



# CPO #9 NEWSLETTER



Citizen Participation Organization #9

Serving: Hillsboro and Orenco

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Washington County

January 2012



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 representatives of your local CPO 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.

#### CPO 9 STEERING COMMITTEE

*Chair*, CCI Rep: Albert Stanfield

*Vice Chair*: Tom Black

*Secretaries*: Heather Robinson

Kimberly Culbertson

*Members at Large*: Glenna Dryden

Shaun Starr

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**To review copies of the East Hillsboro Community Plan, go to**

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/east-hillsborocp.cfm>

## Citizen Participation Organization 9

**Monday, January 9, 2012**

**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**

**7:10 Kathryn Harrington, Metro Councilor, District 4** will provide updates on the recent Metro decision on the Urban Growth Boundary, other Metro initiatives, and answer your questions. Please join us for this opportunity for a lively discussion with our Metro representative.

**8:10 Committee for Citizen Involvement Update:** Albert Stanfield

**8:20 Open forum and announcements:** A time for community members to bring up issues of concern, ideas for future meeting agendas or announce upcoming events of interest.

The CPO 9 Steering Committee usually meets on the second Wednesday of the month, quarterly (January, April, July, and October 2012) at the **Public Services Building, Room 105**, 155 N. First Ave, Hillsboro from 5:30-7:00PM. Meetings are open to all. Contact Margot Barnett at 503-821-1114 with questions or to confirm that the meeting will be held.

*This newsletter is printed on 30% recycled paper with soy ink.*

## 2012 - It's Going To Be a Good Year!

Hello and Happy New Year! I love the turning of the calendar to a new year. It offers a new slate to set goals and measure progress. Like you, I am a resident of the region, and have found that there are some services Metro provides which I intend to take better advantage of – services that can help me reach some personal goals in this new year.

For starters, there is the need to clean out my garage. Boy, do I ever have stuff to get rid of! But there is useful life in that stuff. So, like with my last house move, I will utilize the Metro recycling information hotline to figure out where to donate or recycle everything from plastics, to paint, to bicycle spare parts and unwanted electronics.

Then there's exploring! I'll have more fun locally because I can then limit expenses to my household budget. I want to spend time exploring new places: on my list is Mount Talbert just off of I-205 in Clackamas County, and Oxbow Regional Park where I might even camp. If you're in the early stage of camping with your young children, you might also consider the Zoo overnight experience as that next step after camping in your own backyard. Of course, all of the visitor venues operated by Metro offer convenient and affordable opportunities, with animal exhibits, plant displays and lectures at the Oregon Zoo. There are theatrical plays, musical shows at the Portland Center for the Performing Arts and more at the Expo Center. Over the last few years I have been to the dog show, the Rose City Rollers roller-derby, and the RV show, all at Expo as fun, new experiences for me.

By touring close to home it's easy to discover that we live in an interesting place and there is much to see. I like to walk and hike. I also like to ride my bike. Metro offers some great informational resources to give me ideas for places to tour close to home. The 'Walk There' book offers ideas. The Metro GreenScene calendar also highlights walking tours, lectures, classes and volunteer events, like restoration plantings at 'not yet open to the public' natural areas. I participated in a few of these and had fun while learning more about this place I call home. The trail maps also helped me enjoy bicycle rides while running important errands. In early 2012, TheIntertwine.org website will be updated to offer more user-friendly tools to help me find new routes and trails, even up in Vancouver, Washington. There are cool shops, restaurants and neighborhoods to enjoy all over our 25 city area and I intend to see more.

These are just a few of my personal goals and the items I am thinking about using and taking advantage of in this new year. So wish me luck in the cleaning part, and fun in my exploring and touring. No matter what, I know that 2012 will be a good year!

*Kathryn Harrington, Metro Councilor District 4*

### **Regional Reset: Series looks at leaders' priorities**

In the last two months, Metro News interviewed eight mayors and one county chair about politics and community goals. In this series, we're taking a deeper look at what's on the minds of the region's leaders. To read more visit: <http://news.oregonmetro.gov/5/post.cfm/regional-reset-series-looks-at-leaders-priorities>

### **Metro grant helps concrete alley in Cornelius become a ribbon of green**

Methodically piled heaps of steel and cement mark a block in downtown Cornelius under development. In the coming months, an informal parking lot and alley in downtown Cornelius will be transformed into a full-service medical campus, complemented with a green ribbon of a walkway funded by a Metro Nature in Neighborhoods capital grant. Learn more at <http://news.oregonmetro.gov/5/post.cfm/metro-grant-helps-concrete-alley-in-cornelius-become-a-ribbon-of-green>.

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## **SOLV IT Project Applications**

Lead a community project for Earth Day through SOLV IT on April 21st, 2012 9am-1pm. Applications for SOLV support of your project will open online mid-December at [http://www.solv.org/programs/solv\\_it.asp](http://www.solv.org/programs/solv_it.asp). SOLV supports community litter cleanups, invasive plant pulls or native tree or shrub plantings with small \$100 grants, cleanup supplies, event planning guidance, online registration and outreach.

# Proposed Amendments to the County Transportation Development Tax (TDT)

## Background:

The TDT is a countywide charge on development that is based on the estimated additional traffic generated by the development. Voters approved it in November 2008. TDT revenues are dedicated to transportation capital improvements designed to accommodate growth. TDT proceeds complement other road and transit improvement funding, such as the countywide Major Streets Transportation Improvement Program.

The TDT replaced the Traffic Impact Fee (TIF), which was implemented countywide in 1990. The TDT essentially doubled the charge developers pay for the impact of development on the transportation system. As with TIF, developers may receive credit against their TDT charge if they construct eligible transportation system improvements.

The TDT rates are being phased in, with an approximate 25% rate increase occurring each year thru 2012. In response to the recession, the Board of County Commissioners adopted a discounted TDT phase-in schedule in 2009; however, full TDT rates are still currently scheduled to become effective on July 1, 2012.

## Current Issues:

Due to ongoing economic weakness, the business and development communities have requested that the Board of Commissioners consider delaying the phase-in of the full TDT rates. Concerns have also been expressed about the TDT's impact on economic development—particularly on so-called 'changes of use' where a business locates in an existing building but is subject to the charge because the new use is anticipated to generate more traffic than the prior use.

The WCCC (Washington County Coordinating Committee, consisting of elected representatives from the County and each of our cities) reviewed these issues and recommended that the Board of County Commissioners extend the current discounted TDT rate for a minimum of one year – in other words, to keep the current TDT rates until at least July 1, 2013. The WCCC and Board are continuing discussions on potential options for addressing 'change of use' concerns.

The Board of Commissioners is scheduled to hold a public hearing on these issues at its January 3, 2012 meeting at 10:00 a.m. in the Shirley Huffman Auditorium in the Public Services Building, 155 N First Ave, Hillsboro.

The TDT is not a property tax. The developer/property owner is required to pay the charge when a building permit is issued. Because the tax is assessed only on development, the proposed changes would have no impact on most residents. However, potential reductions in TDT rates would likely result in some reduction in overall TDT revenues.

## For More Information:

Web: <http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm>

E-mail: [lutplan@co.washington.or.us](mailto:lutplan@co.washington.or.us)

Phone: Contact Steve L. Kelley in the Department of Land Use and Transportation's Long Range Planning division at 503-846-3519.

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## Rent Well Tenant Ed Program

The Rent Well Tenant Ed program has come to Washington County. This is for people looking for affordable housing, getting denied because of barriers or unsure of rights as a renter.

Learn about:

- Your responsibilities as a tenant
- Landlord-Tenant Laws
- Start taking steps to find housing



It will be held at Willow Creek Center-PCC, 241 SW Edgeway Drive and 185<sup>th</sup> Ave, Room #212.

**The free training** begins either Wednesday, January 11<sup>th</sup>, 6:00PM to 8:30PM or Thursday, January 12<sup>th</sup>, 9:30AM to 12:00PM. Classes are held every week for 6 weeks.

Call 503-640-3263 to register starting January 4<sup>th</sup>, 8:00AM. Childcare is not available and kids are not allowed in the classroom.

**CITY OF HILLSBORO LAND USE AND DEVELOPMENT APPLICATIONS**

| <b>CASE #/ZONE</b>  | <b>APPLICANT/LOCATION</b>  | <b>PROPOSED ACTION</b>   | <b>STATUS</b>               |
|---|--|--|-----------------------------|
| Downtown core conversion of 1-way grid back to 2-way travel | Main St and Lincoln St from 1 <sup>st</sup> Ave to 6 <sup>th</sup> Ave.<br>2 <sup>nd</sup> through 5 <sup>th</sup> Avenues from Lincoln St to Walnut St.                         | Review a Draft City Council Ordinance regarding the proposed conversion of streets in Downtown Hillsboro from one-way to two-way streets.  | Postponed to date uncertain |
| MLP 3-11<br>Orenco Woods Crossing                           | The Trust for Public Land<br>North of NW Quatama Rd and East of NW 225 <sup>th</sup> Ave   | Proposal to divide the property into three smaller parcels for: nature park, future development, historic McDonald House   | Pending.                    |
| DR 36-11<br>Intel Ronler Acres RS4,5,6<br>Parking Expansion | Intel Corp.<br>North of NE Butler St, south of NW Evergreen Parkway, east of NW Shute Rd, west of NW 229 <sup>th</sup> Ave.  | Proposal to expand existing surface parking lots within the Ronler Acres Campus, located in the northwestern portion of the overall site. Expanded parking is proposed to support Intel staff and skilled labor force within the RS4, RS5 and RS6 buildings. Existing driveways will be utilized to access Shute Rd. Development of portions of the expansion area with temporary gravel surfacing is proposed prior to final paved build-out to accommodate the current parking needs. The application also includes landscaping and lighting throughout the existing parking lots. | Approved 12/6/11            |
| DR 38-11<br>CWS Field Yard Storage Lot                      | Clean Water Services<br>South of NE Cherry Dr, at the SW corner of its intersection with NW Cherry Lane.   | Proposal to develop the subject property for use as a storage lot for construction materials, vehicles and equipment. The applicant plans to install a 60-foot long asphalt access, a power operated gate, a person gate, and perimeter landscaping along Cherry Lane and Cherry Drive. A sidewalk will be installed along the frontage of Cherry Lane.  | Approved 11/28/11           |
| DR 34-11<br>Chase Bank – Baseline and Main                  | 1328 Baseline, LLC<br>2 vacant building, addressed at 1296 and 1328 SW Baseline St.  | Proposal to remove the existing vacant buildings to construct a new Chase bank branch building with a three-lane drive through remote teller and canopy. The proposed new building would be about 4254 sq. feet and one story. Associated parking, landscaping and on-site utility work is also proposed with this application.  | Pending                     |
| DR 39-11<br>Solarworld SA-10 Expansion                      | SolarWorld Industries America<br>SE of the existing SolarWorld campus, west of NE Dawson Creek Drive, north of NE Brookwood Parkway, where NE 49 <sup>th</sup> Place intersects. | Proposal to expand onto the two southern parcels to reuse an existing manufacturing building for storage with a proposed addition of about 1000 sq. feet to the existing loading dock area. The application also includes a proposed vehicular connection to the existing SolarWorld campus to allow for transfer of materials.  | Approved 11/23/2011         |
| DR 40-11<br>Parks at Laurel Oaks Phase 2 Townhomes          | Centex Homes<br>North of SE Lone Oak St, south of SE Alexander St, east of SE Brookwood Ave, west of SE White Oak Ave.   | Proposal to construct nine single family residential attached townhome units on nine parcels within the Parks at Laurel Oaks residential development. The proposed townhomes would be located on Lots 78-86 at the second phase of Parks at Laurel Oaks. The proposed townhomes are 3 stories in height with rear-loaded garages accessed by a private alley off of SE Lone Oak St.  | Pending                     |

**CITY OF HILLSBORO LAND USE AND DEVELOPMENT APPLICATIONS, Continued**

| <b>CASE #/ZONE</b>                                  | <b>APPLICANT/LOCATION</b>   | <b>PROPOSED ACTION</b>   | <b>STATUS</b> |
|---|---|--|---------------|
| MLP 4-11<br>Scandrett<br>Partition                  | Greg Scandrett<br>445 NE Jackson St   | Proposal to divide the subject property into two smaller parcels. The existing home would remain on proposed Lot 1, which would be about 4811 square feet. The proposed Lot 2 would be about 3465 square feet. The purpose of the partition is to allow for the future development of a single family residence on proposed Lot 2.   | Pending       |
| DR 41-11<br>Kobbe<br>Warehouse                      | Cornelius Pass, LLC<br>1675 NW Cornelius Pass Rd                                  | Proposal to retrofit the southerly existing industrial building to accommodate two tenants within the building. Two new overhead doors, a single man door and a double store front door would be constructed on the exterior for a proposed automobile body shop and a recreational vehicle repair facility. The applicant proposed to provide a sidewalk and ADA access to the new doors. The existing paved area will be improved.                         | Pending       |
| CU 3-11<br>Century High<br>School Student<br>Clinic | Hillsboro School District 1J<br>North of SE Drake St, east of<br>SE Century Blvd. | Proposal to place a modular building within the existing Century High School north parking lot to be used as a student health clinic. The proposed modular will be between 1800-2000 square feet and will contain three exam rooms, two offices, a small laboratory, a conference room and a staff break room. The majority of users for the clinic's services will arrive on foot. Vehicular access will utilize existing access points along Century Blvd. | Pending.      |

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)

Order of testimony: applicant; other proponents; opponents; applicant's rebuttal. Refer to DR Monthly Report on the City of Hillsboro website at <http://www.ci.hillsboro.or.us/Planning/DevReviewMonthReport/Default.aspx>



**December 2011**

- The Hillsboro Police Department is proud to announce an upcoming session of its FREE Citizen's Academy. It is open to the public 18 years of age or older. The Academy is an avenue for officers and citizens to interact in a positive, low-key environment, providing an opportunity to see beyond the badge. The Academy also showcases unique and specialized volunteer opportunities with Hillsboro Police. For more information go to: <http://www.ci.hillsboro.or.us/Police/Community/CitizensAcademy.aspx> or call 503-681-6175
- Friday Family Flicks! See free family-friendly movies the third Friday of the month on the big screen at the Main Library. Movie begins at 6:30 p.m. January 20, "Kung Fu Panda 2", rated PG, 91 minutes, and on February 17, "Dolphin Tale", rated PG, 113 minutes. FFF is for all ages but best for age 4 and older.

# You Have Been Asking...? How do I Let the County Know About a Road or Traffic Problem?

## Road Problems

If you have concerns about a traffic or school zone signal not functioning correctly, street lighting that is out, traffic signs, speed bumps, or vegetation obstructing a roadway or sidewalk, there are several ways to let the county know about your concern. Request road-related services or report road-related issues to the Washington County Department of Land Use and Transportation:

- Call **503-846-ROAD** (846-7623)
- E-mail [lutops@co.washington.or.us](mailto:lutops@co.washington.or.us), or
- Submit an online service request at <http://www.co.washington.or.us/LUT/Divisions/Operations/request-service.cfm> (or google search “washington county request a service”).

Provide the location and a brief description of your concern. In the online form, check the type of problem. Please remember to provide your contact information if you want a response. If you aren't sure if it is a county, city or state roadway, don't worry. The county coordinates with other jurisdictions and will sort out which agency has the responsibility to address your concern. If necessary, the county will pass your request along to the appropriate agency.

To report a hazardous road condition outside of normal business hours, call the Washington County 911 non-emergency response number: **503-629-0111**.

## Traffic Concerns

To alert the Washington County Sheriff's Office to potential traffic problems in your neighborhood or a particular location in the county you can contact the Sheriff's Office Traffic Safety Team. They respond to complaints such as drivers who repeatedly disobey a stop sign at an intersection, fail to slow down in school zones, or routinely speed at a particular location. To fill out the online Sheriff's Office traffic complaint form go to:

<http://www.co.washington.or.us/Sheriff/FightingCrime/Patrols/online-traffic-complaint-form.cfm> . It is helpful if you can provide detailed information about the specific location and the time(s) of day you observe the problem you are concerned about.

## Stay Informed

Find weekly road work news, information on current and scheduled road construction and maintenance work, and road closures on Washington County Roads ([www.wc-roads.com](http://www.wc-roads.com)). You can also subscribe to the Weekly Roadwork News broadcast (<http://washtech.co.washington.or.us/subscriptions/>), follow the Washington County Roads Twitter feed (<http://twitter.com/washcoroads>) or like the Washington County Roads Facebook page (<http://www.facebook.com/pages/Washington-County-Oregon-Roads/133444601759>).



## U.S. 26: Brookwood Parkway/Helvetia Open House-- Save the Date –

The Oregon Department of Transportation has scheduled an open house to discuss the U.S. 26: Brookwood Parkway/Helvetia Interchange Project & the Brookwood Parkway/Helvetia Interchange Area Management Plan (IAMP) on **Tuesday, January 17, 2012**, from 5:30 p.m. to 7:30 p.m. at Liberty High School in Hillsboro.

ODOT has worked with the City of Hillsboro and Washington County to develop a project concept for the interchange that will reduce congestion, improve safety and freight mobility, and increase economic development opportunities, including job retention and creation south of the interchange in Hillsboro. In addition, the agencies are working on an IAMP that will address local circulation, connections and access near the interchange. For more information, please visit the project webpage:

[http://www.oregon.gov/ODOT/HWY/REGION1/US26\\_brookwoodpkwy/](http://www.oregon.gov/ODOT/HWY/REGION1/US26_brookwoodpkwy/) or call Elizabeth Craig, 503-731-8237.

## Are Your Water Pipes Prepared For Cold Weather?

Cold weather can wreck havoc on your water pipes. When pipes freeze, they can crack. When the pipes thaw, water coming out of these cracks can turn into a big mess. Knowing how to prevent your pipes from freezing and knowing how to shut off your water in the event that your pipes break are key steps in getting ready for the winter weather.

### Before Freezing Weather

- Know how to turn off your water in case a pipe breaks. Watch our Totally Valuable Water Dude video at [www.tvwd.org](http://www.tvwd.org) for tips on where your water shutoff is. Common locations where you might find your water shutoff include:
  - In the crawl space or basement, where the water line enters the home.
  - In the garage where the waterline enters the wall or ceiling, near the water heater or laundry hookup.
  - Outside near the foundation, often protected by a concrete ring or clay pipe.
- Disconnect and drain hoses from outside faucets.
- Turn off and drain irrigation systems and backflow devices. Wrap backflow devices with insulating material.
- Cover outside faucets with insulation or newspaper.
- Cover foundation vents with foam blocks, thickly folded newspaper or cardboard.
- Insulate hot and cold pipes in unheated areas, such as the garage, crawl space or attic.

### During Freezing Weather

- Open cupboard doors under sinks, especially where plumbing is in outside walls, to let interior heat warm the pipes.
- Temporarily, keep a small, steady drip of cold water at an inside faucet farthest from the meter. This keeps water moving, making it less likely to freeze.

### If Your Pipes Freeze

- **NEVER thaw a frozen pipe with an open flame.** You may start a fire and at the very least, your pipe will burst. Use hot air from a hair dryer, the exhaust from a vacuum cleaner, or a closely monitored heat lamp or electric heater.
- If your pipes break, shut off the water at the shut-off valve and turn off the circuit breaker or gas to the water heater. If you have trouble shutting off your water, call TVWD or your water provider.

Also, having essential supplies on hand will make you and your family prepared for emergencies, whenever they might come. For more information and for helpful links on preparing for emergencies, visit our Web site at [www.tvwd.org](http://www.tvwd.org).

*Tualatin Valley Water District Press Release*



Washington County's Department of Land Use and Transportation is developing a plan for a complete bike and pedestrian system.

An inventory of the existing bicycle and pedestrian system on the County's Urban arterial and collector roadways was recently completed.

We need your feedback on whether we got it right! Comments and corrections may be posted directly on our interactive bike lane or sidewalk inventory maps.

Please visit our website at: [www.co.washington.or.us/bikeandped](http://www.co.washington.or.us/bikeandped) . To be added to a list to receive project updates send an email request to [Dyami\\_Valentine@co.washington.or.us](mailto:Dyami_Valentine@co.washington.or.us) .



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**CPO 9 NEWSLETTER  
 TIME SENSITIVE**

**Public Affairs Forum**

**Time:** Mondays 11:15 am - 1 pm except on major holidays.  
**Location:** Tanasbourne Old Spaghetti Factory, 18925 NW Tanasbourne Dr, Hillsboro 97124, 503-617-7614  
 For a map go to: <http://washingtoncountyforum.org/time-place>.  
 You are welcome and encouraged to attend.



**January 9, 2012**  
 Topic: Candidates for the 1st Congressional District.  
 Speaker #1: Suzanne Bonnamici.  
 Speaker #2: Rob Cornilles

**January 16, 2012**  
 Topic: A Look at Oregon’s Prison Sentence – Death by Lethal Injection, Debate!  
 Speaker: Josh Marquis – DA for Clatsop County.  
 Speaker: Jeff Ellis – Director, Capitol Resource Center.

**January 23, 2012**  
 Topic: A new Sheriff comes to town.  
 Speaker: Pat Garrett, Washington County Sheriff.

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**For last minute updates and additional information about the forum, visit: [www.washingtoncountyforum.org](http://www.washingtoncountyforum.org)**

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