

CITIZEN INVOLVEMENT QUARTERLY

Serving Communities With In-Active Citizen Participation Organizations (CPOs)

CPO 5 (Sherwood, Tualatin) ▪ **CPO 11** (Gaston, Laurel, Cherry Grove) ▪ **CPO 12C** (Cornelius)
CPO 12F (Forest Grove) ▪ **CPO 13** (Gales Creek, Roy, Verboort) ▪ **CPO 14** (Banks, Buxton, Timber, Manning)



Extension Service

Oregon State University Extension Service supports CPOs through an intergovernmental agreement with Washington County, the sole funder of the CPO program. Extension CPO coordinators provide information on land use and livability issues, resource referrals, and work with CPO members to increase understanding of public policy and decision-making processes.

This newsletter material was developed by OSU Extension Service and is forwarded to you as part of the Extension Service's support to citizen involvement in local government. Washington County administration, departments, and/or officials claim no responsibility, expressed or implied, for the content of this document.

OREGON STATE UNIVERSITY EXTENSION CPO COORDINATORS

Margot Barnett, OSU Faculty
 Phone: 503-821-1114
 Email: margot.barnett@oregonstate.edu

Linda Gray, OSU Faculty
 Phone: 503-821-1123
 Email: linda.gray@oregonstate.edu

Patt Opdyke, OSU Faculty
 Phone: 503-821-1124
 Email: patt.opdyke@oregonstate.edu

Sally Yackley, Secretary
 Phone: 503-821-1128
 Email: sally.yackley@oregonstate.edu

<http://extension.oregonstate.edu/washington/cpo/index.php>

OSU Washington County Office
 18640 NW Walker Road, #1400
 Beaverton, OR 97006-8927
 Fax: 503-690-3142



Oregon Small Farm News

Oregon State University Extension Faculty invite you to subscribe to the free online newsletter that concentrates on both commercial small farm entrepreneurs as well as non-commercial small acreage landowners. The focus embraces organic/biological and conventional farming systems and emphasizes three areas:

1. Small acreage stewardship – addressing enterprises, land management and soil and water quality
2. Commercial small farms- high value horticulture, livestock, poultry, and alternative crop production emphasizing organic and niche production
3. Community food systems – alternative and specialty marketing and farm direct marketing channels

- Farm Profile: Blue Fox Farm
- New USDA Assessment Addresses Climate Change
- It's the Time of Year to Buy Hay
- Feeding Pastured Poultry
- For the New Vegetable Farmer: Farmers' Market Displays and Attracting Customers
- A Key to Farmer's Success: Matching Market Size and Management Structure
- Carrot Rust Fly Biology and Management
- Potassium Deficiency: Listening to Your Ears of Corn
- Local Grower Harness Sun to Produce Row Crops, Meet Sustainability Goals
- Tube Feeding Neonatal Small Ruminants
- The Satisfying Sound of Clean Water
- Calendar

Look over the newsletters at <http://smallfarms.oregonstate.edu/newsletter/> and consider subscribing to this free and interesting publication.

Urban and Rural Reserves Designation Update

More than 450 comments have been received regarding the Draft Reserves Study Area. Input has been gathered through a series of seven regional open houses, discussions with a wide variety of organizations, interest groups and stakeholders. Public input on the Draft Reserves Study Area will close on August 15 so there is still time to encourage constituents, friends, and colleagues to provide input on line at www.co.washington.or.us/reserves or download the questionnaire and send it in.



The Draft Reserves Study Area is that area outside the existing Urban Growth Boundary (UGB) that is being considered to:

- 1) establish urban reserves that Metro would utilize for future UGB expansion;
- 2) establish rural reserves that each county would utilize to protect valuable agricultural and natural resources from urbanization; or
- 3) recognize that future urbanization (over the next 40 – 50 years) is unlikely and no further designation is needed.

The Urban and Rural Reserves designation process is a collaborative effort of Metro, Clackamas, Multnomah and Washington counties to establish reserve areas for the next 40 – 50 years – Urban Reserves to accommodate future population and employment growth (if needed), and Rural Reserves to protect important agricultural lands and other natural resources over the same time frame. Efforts on this project are currently wrapping up an initial phase in which a study area for reserves consideration is being addressed. More information is available at:

www.co.washington.or.us/reserves.

The Draft Reserves Study Area summary was provided, along with all public comment received up through August 15th, 2008 to the Washington County Reserves Coordinating Committee (RCC) in early August. A final summary will be provided at the RCC meeting on Monday, September 8. The RCC will then provide recommendations to the regional Reserves Steering Committee (RSC) in preparation for their September 10 meeting at which they are expected to make a decision on the final study area. This study area decision will begin the next phase of the project. *(All meeting schedules and locations are available on the website listed above.)*

The next phase of this project focuses on refining the study area and developing findings through application of the urban and rural reserve factors in the state administrative rules (OAR 660-27). These efforts are expected to take the project into spring 2009. The factors are only part of the criteria that will be used to winnow down the study area leading to the development of recommendations for Urban and Rural Reserves. Other considerations will include the findings and recommendations developed during the “Shape of the Region” study from 2007, the 2060 Population and Employment Forecasts, forestry studies and public input gathered to date. (The complete Coordinated Reserves Work Program Overview is available on the website.)

Washington County project staff will keep the website up to date with project information, meeting schedules, agendas and opportunities for continued community comment as we continue through the project. If you have other questions please email: reserves@co.washington.or.us. or call Mike Dahlstrom at 503 846-8101.

Washington County Fairgrounds Revitalization Effort Underway

The Washington County Fairgrounds draws thousands of people from across the county and beyond each year. Despite that the Fair Complex serves as a central venue for the entire county, its facilities are worn and out-of-date. A new plan to revitalize the property and capture its full potential is currently under consideration.

One of the most notable features of the new plan is a 120,000-square-foot exhibit hall to host conventions, consumer and trade shows, performing arts events, and other activities, many of which Washington County has been unable to host in the past. The plan also includes a connection plaza between the light rail and exhibit hall, the extension of Grant Street and the addition of green space along Cornell Road.

To learn more, visit www.FairgroundsRevitalization.com. To have a member of the Fairgrounds Revitalization Task Force give a presentation about the Master Plan, contact Sarah Hammer at (503) 685-9400, or e-mail hammer@pacwestcom.com.

Mark Your Calendar Now!

Oregon Big Look Task Force Plans for Public Input on September 18th

The Oregon Big Look Task Force will be conducting an interactive public workshop in Portland on Thursday, September 18th, to gather citizen input on the June 2008 preliminary recommendations related to the state's land use program. **The location of the workshop will be announced later. To find the Portland area workshop location and to review the preliminary recommendations document, "Choices for Oregon's Future", go to the Big Look website (www.oregonbiglook.org).**

After studying the document, citizens can complete a survey regarding the recommendations which cover proposals in five areas:

- Resource lands and rural areas
- Growth management
- Governance
- Economic prosperity
- Climate change

As of July 2008, the Oregon Big Look Task Force has completed its meetings with stakeholders throughout the state. During August the Task Force will work on revisions to its recommendations to present for public input at workshops throughout the state during the last weeks of September.

Nine other workshops will be held around the state:

Tillamook, Wed, Sept. 17;	The Dalles, Mon, Sept. 29
Klamath Falls, Tues, Sept. 23	La Grande, Tues, Sept. 30
Medford, Wed, Sept. 24	Burns, Wed, Oct., 1
Coos Bay/North Bend, Thurs, Sept 25	Bend/Redmond/Prineville, Thurs, Oct., 2
Eugene, Friday Sept. 26	

The task force was created by the 2005 state legislature and charged with conducting a comprehensive review of the Oregon Statewide Planning Program and making recommendations to the 2009 Legislature for any needed changes to land-use policy. The group is responsible for studying and making recommendations on:

1. Oregon's land use planning program in meeting the current and future needs of Oregonians in all parts of the state;
2. Respective roles and responsibilities of state and local governments in land use planning; and
3. Land use issues specific to areas inside and outside urban growth boundaries and the interface between areas inside and outside urban growth boundaries.

Task force members were appointed jointly by the Governor, Senate President and Speaker. Task force members are knowledgeable about Oregon's land use system and familiar with Oregon's economic and economic employment base.

Cornelius - Schefflin Road Closed for Construction

Washington County's Department of Land Use and Transportation announces that Cornelius – Schefflin Road will be closed north of Verboort Road to Roy Road for road construction until October 31st.

The public is encouraged to use Highway 47 as an alternate route. Signs advising the public of the closure and the detour route are posted.

The Martin Road/Cornelius-Schefflin Road corridor project is located in the western portion of Washington County. It is north of Forest Grove and Cornelius, east of Verboort, and south of Highway 26. The immediate area is primarily farmland. The road network serves the needs of both farmers and commuters from Forest Grove, Cornelius, Verboort and the surrounding areas between these communities and Highway 26.

The corridor project was split into three phases; this closure is part of Phase 3 –segment "A". It will make improvements to Cornelius – Schefflin Road from Dairy Creek north to Roy Road. The project will include 12-foot travel lanes with 10-foot paved shoulders to match the lane configuration of the roundabout at Verboort Road and Cornelius-Schefflin Road. All work is expected to be complete by December 31, 2008. For a current schedule, check www.wc-roads.com.

WASHINGTON COUNTY LAND USE AND DEVELOPMENT APPLICATIONS

CASE FILE TYPE	APPLICANT/LOCATION	PROPOSED ACTION	STATUS
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CPO 5 Sherwood Tualatin

08-094 Type III FD-20	David King 11285 SW Tonquin Rd.	Development review for a contractors establishment in the FD-20 district.	Hold.
08-212 Type II AF5	NW Boat Tops 14657 SW Middleton Rd	Request for a home occupation permit for a boat top fabrication business.	Application received. Awaiting public notice.
08-235 Type II EFU	Clearwire Wireless SW Kumbrow Ave	Development review for co-location of additional antennas on an existing tower in the EFU district	Application received. Public comment period 8/6/08 – 8/20/08
08-266 Type II AF5	Paul Cappoen 20725 SW Kruger Rd	Preliminary review of a 3-parcel partition and a property line adjustment in the AF-5 district.	Application received. Public comment period 8/7/08 – 8/21/08.

CPO 11 Gaston, Cherry Grove

08-256 EFC Type II	Viesia Kirk 56570 SW Scoggins Valley Rd	Accessory building/ag exempt.	Application received. Awaiting public notice.
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CPO 12C Cornelius

07-582 Type II AF 5	CJ Vangrunsven 415 NW 334 th Ave Hillsboro	Preliminary approval of a 9 lot subdivision, "Van Grunsven Terrace", pursuant to M 37 Claim and a flood plain alteration to construct a private road to support the proposed lots.	On hold
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CPO 13 Roy, Verboort, Gales Creek

08-190 Type II EFU	Gary & Meredith Krieger 3123 NW Gales Creek Rd.	Substantial improvement to dwelling within the flood plain.	Application received. Awaiting public notice.
08-194 Type II AF 20	Kay Nuckols Approximately ½ mile SW of the intersection of NW Hillside Rd and NW Bert Dr. (private)	Review for marginal lands designation in the AF-20 districe.	Application received. Public comment period 6/11/08 – 6/25/08.
08-215 Type II EFU	Bernice Kindel 5225 NW Visitation Rd.	Temporary health hardship renewal.	Application received. Public comment period 8/6/08 – 8/20/08.
08-228 Type II EFU	Mildred Leveque 47980 NW Strohmayer Rd.	Renewal of a temporary health hardship dwelling in the EFU district.	Application received. Public comment period 7/28/08 – 8/11/08.
08-252 Type II EFU	Tualatin River Watershed Council Gales Creek Rd.	Riparian & instream enhancement project on Gales Creek.	Application received. Awaiting public notice.
08-300 Type II AF 20	Mike and Danika Greene 49486 NW Hillside Rd	Temporary use health hardship.	Application received. Awaiting public notice.

CASE FILE TYPE	APPLICANT/LOCATION	PROPOSED ACTION	STATUS
CPO 14 Banks, Buxton, Manning, Timber			
08-142 Type III EFC	Mead Mountain Ranch LLC 25360 & 25551 NW Green Mtn Rd, Banks	Determination of a vested right for Green Mountain Ranch and final approval of the partition portion of Casefile 07-195-P/S/M/37CL0342.	Application received. Status is pending.
08-163 Type II EFC	Paul D & Elizabeth A Zuelke 56580 NW Strassel Rd.	Review for a dwelling in the EFC district.	Application received. Status is pending.
08-168 Type II AF-5	Margaret A Copeland 14809 Eberly Rd	Renewal of a temporary health hardship in the AF-5 district.	Approved.
08-229 Type II AF 20	James Sorenson 49552 NW Pongratz Rd.	Renewal of a temporary health hardship permit.	Application received. Public comment period 8/6/08 – 8/20/08.
08-188 Type II EFC	State of Oregon Dept. of Parks & Recreation East side of Linear Park about 2600 feet east of Hwy 47 and 1500 feet south of the visitor station on LL “Stubb” Stewart Memorial State Park.	Review for an accessory structure (a camp shelter) in LL “Stub” Stewart Memorial State Park.	Application received. Public comment period 6/9/08 – 6/23/08
08-232 Type II AF 10	Russell & Laveda Davis 47825 NW Chrysler Dr	Renewal of a temporary health hardship permit.	Application received. Public comment period 7/28/08 – 8/11/08.
08-259 Type II EFC, AF 20	Michael & Jennie Applebee 22330 NW Fisher Rd.	Flood plain alteration & development review for the expansion of existing uses – 17,000 sq. ft. hanger & landing pad.	Application received. Awaiting public notice.
08-273 Type II AF 20	Glenda Jones 52101 NW Scolfield Rd.	Request for marginal lands designation.	Application received. Awaiting public notice.
08-289 Type II AF 20	Julta O. Widener 29955 NW Hwy 47	Renewal of a temporary health hardship dwelling.	Application received. Awaiting public notice.
08-290 Type II AF 20, EFC	PGE 41100 NW Lodge Rd.	Review of an expansion of a special use for the co-location of antenna on an existing lattice tower in the EFC district.	Application received. Awaiting public notice.

Type II land use applications have a 14-day public comment period. No public hearing is held unless the decision is appealed. All Type III land-use hearings are held at the Washington County Public Services Building.

Mailing Address: Washington Co. DLUT, 155 N. First Ave Hillsboro, OR 97124.

<http://washtech.co.washington.or.us/LDS/index.cfm?id=4>

Tel: 503-846-8761 Fax: 503-846-2908

**Interested in starting a CPO in your area?
Do you live in or near the following communities?**

Forest Grove

Cornelius

Gales Creek

Roy

Verboort

Banks

Manning

Timber

Buxton

Gaston

Laurel

Cherry Grove

Tualatin

Sherwood

Please call us to discuss how we can make that happen.

503-821-1128

Scoggins Dam Seismic Study Underway; Draft Planning Report Delayed

As part of a federal safety of dams program, the U.S. Bureau of Reclamation has initiated a study of Scoggins Dam to examine the dam's ability to withstand the forces of a major earthquake. Officials say the dam is safe under normal conditions. The dam is located within a seismic area known as the Cascadia Subduction Zone. Federal officials say this area has the potential to experience very large magnitude earthquakes with long durations of strong shaking.

Federal officials are working with the Water Supply Partners to determine how to best design a raised facility to incorporate the new seismic data and ensure that the facility meets new safety requirements.

There are two water supply alternatives (40-foot raise of Scoggins Dam or multiple source option which includes a 25-foot raise with expansion of Wilsonville Water Treatment Plant) being studied in the Draft Planning Report/ Environmental Impact Statement (PR/EIS).

The release of the Draft PR/EIS is now delayed as a result of the new seismic data that must be gathered for Scoggins Dam. The document will not be published until after the end of the year. Project staff will continue to work on other aspects of the project in order to minimize delays in the overall schedule.

Water Supply Partners have continued to make progress on the Title Transfer Study that would transfer the dam and related facilities from federal to local ownership.

Key steps in the process include:

- Memorandum of Agreement (MOA) with the Bureau of Reclamation to study the title transfer.
- MOA governance and intergovernmental agreements (IGAs) among the partners to create the framework for a local ownership entity which could receive title if transferred.
- Review of existing contracts with Tualatin Valley Irrigation District, Washington County, and Lake Oswego Corporation.

The next step is an environmental review as required under the National Environmental Protection Act (NEPA). The review will look at the environmental aspects of the Water Supply Project with a Title Transfer and without. Project staff are working with the US Bureau of Reclamation to proceed with the NEPA process.

Water Supply Partners have continued to work with Senators Ron Wyden and Gordon Smith and Congressman David Wu to secure federal funding for the remaining environmental studies (Draft and Final PR/EIS) and Facilities Assessment for Title Transfer. Since 2005, a total of \$1.4 million in federal funding has been approved for the project.

A 15-acre parcel near Tanner Creek at Hagg Lake was purchased recently by Clean Water Services on behalf

of the Project Partners. The property would be severely impacted by an expanded reservoir and owners were able to find a suitable replacement property. All buildings on the property will be demolished this summer for security purposes. Project staff have continued to meet with other property owners to discuss options for reducing or mitigating for impacts to their property.

Over the past year, Tualatin Basin Water Supply Partners have focused on the next phase of the project—to prepare for design and permitting required for raising Hagg Lake prior to requesting the authorization from Congress to build the project. Among the tasks the Partners are working on:

- Developing cost agreements for the partners who are paying for the final design, permitting and construction of the project, including Clean Water Services, Tualatin Valley Water District, and the cities of Hillsboro and Beaverton. Other partners are exploring different water sources or planning to purchase water from the remaining partners.
- Retaining a consultant (Carollo Engineers) to plan the organizational and management needs for the design and construction of the project.
- Updating cost projections by a team of consultants that included engineers, estimators, and contractors. The 40-foot raise option would cost \$428.2 million and the Multiple Source Option would cost \$652 million in 2008 dollars. Other costs would include \$6 to 11.3 million for a title transfer and approximately \$124.7 million for expansion and other improvements at the Joint Water Commission water treatment plant.

One component of the Water Supply Project is the construction of a raw water pipeline from Scoggins Dam to the Joint Water Commission water treatment plant. This 96" pipeline will carry water released from Hagg Lake during the summer for municipal and water quality needs in the basin. The pipeline will also serve to refill Hagg Lake in the winter time during high flows. Because the pipeline will cross a number of private properties, easements for construction are now being negotiated with these property owners.

For more information, contact

Tom VanderPlaatt, Project Manager (503-681-5107 vanderplaatt@cleanwaterservices.org) or **Jeanna Cernazanu**, Public Involvement Coordinator (503-681-3619 cernazanuj@cleanwaterservices.org).

Washington County 2008 Land Use Ordinances

Ord. No.	Description	Hearing(s)	Contact
696	Ordinance No. 696 proposes to amend various sections of the Community Development Code (CDC) Element of the Comprehensive Plan to update county standards for compliance with changes made by the Oregon legislature as well as changes made to Oregon Administrative rules (OAR). Changes include updating the standards for campgrounds in private parks on exclusive forest land, limited land use decisions, land divisions for public parks and open spaces and validating unlawfully created units of land. The ordinance also proposes to amend the county's floodplain regulations to be consistent with Federal Emergency Management Agency requirements.	Planning Commission August 6, 2008 1:30pm Board of Commissioners September 2, 2008 10:00am	Planning Division, Aisha Willits 503-846-3961
701	Ordinance No. 701 proposes to amend the Rural/Natural Resource Plan to apply the Mineral and Aggregate Overlay District A and B designation to the Wenzel Quarry site. The District A designation is applied to the two properties that make up the Wenzel Quarry; the District B designation is applied to properties within 1500 feet of the Wenzel Quarry site. An area of special concern is applied to Wenzel Quarry, as are specific development criteria that will apply when the quarry undergoes development review.	Planning Commission August 6, 2008 1:30pm Board of Commissioners September 23, 2008 6:30pm	Planning Division, Aisha Willits 503-846-3961
702	Ordinance No. 702 proposes to amend the Central Bethany Subarea section of the Bethany Community Plan to remove requirements that no more than 15 acres of land is provided in Area of Special Concern (ASC) 1 and that all Community Business District (CBD) development is located in one quadrant of the Laidlaw/Bethany intersection. It also adds 4.32 acres of CBD land at the southwest quadrant of the Laidlaw/Bethany intersection. The ordinance also proposes to amend the Central Bethany Subarea text and some plan designations in ASC 1 to reflect the development of the area as approved by the Central Bethany Planned Development	Planning Commission August 6, 2008 1:30 pm Board of Commissioners September 2, 2008 10:00 am	Planning Division, Joanne Rice 503-846-3965
702	Ordinance No. 703 proposes to amend the Community Development Code relating to Freeway-Oriented and Hospital Directional Signs.	Planning Commission August 6, 2008 1:30pm Board of Commissioners September 2, 2008 10:00am	Planning Division, Joy Chang 503-846-3873
704	Ordinance No. 704 proposes to amend the Community Development Code relating to housekeeping and general update amendments.	Planning Commission September 3, 2008 1:30pm Board of Commissioners October 7, 2008 10:00am	Planning Division, Anne Elvers 503-846-3848

For detailed information about these proposed land use ordinances and those that have already been adopted see

<http://www.co.washington.or.us/deptmts/lut/planning/ord2008/ord2008.htm>



Oregon State University Extension Service
Washington County
18640 NW Walker Road, Suite 1400
Beaverton, OR 97006-8927

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**CPO NEWSLETTER
TIME SENSITIVE**

Manure Link

The Tualatin Soil and Water Conservation District is organizing a FREE program that will benefit livestock owners and landowners looking for free fertilizer in Washington County.

What is Manure Link?

A program that will bring together gardeners and other landowners searching for sources of local, free, organic fertilizer with livestock owners and managers with excess fresh and composted manure.

Goals

- Help livestock owners and managers get rid of unwanted manure
- Provide a source of fertilizer to interested landowners in Washington County
- Protect water resources by removing a potential source of pollution from farms
-



Please visit our website at www.swcd.net for program details. Questions? Contact Lacey Townsend at 503-648-3174 x102 or lacey.townsend@or.nacdnet.net