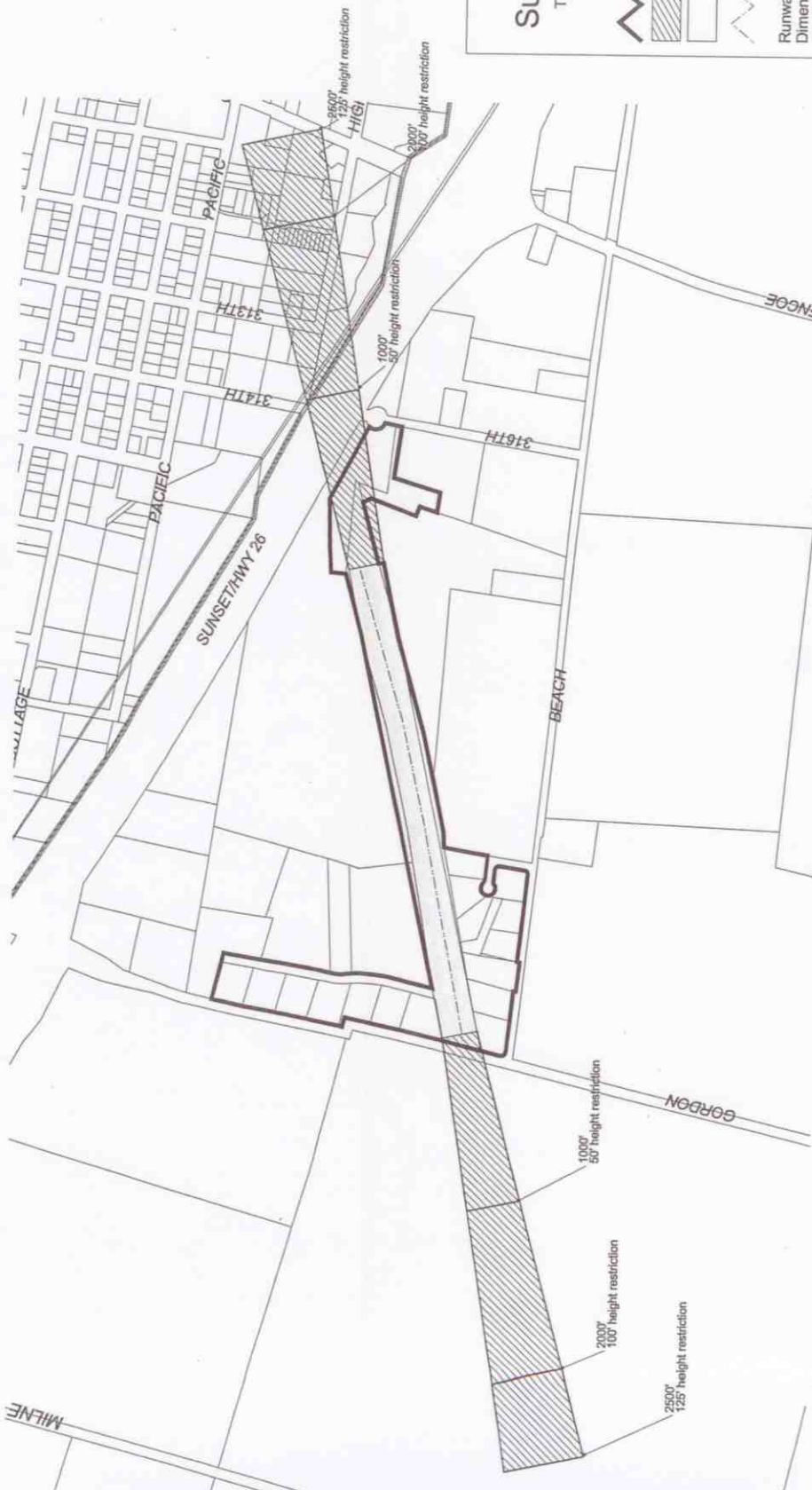
You are strongly discouraged from writing or calling DLUT immediately after this meeting. The County will be unaware of this proposal until the development application has been filed, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties and your CPO. Send in your comments after you receive notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

If you live in, or have a business in Washington County you are eligible to become a member of the county's Citizen Participation Organization (CPO) program. To become a CPO member and receive a free monthly CPO newsletter for your area, you have two choices: electronic or paper copy. Please consider signing up for the electronic copy which saves the CPO program funds. You will receive just one monthly email informing you the CPO newsletter is posted online at <http://extension.oregonstate.edu/washington/cponews.htm>. To sign up, simply go to <http://extension.oregonstate.edu/washington/cponewsform.htm>.

If you prefer to receive a paper copy, give your name and address to the CPO representative at this meeting, if one is present, call the CPO offices at 503-725-2124 or sign-up online.

## Summary of Washington County DLUT Type II and Type III Procedures



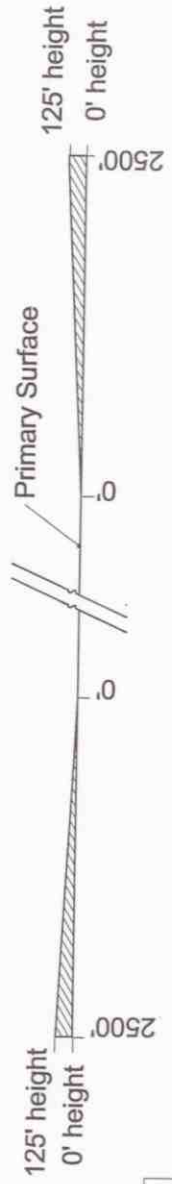


**Sunset Airstrip**  
 Taxlot 1N311AA02200

	Runway Centerline
	Approach Surface
	Primary Surface
	Runway Dimensions
	3050' x 200'
	Elevation
	207'
	Surface
	Turf



**Airport Land Use and Approach Surface Overlay Districts**



	Approach Surface
	20:1 slope

**Airport Approach Surface Profile** *Not to scale*

Ellen Roth

206-784-6294 -



**WASHINGTON COUNTY**  
Dept. of Land Use & Transportation  
Land Development Services Division  
155 N. 1<sup>st</sup> Avenue, #350-13,  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
http://www.co.washington.or.us

**CASEFILE NO.:** 07-423-S/PLA/37CL0256

**APPLICANT:**  
Jossy, Robert D & April  
31965 NW Beach Road  
Hillsboro, OR 97124

**OWNER:**  
Same As Applicant

**PROPERTY DESCRIPTION:**  
**SITE SIZE:** 76.59 acres  
**SITE ADDRESS:** No Addresses Assigned.  
**LOCATION:** On the north side of NW Beach Road approximately 1000 feet east of its intersection with NW Gordon Road.

**Type III Public Notice**

RURAL  
CPO: 8 437

**RURAL/NATURAL RESOURCE PLAN ELEMENT**

**EXISTING LAND USE DISTRICT(S):**  
AF5 District (Agriculture and Forest 5 ac. min.)  
RR5 (Rural Residential 5 ac. min.)

**ASSESSOR MAP: TAX LOT NUMBER(S):**  
1N3 11 00 01400 & 01900  
1N3 12 01900 & 01901

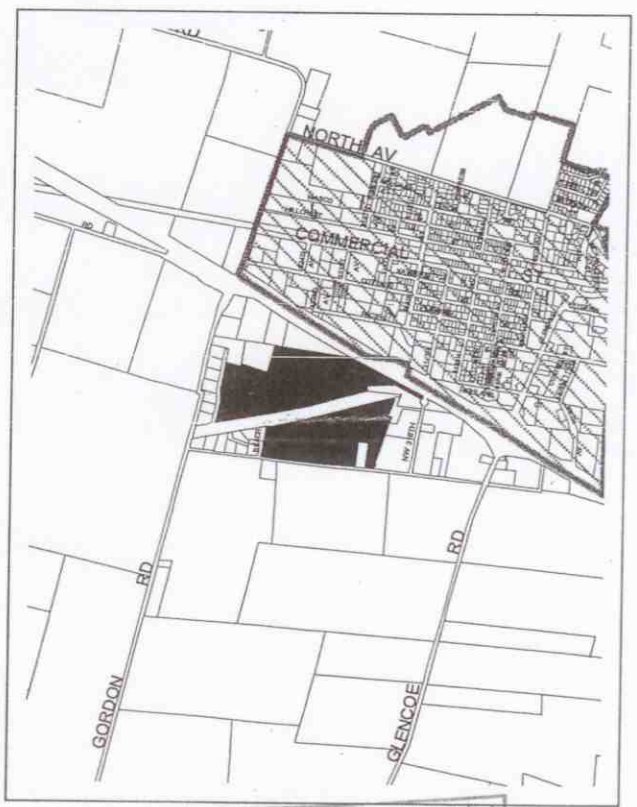
**PROPOSED DEVELOPMENT ACTION:** Preliminary Plat Review Of A 20-Lot Subdivision, "Sunset Orchard Estates," And A Property Line Adjustment, Based On Measure 37 Claim # 37CL0256.

Notice is hereby given that the Washington County Hearings Officer will review the request for the above-stated proposed development action at a hearing on

**January 17th, 2008 at 1:00 p.m.**  
in the Auditorium on the first floor of the Washington County Public Services Building, 155 North First Avenue, Hillsboro, Oregon, 97124.

**AREA MAP** ■ **SUBJECT PROPERTY** →

**Notice to Mortgagee, Lien Holder, Vendor or Seller:** ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.



*Developed consistent with aviation safety requirements*

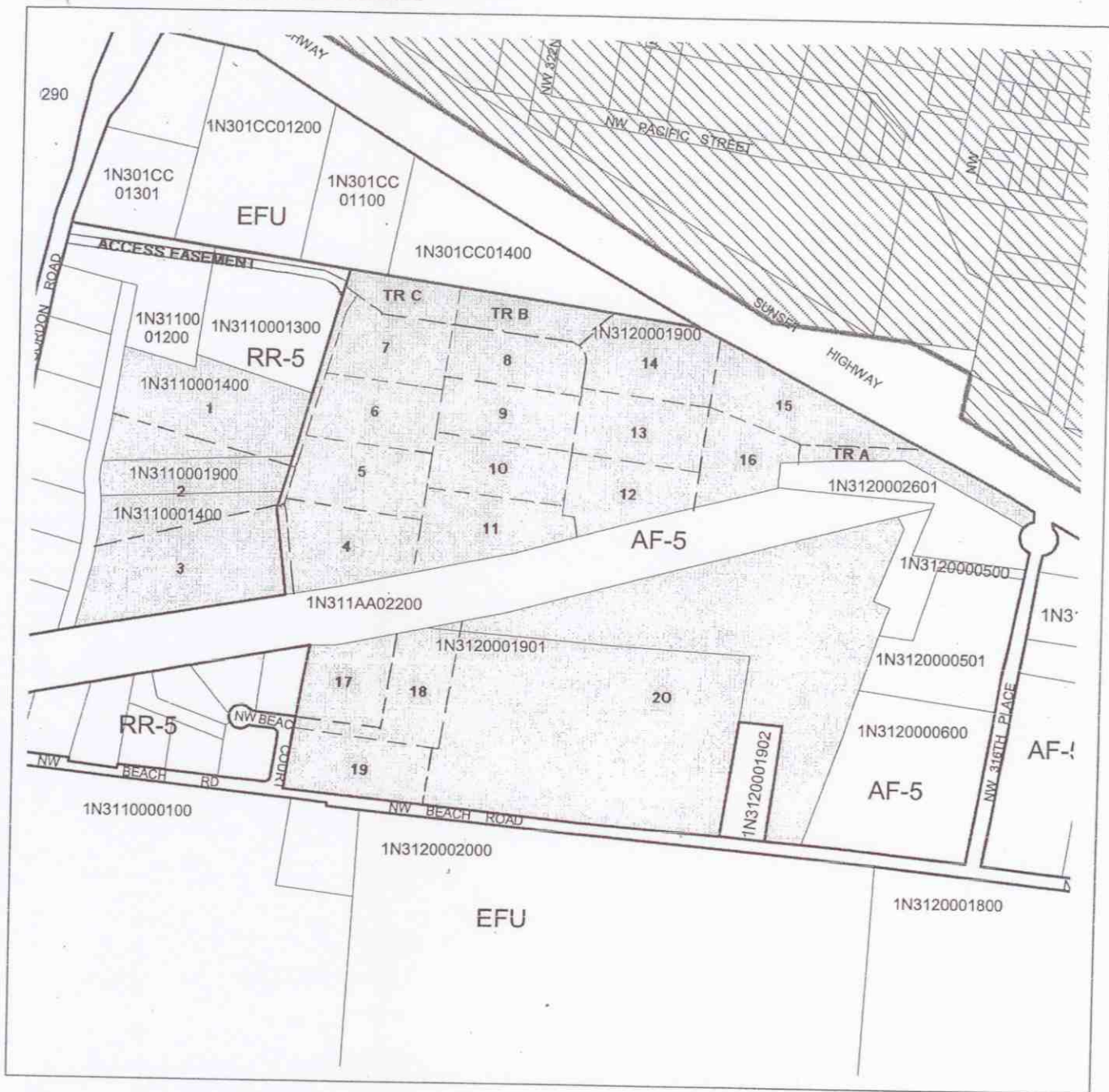
*Handwritten initials*

*Kimberly*



# ATTACHMENT A VICINITY MAP

TAX MAP/LOT NO. 1N3 11 00 01400 & 01900; 1N3 12 00 01900 & 01901  
 CASE FILE NO. 07-423-S/PLA/37CL0256



↑ NORTH      ■ AREA OF CONSIDERATION

SCALE: 1" TO 500'

**SITE & SURROUNDING LAND USE DISTRICTS:**

- AF5 District (Agriculture and Forest 5 ac. min.)
- RR5 (Rural Residential 5 ac. min.)
- EFU District (Exclusive Farm Use)

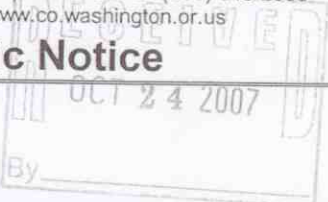
**REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN**

- A. WASHINGTON COUNTY COMPREHENSIVE PLAN
- B. RURAL/NATURAL RESOURCE ELEMENT
- C. TRANSPORTATION 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 DIV. & LOT LINE ADJUSTMENTS
  - ARTICLE VII, PUBLIC TRANSPORTATION FACILITIES
- E. R & O 86-95 TRAFFIC SAFETY IMPROVEMENTS
- F. ORD. NO. 524 UNIFORM ROAD IMPROVEMENT STANDARDS
- G. ORD. NO. 379 TRAFFIC IMPACT FEE



**WASHINGTON COUNTY**  
 Dept. of Land Use & Transportation  
 Land Development Services Division  
 155 N. 1<sup>st</sup> Avenue, #350-13,  
 Hillsboro, OR 97124  
 Ph. (503) 846-8761 Fax (503) 846-2908  
 http://www.co.washington.or.us

**Type II Public Notice**



RURAL  
 CPO: 8

RURAL/NATURAL RESOURCE PLAN ELEMENT

**EXISTING LAND USE DISTRICT(S):**  
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 RR5 (Rural Residential 5 ac. min.)

**ASSESSOR MAP: TAX LOT NUMBER(S):**  
 1N3 11 00      01400 & 01900  
 1N3 12      01900 & 01901

**PROPOSED DEVELOPMENT ACTION:** Preliminary Plat Review Of A 20-Lot Subdivision, "Sunset Orchard Estates," And A Property Line Adjustment, Based On Measure 37 Claim # 37CL0256.

**COMMENT PERIOD:**  
10/19/07 to 11/2/07  
 mailed date      closing date (5:00 p.m.)

The applicant is seeking Administrative Approval of the above-stated Proposed Development Action.

This is an opportunity for interested persons to submit written comments about this Proposed Development Action before the Director makes a decision on the request. In reviewing this request, the Director will consider all written comments actually received by the Department within 14 calendar days from the date this Notice is mailed.

The Notice of Decision for this Proposed Development Action and Appeal Information will be mailed to those persons entitled to receive a Notice of Decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a copy of this Public Notice and other persons who submit written comments to the Department will receive a Notice of Decision.)

The decision of the Director may be appealed by those persons entitled to appeal the decision pursuant to ORS Ch. 215.416(11).

The complete application, applicable standards and other information are available for review at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

**FOR FURTHER INFORMATION, CONTACT**

**Stephen Shane, Associate Planner**  
 AT THE DEPARTMENT OF LAND USE AND  
 TRANSPORTATION. PHONE: (503) 846-3717

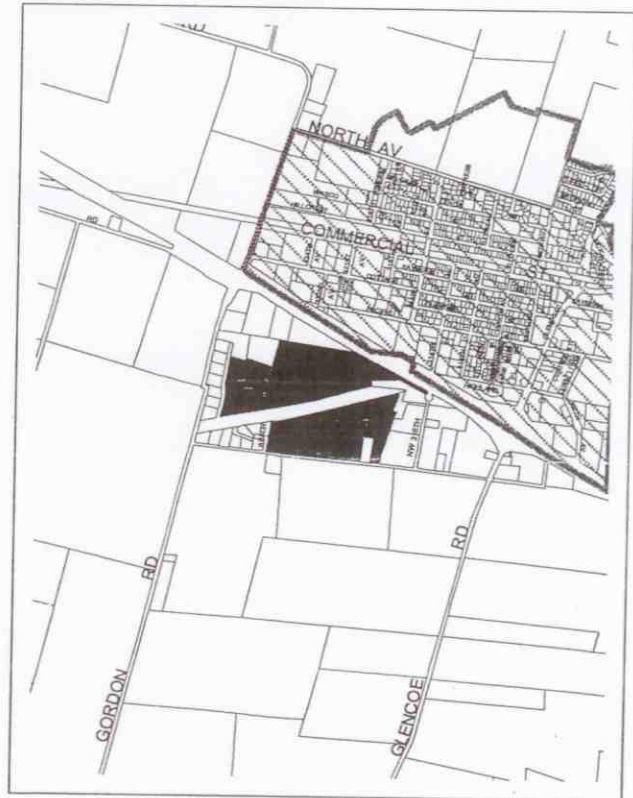
**CASEFILE NO.:** 07-423-S/PLA/37CL0256

**APPLICANT:**  
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**OWNER:**  
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**PROPERTY DESCRIPTION:**  
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**AREA MAP**      **SUBJECT PROPERTY**



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