Citizen Participation Organization 9

Monday, August 9, 2010, 7:00 p.m.

Public Services Building, Room 140,
155 N. First Ave. Hillsboro
Between Main and Lincoln Streets.

Please use the back (west) doors, and park in the lot west of railroad tracks.

AGENDA

7:00 Welcome, introductions and agenda review

7:15 Hillsboro Airport Livability.

- What is it like to live near an airport?
- How do airport operations affect livability in nearby neighborhoods?
- Does living near an airport affect your property value, your ability to remodel or run a business?
- What can be done about noise and other livability issues?
- Now that the Port of Portland and the City of Hillsboro have decided to appeal LUBA's decision on airport overlay zones, what opportunity will there be for public input?
- What are the county's plans with respect to airport overlay zones?

A panel of speakers from the Port of Portland, Federal Aviation Administration, Hillsboro Airport Issues Roundtable (HAIR), PDX Citizen Noise Advisory Committee, City of Hillsboro, and Washington County will be on hand to address these questions. There will be time for discussion, so bring your questions related to airport livability to this informative meeting.

8:45 Announcements: A time for CPO members to bring up issues of concern or announce upcoming events of interest.

9:00 Adjourn

Save the Date - CPO 9 Now Meets Every Other Month

At its July 14 meeting, your Steering Committee decided that CPO 9 will change to an every other month meeting. CPO 9 will meet on the second Monday of even months. The following meeting topics are planned:

- October 11, 2010 - Candidate and Issue Forum
- December 13, 2010 - Animal Shelter
- February 14, 2011 - State of the City
- April 11, 2011 - County Fair and Fairgrounds

We look forward to seeing you at an upcoming meeting!
Metro News

Metro Councilor Kathryn Harrington
Outdoor Fun -- Learning about Nature

We’ve got just a few more weeks of summer fun officially on the calendar. Are you looking for some new activities to try, or some places to explore close to home? Reach for ‘Green Scene’ on the Metro website to help set you on your way. (www.oregonmetro.gov, Search ‘Green Scene’. Hard copies are also available at local libraries.) I did, and I had a great time! Looking for a short, easy, no more than a half day experience in the woods for a summer Saturday, I recently participated in a Nature Walk on the Chehalem Ridge, on land Metro recently acquired.

On this Nature Walk tour, I learned that elderberries are noxious to humans if eaten uncooked, that oyster mushrooms like alder wood, that beavers will make burrows in hillsides, and that millipedes eat ‘duff’ as it is called, that layer of needles and decaying matter on the forest floor. That clever nature! My unpracticed ears could even differentiate various bird songs. On the other hand, holding the Harpaphe Millipede for viewing by my fellow tour-mates was not high on my list of favorite experiences – that poor little 2 inch long, tickling millipede! Despite my years of outdoors experience, camping, hiking, and climbing mountains, I just can’t seem to enjoy touching bugs – but I continue to learn more about them and their role in our ecosystem and now I have a new story to tell as your Metro Councilor.

There were about 15 people on the walk, along with our guide, and we enjoyed terrific views from the ridge on a day of glorious weather. It was a delightful experience, which I would recommend to anyone. So yes, despite the bugs, I will seek out other new personal experiences using Green Scene, and I hope you will too.

Safety Tips for Seniors Using Public Transportation

Public transportation can be a great solution for local travel for seniors, but it also presents possible dangers and complications. Before embarking on any form of public transportation, take a moment to consider a few helpful safety tips.

Whatever your preferred mode of transportation may be, spend some time watching the people around you. If someone makes you feel uncomfortable, move to another seat, or alert the driver if you feel you are in danger.

While riding, you may want to read, nap or find something else to pass the time, but you should stay alert at all times. This is especially important when you have several bags or packages with you. A predator can easily grab something that belongs to you if you aren't paying attention.

Safe Travel Times: Seniors usually use public transportation during the day, when other riders are likely to be present. Regardless of what time you travel, there are a few safety tips you can follow to make sure your trip is worry free.

Try to avoid riding the train alone at night. Crime rates always go up in the dark, and can be a dangerous place for any solo rider, regardless of age. Avoid bus stops that are located in isolated areas. This is important whether you are getting on or off the bus. Although taxis cost more, they may be safer to use if you are alone. Never exit a taxi in a dark area; ask the driver to deliver you to a safe, well-lit location.

Public transportation provides a great solution to allow seniors to get wherever they want to go. Whenever possible, ride with friends, and follow these public transportation safety tips to help you arrive safely every time.

(Excerpts from http://www.crimepreventiontips.org/)

Kathryn Harrington represents District 4 includes Northern Washington County, Cornelius, Hillsboro, Forest Grove, Northwest Beaverton, Bethany, Aloha, Bonny Slope, Raleigh Hills, West Slope, Cedar Mill and Cedar Hills. Councilor Harrington can be reached at 503-797-1553 or send e-mail to Kathryn.harrington@oregonmetro.gov.

Neighborhood Watch News Vol. 24 issue 7-July, 2010
# LAND USE AND DEVELOPMENT APPLICATIONS

<table>
<thead>
<tr>
<th>CASE FILE TYPE</th>
<th>APPLICANT/LOCATION</th>
<th>PROPOSED ACTION</th>
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<tbody>
<tr>
<td>1000157 Category B R 18-24, R 15</td>
<td>Washington County CPM In the public right-of-way along NW Cornelius Pass Rd, south of NW Kian Ln (private), north of SW Samantha Lane</td>
<td>Development review and flood plain alteration for the widening of unincorporated portions of NW Cornelius Pass Rd from 2/3 lanes to 4/5 lanes. The remainder of the project extends between NW Quatama Rd and SE Frances St and is under the City of Hillsboro’s jurisdiction.</td>
<td>Approved.</td>
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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 Charles D. Cameron Public Services Building. Mailing Address: Washington Co. DLUT, 155 N. First Ave Hillsboro, OR 97124.

Hillsboro Airport Zoning Update

In October of 2009 the Hillsboro City Council approved an Airport Use Zone (AUZ) and Airport Safety and Compatibility Overlay Zones (ASCO Zones) (City Ordinances Numbers 5925 and 5926). On January 19, 2010 Council approved Ordinance No. 5935. This ordinance amended the Hillsboro zoning map by:

- Changing the zoning of affected Port of Portland properties to the AUZ Airport Use Zone
- Applying the ASCO Airport Safety and Compatibility Overlay zones to Port of Portland properties and properties within approximately 6000 feet of the airport runways.

**Background:** The passage of these ordinances was the result of work by a Hillsboro Airport Issues Roundtable (HAIR) subcommittee acting on recommendations in the 2005 Hillsboro Airport Compatibility Study Update which recommended that a series of operational and land use measures be implemented to improve the compatibility of the airport with surrounding land uses. The HAIR committee provided their recommendation to City of Hillsboro and Washington County policymakers in January 2009 for consideration of the two new zones. There were opportunities for public comment during the development and passage of the recommendations and Ordinances Numbers 5925 and 5926. The opportunities for comment included a Port of Portland\City of Hillsboro Open House, Planning Commission and City Council Hearings that occurred from April to early October 2009.

**Current status:** In June of 2010 Miki Barnes, a resident of Banks appealed the passage of the zoning changes to the state Land Use Board of Appeals (LUBA). The lawyer working on her behalf challenged several aspects of the zoning changes including the requirement that all new development within the new airport use and airport overlay zones are required to grant an avigation easement to the Port of Portland without compensation.

Debbie Raber, Planning Project Manager, Hillsboro Planning Department stated that the avigation easement would apply to properties areas directly under the airport flight paths (approximately 850 properties) when they develop or redevelop, and to other properties within a mile of the airport when development or redevelopment involves increased residential density.

In July 2010, the Oregon Land Use Board of Appeals issued a decision stating that portions of the City’s ordinances were unconstitutional and that the City’s process should have included a traffic impacts study. The Port and City of Hillsboro are appealing the LUBA decision that the zoning ordinance was unconstitutional.

Citizens can stay involved by attending quarterly HAIR meetings. The next HAIR meeting is August 4, 2010, 5:30 - 7:30 p.m., Hillsboro Civic Center, Rooms 113 B & C, 150 E Main St, Hillsboro, OR. For more information see the Hillsboro Airport website [http://www.portofportland.com/HIO_Home.aspx](http://www.portofportland.com/HIO_Home.aspx) and look at the upcoming meetings, or contact Rachel Wray at 503.415.6047. Note that Hillsboro Airport Livability will be the topic for discussion at the Citizen Participation Organization (CPO) 9 meeting on August 9, 2010 (see the meeting agenda on page 1).

*Margot Barnett, CPO Coordinator*
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<tr>
<td>DR 28-09 Ramirez Garage and ADU</td>
<td>Frank Ramirez North of NW Jackson St, south of NW Rachel St, east of the Hillsboro City limits and west of NW 317th Ave</td>
<td>Proposal to construct a new detached 3-car garage with a second story accessory dwelling unit on a parcel containing a single family residence. The proposed garage would consist of approximately 1568 square feet on the ground floor and approximately 750 square feet on the second story dwelling unit.</td>
<td>Pending</td>
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<tr>
<td>DR 18-10 Walgreens</td>
<td>Baysinger Partners Architecture North of SE Washington St, south of SE Baseline St, east of SE 9th Ave, west of SE 10th Ave.</td>
<td>Proposal to construct a new retail building in two phases. Phase one would include demolition of existing structures on the site, construction of a 17,958 square foot retail building, paving, parking, walkways and landscaping. Phase two would include the addition of 4,043 square feet of mezzanine space to the new retail building.</td>
<td>Pending</td>
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<td>MLP 3-10 Gateway Property II</td>
<td>Polygon Northwest Company Located north of the Westside Light Rail line, south of NW Holly St and west of NW 185th Ave.</td>
<td>Reconfigure three tax lots through the proposed partition, to create two parcels and several tracts. Proposed Parcel 1 would be about 5.90 acres. Proposed Parcel 2 would be about 5.80 acres, intended for future subdivision. The tracts would consist of a storm water facility tract, two natural resource tracts, and open space tracts. The future subdivision of Parcel 2 will be processed through a public hearing (Case File No. SUB 2-10) and public notice be sent separately.</td>
<td>Pending</td>
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<tr>
<td>SA 1-10 Amberglen Market Place</td>
<td>Amberglen Market Place, LLC 2308-2388 NW Amberbrook Drive</td>
<td>Request for an adjustment to increase the size of an existing sign located along NW Cornell Rd which provides signage for the adjacent retail center. The adjustment would allow the applicant to increase the sign size height to 7’9” and increase the total sign area from about 67 feet to about 98 feet in area.</td>
<td>Pending</td>
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<td>CU 4-10 A Dog Gone Good Place and the Cat’s Meow</td>
<td>Lynn McAward 21375 NW Cherry Lane</td>
<td>A public hearing was held July 20, 2010 to consider an appeal of the Planning and Zoning Hearings Board’s decision on June 11, 2010 approving a conditional use permit for A Dog Gone Good Place and the Cat’s Meow, a pet daycare and boarding facility with accessory uses, on property zoned M-P Industrial Park.</td>
<td>Appealed to City Council 7/20, who overturned PZHB approval</td>
</tr>
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<td>SUB 2-10 Gateway Property II</td>
<td>Polygon Northwest South of NW Holly St, north of NW Heron Way and west of NW 185th Ave.</td>
<td>A public hearing was held July 28, 2010 to consider a request for preliminary plat approval for a residential subdivision on one property about 5.76 acres.</td>
<td>Pending</td>
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<tr>
<td>CU 6-10 Clearwire Monopole-Hillsboro Water Tank</td>
<td>Clearwire US, LLC South of the Westside Light Rail line, north of E. Main St, west of NE 25th Ave and east of NE 24th Ave.</td>
<td>Public hearing will be held on Wednesday, August 4, 2010, 6:30PM to consider a request for Conditional Use approval to construct &amp; locate a telecommunications monopole on property upon which a City-</td>
<td>Pending</td>
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<td>SNRP 2-10</td>
<td>Randy Alexander</td>
<td>Requests approval for about 3,155 square feet of permanent encroachment into the Impact Area. The requested encroachment is related to the proposed construction of a new single family residential development. To offset the proposed encroachment into the Impact Area the applicant proposed enhancement of the 75-foot wide Impact Area through a combination of the removal of invasive plant species and the planting and seeding of native vegetation.</td>
<td>Pending</td>
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Hillsboro Planning Department, 150 E. Main St. Fourth Floor, Hillsboro, Oregon. 503-681-6153
Planning and Zoning Hearings Board; Planning Commission and City Council meetings are held in the Auditorium, Hillsboro Civic Center, 150 E. Main St, Hillsboro. [www.ci.hillsboro.or.us/Planning](http://www.ci.hillsboro.or.us/Planning)

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**What is it Like to Experience a Home Energy Review?**

You may have seen the recent article in your newsletter encouraging you to welcome Energy Trust of Oregon (Conservation Services Group) staff into your home to offer a Home Energy Review and/or Solar Review at no cost. I have known that my home needed attention, so decided to set a good example and welcome Energy Advisors for a visit.

Oregon Energy Trust provides technical assistance and financial incentives for energy equipment that meets their criteria. They do not sell, guarantee, or install any equipment.

Our Solar Review was scheduled first and was most interesting. The Energy Advisor was scheduled to arrive at 8:30 and was exactly on time. Unlike many home repair visits, Energy Trust will schedule an exact time when they will arrive. They provide a postcard in the mail confirming the date and time of the appointment, and remind you to have recent electric and gas utility statements handy for their review.

The first thing we discussed was our average utility usage in order to determine whether a solar approach might be a good option. Then we looked at the water heater, the attic, and of course the roof. Kendall Hanson, our Advisor, determined the correct system size for our property and provided an estimate of system costs including potential incentives and tax credits. Kendall gave us compact fluorescent light bulbs and an efficient shower head to install. We received a list of solar contractors to interview and now at least know what options are available for our property. The challenge will be deciding if the investment makes sense, fits with our values, and is affordable.

On a different day we experienced a Home Energy Review with Daniel Wegner, Energy Advisor. He also arrived exactly on time and reviewed recent utility accounts. He tested the temperature of our hot water, looked in the attic and crawl space, checked for air leaks, and made some suggestions to improve weatherization. He also provided a listing of contractors for our consideration. We plan to use the information he provided to add insulation and hope to benefit from Energy Trust cash incentives.

Both advisors were very professional and both shared information in an efficient and understandable manner. I am most grateful for their service and appreciate the Energy Trust of Oregon, Inc. for the free educational opportunity. If you haven’t scheduled your Free Energy Review, they can be reached at 1.866.368.7878 or [www.energytrust.org](http://www.energytrust.org).

-Linda Gray
Washington County 2010 Land Use Ordinances Update

Provided below is a list of land use ordinances from 2010. Official communications on ordinances must be received in writing or through oral or written testimony at hearings. NOTE: Washington County is unable accept e-mail as public testimony.

Click here http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2010-land-use-ordinances.cfm for information on faxing testimony and a form you can use.

The Ordinances on this page may be downloaded as Adobe PDF files. Adobe PDF files require that your computer have the Adobe Acrobat Reader. This Reader is available from Adobe's site for free download. Please click here to download http://get.adobe.com/reader/

<table>
<thead>
<tr>
<th>Ordinance Number</th>
<th>Description</th>
<th>Planning Commission Hearing(s)</th>
<th>Board of Commissioners Hearing(s)</th>
<th>Contact</th>
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<tbody>
<tr>
<td>730</td>
<td>Ordinance 730 will be posted by July 30.</td>
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<td>733</td>
<td>Ordinance No. 733 proposes to amend the Rural/Natural Resource Plan Element of the Comprehensive Plan to adopt urban reserves and designate rural reserves pursuant to ORS 195.137-145 and OAR 660 Division 27. This ordinance adds a new Plan Policy (Policy 29) to the Rural/Natural Resource Plan that includes implementing strategies for urban and rural reserves. <strong>Ordinance 733 was engrossed (amended).</strong></td>
<td>April 21, 2010 7:30 pm Go the website above for the staff report.</td>
<td>Approved: 6/15/10 Effective: 7/15/2010</td>
<td>Long Range Planning Division, Stephen Shane (503) 846-3717</td>
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<tr>
<td>734</td>
<td>Ordinance No. 734 proposes to grant a one-year extension of all preliminary land use approvals and all final approvals of subdivisions, partitions, and property line adjustments that are set to expire between the effective date of this ordinance and one year from that date. The purpose of this ordinance is to address the unprecedented downturn in the real estate market and the credit crisis.</td>
<td>June 16, 2010, 7:30 pm</td>
<td>Approved: 7/6/10 Effective: 8/5/10</td>
<td>Long Range Planning Division, Joy Chang 503-846-3873</td>
</tr>
<tr>
<td>735</td>
<td>Ordinance No. 735 proposes to amend Sections 106 and 414 of the Community Development Code relating to Signs. The proposed amendments are made to be consistent with Article I, Section 8 of the Oregon Constitution that prohibits regulation of signs based on content.</td>
<td>July 7, 2010, 1:30pm.</td>
<td>Approved: 7/20/10 Effective: 8/20/10</td>
<td>Long Range Planning Division, Joy Chang, 503-846-3873</td>
</tr>
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</table>

For more information about land use ordinances, contact the division at:
155 N. First Avenue, Suite 350
Hillsboro, OR 97124
503-846-3519 Telephone, 503-846-4412 Facsimile,
http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2010-land-use-ordinances.cfm
E-Mail questions to: lutplan@co.washington.or.us

Metro Nature in Neighborhoods eNewsletter
Nature-friendly happenings and learning opportunities around the region

The eNewsletter allows you to learn about nature-friendly news, activities, learning opportunities, ideas, resources and updates around the region. Nature in Neighborhoods' eNewsletter contains useful, timely information about nature-friendly, low impact development practices and related opportunities that protect our natural assets as we grow by reducing the impact of development on natural resources.

For more information and to sign up for the Nature in Neighborhoods eNewlsetter, please go to http://www.oregonmetro.gov/index.cfm/go/by.web/id=32034
**Hillsboro News, August 2010**

- Hillsboro Fire and Rescue, in conjunction with the Washington County Fire Defense Board Chief and the Oregon Department of Forestry has issued a ban on burning. The ban went into effect July 15 and will remain in effect until further notice. Residents who violate the burn ban are subject to fines. For more information, call 503-681-6204.

- Brown Bag at the Plaza—noontime summer concert series at the Tom Hughes Civic Center Plaza. This free, noon-time musical series is held on Wednesday through August 26th. Bring your brown bag lunch or pick up a lunch to-go at one of our downtown restaurants. Tables, chairs and umbrellas provided.

- August 5 (Thursday) -- College Admissions: Winning Strategies. The college selection process can be overwhelming—when to start, how to find the right school, what grades, tests, and scores are required, how does financial aid work? Lisa Unsworth helps guide high school students and families along the path to college entrance. At 6:30 p.m. at the Main Library, Lisa will present information to help you better understand the process, navigate the potentially rough waters ahead and find the best fit for students and parents.

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**Board of Property Tax Appeals Seeks Candidates**

Due to term expirations, the Board of Commissioners announces recruitment for the Assessment and Taxation Division's Board of Property Tax Appeals.

**Description:** The Board of Property Tax Appeals meets in February and March to hear petitions for the reduction of real market, maximum assessed specially assessed or assessed value of property as of January 1, 2010. The Board also considers petitions to excuse penalties assessed for the late filing of real and personal property returns.

**Membership:** Five members who are residents of the county and are not employees of the County or any taxing district within the county. Qualifications include knowledge of real estate, appraisal and assessment practices, patience, understanding and a sense of civic responsibility.

**Time Commitment:** 25 to 30 days of hearings  
**Term Length:** 1 year

The **application deadline is August 31, 2010** or when all vacancies are filled. Applications may be obtained by visiting the Web site or by calling (503) 846-8685.

Descriptions of all the boards can also be found on the Boards and Commissions website: [http://www.co.washington.or.us/CAO/BoardsCommissions/index.cfm](http://www.co.washington.or.us/CAO/BoardsCommissions/index.cfm)  
Boards, committees, and commissions advise the Board of Commissioners on matters of interest to people who live and work in Washington County. Committees themselves do not pass ordinances or establish policy; their purpose is to study issues and make recommendations.  
Commission members are volunteers appointed by the County Board of Commissioners. Members must be residents of Washington County. Serving on an appointed board or commission is a great way for Washington County residents to participate in decisions that affect them and to learn more about how local government works.

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**GO GREEN, SAVE A TREE!** The CPO program coordinators are looking at ways to reduce printing and postage costs and to make the program more sustainable. To do that we need your help by signing up to receive the newsletter electronically. We call this the **CPO NewsAlert**.

It’s simple, just send an email to Sally Yackley cpo.wash.co@oregonstate.edu with your name, street address, zipcode and email address to make the necessary changes. You will receive an email with a link to the CPO website with your current newsletter. Thank you for helping out!
Water-Wise Gardening

Why waste the rain? Instead, put it to good use in your yard during all but the driest months with tips from Oregon State University horticulturist Weston Miller. Learn great ways for saving time, money and the health of your garden plants through water conservation. Get the latest on choosing water-wise plants, mulching, irrigating efficiently, planting rain gardens and more.

Saturday, August 14, 2010, 10:00am to 11:30am to be held at the Washington County Fair Complex, Demonstration Garden, 882 NE 28th Ave, Hillsboro. Use Clover Leaf entrance at west end of the fairgrounds.

There will be complimentary coupons and publications for all participants. Advanced registration is encouraged; drop-ins are welcome if space is available. To register, call 503-234-3000.

Hosted by Metro, OSU Extension Service Community and Urban Horticulture, Washington County Fair Complex Demonstration Garden

To learn more about natural gardening, please go to http://www.oregonmetro.gov/index.cfm/go/by.web/id=24309