CPO 1 Meeting - Sept. 3

CPO 1 Welcomes County Chair Andy Duyck and Metro Councilor Kathryn Harrington

Tuesday, September 3, 7 pm
Leedy Grange Hall
835 NW Saltzman Rd., Portland
For a map go to: http://bit.ly/126WiZ9

Welcome: CPO Announcements and Discussion
Community Announcements
CPO 1 Officer Elections in October
“It’s Your CPO” Open Mic

Area 93 Update: Washington County Commission Chair Andy Duyck and a representative from the County’s Administration Office will share with us the latest developments in the ongoing saga of 2002 Urban Growth Boundary expansion Area 93. http://bit.ly/YkQcfk

Metro Update: Our Metro Councilor Kathryn Harrington will give us an update on Metro’s work on the following subjects: Metro FY 13-14 budget highlights, Natural Areas Levy: next steps, Zoo bond update, Oregon Convention Center hotel update, and the Regional Active Transportation Plan (ATP). The ATP will make it easier to walk, ride a bike or take public transportation to your destination. The plan (http://bit.ly/1aswJVM) identifies a vision, policies and actions to complete a seamless green network of on- and off-street pathways and districts connecting the region and integrating walking, biking and public transit. The plan will be amended to the Regional Transportation Plan (RTP) in 2014.

CPO 7 - No Sept meeting.

CPO 7 members are invited to join the CPO 1 meeting.

CPO 6 Meeting - Sept. 5

Metro Councilor Kathryn Harrington
Encores at CPO6 in Aloha, Westside Cultural Alliance Update from Cindy Dauer

Thursday, September 5, 7-9 pm
TVF&R Community Room
20665 SW Blanton, Aloha
For a map go to: http://bit.ly/15T1ePu

Metro Councilor Kathryn Harrington briefs CPO6 with updates on:
- Metro FY 13-14 budget highlights
- Natural Areas Levy: next steps
- Zoo bond update
- OCC hotel update
- Active Transportation Plan
- Regional Transportation Options grants
- Community Planning and Development grants
- And Nature in Neighborhoods grants.
http://www.oregonmetro.gov/

Cindy Dauer, staffer for the Westside Cultural Alliance, a local non-profit organization - seeks to increase support for arts and culture in Washington County through advocacy, public awareness, and collaboration. Some of our most recent endeavors include showcasing local arts and culture on a county-wide website www.westsideculturalalliance.org, hosting arts and culture networking events (new starting this fall), and working to organize people in the region who support local arts and culture and want to see the region thrive.

Public Safety Reports from Tualatin Valley Fire & Rescue Station 62 and Washington County Sheriff’s Office staff may also present reports and address citizen questions, staff resources permitting.

Steve Larrance will update CPO6 on the Hillsboro Planning Commission meeting from August, and Liles Garcia will discuss land use applications.
Oregon State University Extension Service supports CPOs through an intergovernmental agreement with Washington County, the sole funder of the CPO Program. Extension CPO faculty 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 is forwarded to you as part of OSU Extension's support to citizen involvement in local government. Some of this newsletter's content was developed by representatives of your CPO. Washington County administration, departments, and/or officials claim no responsibility, expressed or implied, for the content of this document. The information given herein is supplied with the understanding that no discrimination is intended and no endorsement by OSU Extension Service is implied.

This newsletter is printed on 30% recycled paper with soy ink.
DEQ Meetings/Public Hearing – Proposed Intel Air Quality Permit

DEQ issued to Intel a single air contaminant discharge permit in December 2007 for Intel’s two manufacturing plants located in Aloha and Hillsboro. DEQ now requires these facilities to apply for a Title V air operating permit, which will replace the current permit. DEQ proposes to establish new plant site emission limits for PM2.5 (particulate matter), fluorides and greenhouse gases, and is proposing to increase the emission limits for volatile organic compounds. The public notice is available on DEQ’s website at http://bit.ly/14YXjod.

Public Hearing
DEQ public hearing to be held on increase in maximum civil penalties for violating Oregon environmental regulations

DEQ is proposing that the Environmental Quality Commission adopt rules to implement 2009 Oregon legislation that increased DEQ’s civil penalty statutory maximums. These amendments, if adopted, will be submitted to the U.S. Environmental Protection Agency for approval and as a revision to Oregon’s state implementation plan, a requirement of the Clean Air Act. The proposal affects businesses assessed a penalty for violating Oregon environmental regulations.

Written comments are due by 5 pm, September 25. You can submit your comments by mail, fax or email: Air Quality Permit Coordinator, DEQ Northwest Region, 2020 SW 4th Ave., Suite 400, Portland, OR 97201. Fax: 503-229-6945, Email: NWRAQPermits@deq.state.or.us.

DEQ Report – Addressing Nuisance Odors

State laws prohibit businesses from emitting odors which cause a nuisance. The Department of Environmental Quality (DEQ) is responsible for implementing those laws.

DEQ has indicated that in recent years the number of nuisance odor complaints has increased due to increasing density and the close proximity of some residential, commercial and industrial uses. The Oregon facilities that generate the most complaints include those using volatile compounds in paint or solvents, composting, landfills, pulp and paper mills, wood preserving or creosoting operations and land application of biosolids (nutrient-rich organic byproducts of domestic wastewater treatment).

Continued on page 7.
### 2013 Washington County Land Use Ordinances

Go to [bit.ly/YA3Fat](bit.ly/YA3Fat) to access the information in this chart in italics.

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Planning Commission</th>
<th>Board of Commissioners</th>
<th>Contact</th>
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</thead>
<tbody>
<tr>
<td>767</td>
<td>Proposes to amend and update the Wash. Co. 2020 Transportation Plan to respond to changes in transportation planning direction, policy, practices; comply with updated policy framework of Metro’s Regional Transportation Plan adopted June 2010; address State Transportation Planning Rule requirements.</td>
<td>Hearing: 6/19/13 * Staff Report</td>
<td>Hearing: 7/7/13 * Meeting Packet</td>
<td>Hearing: 8/6/13 * Meeting Packet</td>
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<tr>
<td>768</td>
<td>Proposes to amend the Comprehensive Framework Plan for the Urban Area and the Community Development Code to comply with the Religious Land Use and Institutionalized Persons Act. The state’s final amendments to OAR 660-033-0120 occurred in February 2012, so the county is now updating its Comprehensive Plan to implement the new OAR.</td>
<td>Hearing: 7/17/13 * Meeting Packet</td>
<td>Hearing: 8/7/13 * Meeting Packet</td>
<td>Hearing: 8/20/13 * Meeting Packet</td>
</tr>
<tr>
<td>769</td>
<td>Proposes to amend the Wash. Co. Community Development Code (CDC) to include a new definition for Wind Energy Conversion Systems. Ordinance also proposes changes to the CDC’s Special Use Standards to allow Wind Energy Conversion Systems and Solar Energy Collection Systems as accessory uses.</td>
<td>Hearing: 7/23/13 * Meeting Packet</td>
<td>Hearing: 8/20/13 * Meeting Packet</td>
<td>Hearing: 8/20/13 * Meeting Packet</td>
</tr>
<tr>
<td>770</td>
<td>Proposes to amend Wash. Co. Community Development Code (CDC) Section 390 to allow for the location of public utilities (with the exception of electrical substations) within the No. Bethany Subarea. Also proposes a variety of housekeeping and clarification amendments to CDC Sections 390 and 501; Policies 18 and 44 of the Comprehensive Framework Plan for the Urban Area; and Chapter 3: No. Bethany Subarea Plan of the Bethany Community Plan.</td>
<td>Hearing: 8/7/13 * Meeting Packet</td>
<td>Hearing: 8/7/13 * Meeting Packet</td>
<td>Hearing: 8/21/13 * Meeting Packet</td>
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<tr>
<td>771</td>
<td>Proposes to add a new section (Section 389) to the Wash. County Community Development Code relating to a Residential Airpark Overlay District. The ordinance also proposes to amend Policy 28 (Airports) of the Wash. Co. Rural/Natural Resource Plan to add text relating to Residential Airpark Overlay District and to replace the existing Sunset Airstrip map with a new map that shows the Residential Airpark Overlay District boundaries.</td>
<td>Hearing on: 9/4/13, 2 pm</td>
<td>Hearing on: 9/24/13, 6:30 pm</td>
<td>Hearing on: 10/1/13, 2 pm</td>
</tr>
<tr>
<td>772</td>
<td>Proposes to amend the Community Development Code to change the development of accessory dwelling units from a Type III use in the R-5 District (Residential 5 Units Per Acre) and from a Type II use in the R-6 District (Residential 6 Units Per Acre) to a Type I use. Also proposes to allow up to 800 sq.ft. of total floor area in an accessory dwelling unit if the Americans with Disabilities Act standards are followed during design and construction.</td>
<td>Hearing on: 9/24/13, 2 pm</td>
<td>Hearing on: 9/24/13, 6:30 pm</td>
<td>Hearing on: 10/1/13, 2 pm</td>
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<td>773</td>
<td>Proposes to amend Section 430-63 of the Wash. Co. Community Development Code relating to home occupations.</td>
<td>Hearing on: 9/24/13, 2 pm</td>
<td>Hearing on: 9/24/13, 6:30 pm</td>
<td>Hearing on: 10/1/13, 2 pm</td>
</tr>
<tr>
<td>774</td>
<td>Proposes to amend the Comprehensive Framework Plan for the Urban Area to apply the Future Development 20 Acre District designation to Area 93, and to formally identify the service providers. Updates maps in the Wash. Co. Transportation Plan, and applies appropriate Wash. Co. road designations.</td>
<td>Hearing on: 9/18/13, 7 pm</td>
<td>Hearing on: 10/1/13, 2 pm</td>
<td>Hearing on: 10/1/13, 2 pm</td>
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<td>775</td>
<td>Proposes to amend the Rural/Natural Resource Plan Element of the Comprehensive Plan, the Aloha-Reedville-Cooper Mountain Community Plan, and the Community Development Code - housekeeping and general updates.</td>
<td>Hearing on: 9/18/13, 7 pm</td>
<td>Hearing on: 10/1/13, 2 pm</td>
<td>Hearing on: 10/1/13, 2 pm</td>
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<td>Case File</td>
<td>Applicant/Location</td>
<td>Proposed Action</td>
<td>Status</td>
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<tr>
<td>1300104/Type II Zoning: R9;R15;R6</td>
<td>Mission Homes Northwest 9575 NW Cornell Rd., Portland 97229</td>
<td>Preliminary plat review of a 10-lot subdivision “Mission Ridge.”</td>
<td>Approved with conditions.</td>
<td></td>
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<td>1300147/Type II Zoning: R5</td>
<td>Olympic Homes, Inc. 16201 NW Bronson Rd., Beaverton</td>
<td>Preliminary review approval of a 62-lot subdivision, “Avondale No. 3”.</td>
<td>Approved with conditions.</td>
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</tr>
<tr>
<td>1300147/Type II Zoning: R5</td>
<td>Sage Built Homes, LLC 3005 SW 176th Ave., Beaverton 97006</td>
<td>Preliminary review approval of a 2-lot partition “176th Avenue Partition.”</td>
<td>Application received. Status is pending.</td>
<td></td>
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<tr>
<td>1300147/Type II Zoning: R5</td>
<td>Olympic Homes, Inc. 16201 NW Bronson Rd., Beaverton</td>
<td>Preliminary review approval for an 86-lot subdivision “Arbor Heights North”.</td>
<td>Public hearing was held on 7/18/13.</td>
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Because of space constraints, only Type II and III development applications of interest to a majority are listed. For Type I applications or for latest updates, please visit http://washims.co.washington.or.us/GIS/index.cfm?id=31. All land use hearings are held at the Charles D. Cameron Public Services Building. Mailing Address: Washington County DLUT, 155 N First Ave. #350, Hillsboro, OR 97124, 503-846-8761 / Fax: 503-846-2908.
Feedback Wanted on Project Candidates for Minor Road Improvements

Washington County’s Minor Betterment Committee asks the public to review and comment on the top candidates being considered for funding in fiscal year 2014-2015. The committee applied evaluation criteria to over 130 candidates to identify the top small-scale interim road improvements that address safety and/or connectivity issues.

Community organizations interested in hosting a presentation about the Minor Betterment Program and candidates in their area are encouraged to contact the Operations and Maintenance Division.

Comments submitted by September 30 will be considered by the committee. The committee will review public comments on the top candidates and then recommend projects for potential construction in 2014-2015.

The Minor Betterment Committee is comprised of county land use and transportation staff and citizens representing the Urban Road Maintenance District Advisory Committee, the Rural Roads Operations and Maintenance Advisory Committee, and the Committee for Citizen Involvement.

To propose a Minor Betterment candidate, submit an online form or contact the Operations and Maintenance Division at 503-846-ROAD (846-7623) or at lutops@co.washington.or.us. Candidates submitted now will be considered for funding in 2015-16. Minor Betterment candidates that are eligible for funding through the Urban Road Maintenance District Safety Improvements program may also be considered by the Urban Road Maintenance District Advisory Committee in a separate review process later this year.

Washington County is committed to planning, building and maintaining the best transportation system, ensuring the safety of all roadway users, and to operating the county roadway system in a cost-effective and environmentally responsible manner.

View the Minor Betterment candidate projects at: http://webags.co.washington.or.us/mb/.

US 26 Brookwood Parkway Interchange Project Underway

ODOT (Oregon Department of Transportation) has awarded a construction contract to Wildish, and work will begin in August on the US 26: Brookwood Pkwy/ Helvetia Interchange Project. This modernization project will improve traffic flow and safety in the interchange area. Completion is slated for Summer 2015. Project elements include:

- Constructing a new westbound US 26 to southbound Brookwood exit loop ramp.
- Reconstructing the westbound US 26 entrance ramp.
- Installing an additional northbound travel lane on the Brookwood overcrossing and widening the structure to accommodate an additional southbound lane over US 26 in the future.
- Extending the northbound right-turn lane from Brookwood to the eastbound US 26 entrance ramp.
- Providing enhanced bicycle and pedestrian accommodations within the interchange area.

Throughout the project, there will be intermittent nighttime lane closures on US 26, Brookwood Pkwy, and Helvetia Rd. From 8 pm on September 13 and ending at 5 am on September 16, Helvetia Road will be closed between Jacobson Rd. and Schaaf Rd. for culvert installation. A signed detour will take traffic to Jacobson Rd., Cornelius Pass Rd. and West Union Rd.

OPEN HOUSE: Wednesday, September 11, 5-7 pm, Hillsboro Public Library Community Room, 2850 NE Brookwood, Hillsboro
Staff will be on-hand to discuss the project in more detail, answer your questions and take comments.

Accommodations will be provided to persons with disabilities. Call 503-731-8247 or 800-735-2900 48 hours prior to the meeting. Para recibir la información en español, por favor llámé al 503-731-4128.

For more information, visit the project website at http://1.usa.gov/183HYhc or contact Lili Boicourt at 503-731-8247; Lili.D.Boicourt@odot.state.or.us.
DEQ Report, cont.

In April 2013, DEQ assembled an agency team to develop an improved strategy for investigating, analyzing and responding to odor complaints and nuisance odor conditions. DEQ drafted a strategy based on existing regulations for odor complaints from permitted facilities.

Between May and July 2013, DEQ gathered public input on the nuisance strategy, carefully considered the input received and made many revisions as needed to complete the final nuisance odor strategy.

The strategy includes well-defined steps to support objectivity and decision-making for responding to odor complaints.

The strategy emphasizes early odor detection, voluntary cooperation and the rapid resolution of nuisance conditions related to odors. The Nuisance Odor Strategy Report describes the strategy and can be downloaded at: [http://1.usa.gov/12pMLL6](http://1.usa.gov/12pMLL6). For more information contact Sarah Armitage at 503-229-5186.
Neighborhood Meetings

CPO 6: Owner of property at 4570 SW 173rd Ave., Beaverton, is proposing a 4-lot subdivision. The neighborhood meeting was held on Wednesday, August 14.

CPO 6: Developer is proposing a 2-parcel minor land partition at 18280 SW Jay St. in the Aloha Reedville Cooper Mountain Community Planning Area. The neighborhood meeting will be held on Tuesday, August 27, 6:30 pm, at 18280 SW Jay St., Beaverton, OR 97006.

CPO 7: Owner proposes a 51-lot detached single-family subdivision on the existing 10.5 acre parcel at 17255 NW Brugger Rd. The neighborhood meeting will be held on Thursday, September 5, 6:30 pm, at Bethany Presbyterian Church, 15505 NW Springville Rd., Portland.

Note: Some meetings have already occurred. They are listed to keep you informed of potential development on sites within your CPO.

Washington County Public Affairs Forum - New Meeting Location!

September 9 / Guest Speaker: Washington County Chairman Andy Duyck
11:45 am - 1 pm, Peppermill Restaurant, 17455 SW Farmington Rd., Aloha. For a map visit: http://bit.ly/14jA0mJ. For last minute updates and additional information visit: http://www.washingtoncountyforum.org.