Citizen Participation Organization 9

Monday, October 11, 2010
7:00 p.m.

Public Services Building, Shirley Huffman Auditorium
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 Candidate Forum: Candidates for Hillsboro City Council, Washington County District 4 Commissioner, and Metro President will share their goals for Hillsboro, Washington County and the metropolitan region. Information about the countywide Public Safety and the countywide Library Services local option levies will also be available. This will be a forum format; it is not a debate. Candidates will make general remarks and respond to questions.

Hillsboro City Council candidates:
Council Ward 1, Position A: Darell Lumaco
Council Ward 2, Position A: Aron Carleson Errin Caudle
Council Ward 3, Position A: Steve Callaway Fred Nachtigal Rrl Phillips

Washington County District 4 candidates:
Greg Mecklem Bob Terry

Metro President candidates:
Tom Hughes Bob Stacey

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

9:00 Adjourn
Healthy, Vibrant Communities Don’t Happen by Accident

Each day that we live, work and recreate in our communities, we are enjoying the fruits of past planning and implementation labors. I know from hearing from you, that you want continued prosperity for yourself and your family as well as for future generations. But what’s happening today to get ready for tomorrow? Throughout my district which spans multiple cities (Forest Grove, Cornelius, Hillsboro and Beaverton) and many unincorporated areas (Aloha, Bethany, Cedar Mill and Cedar Hills), I see not only good planning but also exciting steps for deliberate action.

Forest Grove is working on an updated Comprehensive Plan and just completed a number of extensive Community Open houses to gather input. Beaverton is working on its Civic Plan, to put many pieces of the broad Community Vision into action. Hillsboro has adopted implementation plans for evolving the downtown area and to lay the ground work for future redevelopment of the Tanasbourne-Amberglen regional center. The service districts, such as Tualatin Hills Park & Recreation District, are at work providing community amenities, too, including parks, community centers, and trails.

At the regional level, last month Metro held numerous open houses and an on-line survey for you to learn more and to provide input on the choices facing us in upcoming decision-making, about accommodating population and job growth over the next 20 years. All of these planning efforts go hand in hand with the extensive community events and activities that each of these areas sponsors and fosters. At the local level and at the regional level we are using public-private partnerships to invest in existing downtown and main streets in ways that maintain the integrity of adjacent neighborhoods, provide for good jobs, and help protect the region’s farms and forestland. A lot of research, analysis, and debate goes into the decision-making and actions that produce your healthy, vibrant community.

Things sometimes end up differently from initial ambitious plans – but the key word is ambitious. As with business results you pursue at work, community results take time and commitment. Being strategic with the limited public resources available does contribute to your quality of life. Your local elected officials along with a valuable cadre of volunteers - your neighbors, business associates, local chambers, and perhaps even you - contribute countless hours of personal time, energy, and sweat equity to help make positive community results happen. To each and all of them, we owe many thanks – thank you!

If you aren’t aware of these activities, I hope that you make the effort to tune in, and learn more. After all, good results don’t just happen by accident – be informed, get involved.

To find out more about what the work Metro is doing with the local communities, to invest in livable communities, promote economic development and good jobs, and protect natural areas, check out www.oregonmetro.gov/investment.

Chehalem Ridge Tours – by popular demand additional tours have been scheduled in October. Find out more by sending an interest e-mail to naturalareas@oregonmetro.gov or call Carrie Belding at 503-797-1545. A description of Chehalem Ridge can be found at: http://www.oregonmetro.gov/index.cfm/go/by.web/id=32117.


Metro Fall Calendar

GreenScene provides a comprehensive calendar of nature activities, gardening workshops and volunteer ventures offered by Metro and more than 100 other organizations. To view the calendar please go to http://calendar.oregonmetro.gov/events/?l=4.
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<thead>
<tr>
<th>CASE #/ZONE</th>
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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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<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>Approved 9/8/2010</td>
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<tr>
<td>CU 6-10 Clearwire Monopole-Hillsboro Water Tank</td>
<td>Clearire 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-operated water tank is also located.</td>
<td>Final approval 9/8/10</td>
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<tr>
<td>SNRP 2-10 Ring’s Hill</td>
<td>Randy Alexander 180 NW 231st Ave</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>Approved 8/25/2010</td>
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<tr>
<td>DR 23-10 Fred Meyer Fuel Stop #661</td>
<td>Fred Meyer Stores North of NW Evergreen Rd, south of NW Imbrie Drive, west of NW Cornelius Pass Rd.</td>
<td>Proposal to construct a new retail fueling station on 0.95 acres of a 1.38 acre site. The fueling facility will be covered by a 48’ x 92’ canopy and will include a cashier’s kiosk and five fueling dispensers for a total of ten fueling positions.</td>
<td>Approved 9/23/2010</td>
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<td>DR 24-10 Morgan Industrial – 235th</td>
<td>Morgan Industrial North of NW Evergreen Parkway, south of NW Huffman St, east of NW Brookwood Parkway, west of NW 235th Ave.</td>
<td>Proposal to construct a new industrial storage building about 40,280 square feet on a 2.36-acre site. Vehicular access is proposed by way of an existing parking lot driveway shared with the abutting properties to the east. The application also includes a shared driveway connection to the west, to the existing Morgan Industrial site.</td>
<td>Approved 9/17/2010</td>
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<tr>
<td>DR 26-10 Intel Ronler Acres</td>
<td>Solar City Corporation North of NE Butler St, south of NW Evergreen Parkway, west of NW 229th Ave.</td>
<td>Proposal to construct three solar panel carports in the Intel Ronler Acres campus parking lot. Three rows with a total of 192 parking spaces north of Building 1 will be covered with an elevated racking system to include photovoltaic array panels.</td>
<td>Approved 9/16/2010</td>
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<td>DR 25-10 Intel Jones Farm</td>
<td>Solar City Corporation North of NE Griffin Oaks St, south of NW Evergreen Rd, east of NE 15th Ave, west of NE 25th Ave.</td>
<td>Proposal to construct three solar panel carports in the Intel Jones Farm campus parking lot. Three rows with a total of 192 parking spaces north of Building 3 will be covered with an elevated racking system to include photovoltaic array panels.</td>
<td>Approved 9/16/2010</td>
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<td>DR 21-10 Hospice of Washington County</td>
<td>Hospice and Palliative Care of Washington County 3805 and 3835 SW River Rd.</td>
<td>Submitted development review application includes construction of the first phase, which would include a 12-bed hospice house, administrative office and services area, 230-seat conference center and common area totaling about 37,500 square feet, together with a 122-space parking lot, landscaping, patios and walking pathways.</td>
<td>Pending</td>
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<td>DR 14-10 Meriweather Apartments Phase II</td>
<td>L &amp; G Apartments, LLC 1548 SE Walnut St</td>
<td>Proposal to construct and add 24 multi-family residential units to an existing 39-unit apartment complex. The proposed addition would be within one new building at the southern portion of the site.</td>
<td>Pending</td>
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<tr>
<td>CU 7-10 Branches Church</td>
<td>Branches – A Christian Church 2900 NW 229th Ave</td>
<td>Proposal to occupy about 28,500 square feet of an existing building within two phases. Phase 1 would occupy 22,100 square feet for use of a church and Phase 2 would include 6400 square feet to be used for Sunday school and offices. The applicant proposed that the church will have a maximum seating capacity of about 630.</td>
<td>Pending</td>
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<td>VAR 1-10 NHA Senior Housing at Orenco Station</td>
<td>Northwest Housing Alternatives, INC. North of the West Side Light Rail line, south of NE Campus Ct, west of NW 231st Ave.</td>
<td>Requests approval to increase the maximum residential density to allow a 45-unit multi-family senior housing development on a site about 0.72 acres with 0.60 acres net buildable area.</td>
<td>Pending</td>
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<tr>
<td>SUB 1-10 Ring’s Hill</td>
<td>Randy Alexander North of W. Baseline Rd, south of NE Deer Run St, east of NW 231st Ave.</td>
<td>Public hearing Wednesday, September 22, 2010, to consider a request for preliminary plat approval for a 14-lot residential subdivision on one property about 3.76 acres.</td>
<td>Pending</td>
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<tr>
<td>DR 20-10 SolarWorld PV Carport</td>
<td>SolarWorld Properties North of NW Airport Rd, south of NW Evergreen Rd, west of NE Dawson Creek Rd.</td>
<td>Proposal to install a PV solar carport over 16 existing parking spaces to the south of the demonstration site on the SolarWorld facility campus.</td>
<td>Pending</td>
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<tr>
<td>DR 28-10 76 Station Remodel</td>
<td>Pacific NW Petroleum North of SW Oak St, south of SW Walnut St, west of S. First Ave, east of SW Adams Ave.</td>
<td>Proposal to remodel the existing 76 Service Station mini mart by adding about 700 sq. feet to include new walk-in coolers, the office and floor space. Additional improvements include new windows, new sliding door and exterior aesthetic finishes.</td>
<td>Pending</td>
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<tr>
<td>HCP 1-10 RMR to RM North of Downtown Hillsboro</td>
<td>City of Hillsboro North of downtown Hillsboro, on the south side of NE Jefferson St, between N. First Ave and NE Third Ave.</td>
<td>Public hearing on Wednesday, October 13, 2010, 6:30PM in the Auditorium of the Hillsboro Civic Center, 150 East Main St. to consider a proposed minor Comprehensive Plan Land Use Map amendment on several properties from RMR Mid-Rise Density Residential (24-30 dwelling units per net acre) to RM Medium Density Residential (8-16 dwelling units per net acre.)</td>
<td>Pending</td>
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### CITY OF HILLSBORO LAND USE AND DEVELOPMENT APPLICATIONS continued

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<td>DR 20-10</td>
<td>Thomas and Julia Tibbs Living Trust 21305 NW Mauzey Rd</td>
<td>Proposal to change the use of the site from residential to industrial. The existing dwelling would be demolished and the shop would be converted to an office to serve a landscape supply business. Additional improvements would include utility extensions, sidewalk and right-of-way improvements, paved parking spaces and fencing.</td>
<td>Pending</td>
</tr>
<tr>
<td>DR 30-10</td>
<td>Keith Gordon 1803 NE Cornell Rd.</td>
<td>Proposal to renovate and expand an existing building to relocate an existing veterinary clinic to the subject site. Renovations would include removing about 846 sq. ft. from the existing building and adding on about 1638 sq. ft. to the southern side of the building. Additional improvements proposed would include a new parking lot and landscaping.</td>
<td>Pending</td>
</tr>
<tr>
<td>DR 27-10</td>
<td>Charles Kaady 2710 NE Cornell Rd.</td>
<td>Proposal to remove the existing mat wash building and existing asphalt. The asphalt would be replace with concrete. A new vending building, a new employee building and a new shade canopy for the vacuum station would be constructed.</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)


### WASHINGTON COUNTY LAND USE AND DEVELOPMENT APPLICATIONS

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<tr>
<td>1000254 Type II EFU</td>
<td>E-Tech Recycling Inc West side of Highway 219 about 550 feet south of SW Wood St.</td>
<td>Floodplain alteration for the extension of a sewer line to serve urban (City of Hillsboro development.</td>
<td>Approved.</td>
</tr>
</tbody>
</table>

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. [http://washtech.co.washington.or.us/LDS/index.cfm?id=4](http://washtech.co.washington.or.us/LDS/index.cfm?id=4) Tel: 503-846-8761 Fax: 503-846-2908

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### CPO Email News and Discussion Group

*CPOTalk*, an email news and discussion group for CPO members, focuses on land-use and livability issues in Washington County. Sign up to receive the latest information on land use and livability in Washington County. Regular postings include articles from local newspapers, state legislative updates, and local/regional/state reports relating to land use and livability.

To sign up for *CPOTalk*, send an email to cpo.wash.co@oregonstate.edu with your name, street address, zipcode and email address. We’ll do the rest!

For more information, contact Margot Barnett, CPO Coordinator, 503-821-1114 or margot.barnett@oregonstate.edu.
Public Affairs Forum Topics for October 2010

Special note: forum is meeting in a new location. You are welcome and encouraged to attend.
The meeting location for the forum is at the Tanasbourne Old Spaghetti Factory, 18925 NW Tanasbourne Drive, Hillsboro, OR 97124, 503-617-7614.
For a map go to: http://washingtoncountyforum.org/time-place

October 4, 2010
Topic #1: Senate District 13 Speakers: Larry George (R) Incumbent, Timi Parker (D)
Topic #2: Senate District 17 Speakers: Suzanne Bonamici (D) Incumbent, Steven Kirkpatrick (R)
Topic #3: Senate District 15. Speakers: Chuck Riley (D), Bruce Starr (R) Incumbent
Topic #4: Senate District 19 Speakers: Richard Devlin (D) Incumbent, Mary Kremer(R)

October 11, 2010
Topic #1: Metro Presidential Candidates Speakers: Bob Stacey, Tom Hughes
Topic #2: Governor Candidates/Invited Speakers: Chris Dudley (R), John Kitzhaber (D)

October 18, 2010
Topic #1: Treasurer Candidates Speakers: Chris Telfer (R) and Ted Wheeler (D) Incumbent
Topic #2: Selected Initiatives on the ballot

October 25, 2010
Topic #1: House District 34 Speakers: Chris Harker (D) Incumbent, Tyler Hill (R)
Topic #3: House District 28 Speakers: Jeff Barker (D) Incumbent, Bill Berg (R)
Topic #4: House District 38 Speakers: Rob Gardier (R), Chris Garrett (D) Incumbent

Time: Mondays 11:15 am - 1 pm except on major holidays.
Location: Tanasbourne Old Spaghetti Factory, 18925 NW Tanasbourne Drive, Hillsboro, OR 97124, 503-617-7614
For last minute updates and additional information about the forum, visit: www.washingtoncountyforum.org

“Our Green Washington County”

Partners for a Sustainable Washington County Community is teaching a Portland Community College Community Education class on Wednesday nights this fall called "Our Green Washington County." The class will be a sustainability education course with discussion and site visits to partner locations.

Participants will be able to learn more about the scientific basis for engaging in sustainable practices and sustainability experts from agencies like Tualatin Valley Water District, Clean Water Services and Washington County's Land Use and Transportation will show how these practices are being implemented around the county.

For more information on the curriculum and to register visit http://www.pcc.edu/schedule/. Type "Our Green Washington County" in the keywords field. Click on "Show Me Classes".

Partners for a Sustainable Washington County Community (http://www.pswcc.org/) is a coalition of 11 Washington County governments that formed in 2007 to work together on sustainability. The agency researches sustainable practices for partners, facilitates collaboration between partner organizations and develops sustainability education and training for the partners and the Washington County community at large.

For more information contact: Douglas Tsoi, Coordinator, Partners for a Sustainable Washington County Community (971) 327-6291, douglas@tvwd.org.
Portland International Airport Citizen Noise Advisory Committee Seeks Candidate

The Washington County Board of County Commissioners is seeking applications for a Washington County resident to serve on the Portland International Airport Citizen Noise Advisory Committee (CNAC). See http://www.portofportland.com/noise_mgmt_cnac_home.aspx

CNAC is charged with monitoring the implementation of the current Portland International Airport noise plan, reviewing airport noise issues and providing advice on issue resolution and follow-up action, developing ideas and recommending proposals for consideration in future airport noise plans, and participating on advisory committees involved in long-range airport facilities and capital improvement planning. CNAC also enhances citizen understanding of airport noise management through the work of the Advisory Committee as a whole.

Nominations will be sought for six-weeks or until the vacancy is filled. The successful applicant will be asked to serve a three year term. To get application materials, call (503) 846-8685 or download the application from the website http://tinyurl.com/6hl9qb.

City of Hillsboro News, October 2010

- The City of Hillsboro is working to create more opportunities to bicycle and walk. The City, in partnership with Tuality Hospital and Pacific University, recently unveiled the new Inter-modal Transit Facility (ITF) at NE Baseline and 8th Avenue adjacent to the MAX. One of the many sustainability features of the ITF is Bikestation Hillsboro, the first such Bikestation in the state and a great new opportunity to commute in Hillsboro. Bikestation Hillsboro offers 24/7 electronically secure bicycle parking, private restrooms, showers and day use lockers, free air and tools, and a wide selection of bicycle transit and commuting information. Membership is required and there is an earlybird membership offer. Find more information at http://bikestation.com/hillsboro/index.asp or by calling the City at 503-681-6191.

- Bring the family to help Clean Water Services celebrate 40 years of clean water in Washington County. The celebration will be held on Saturday, October 16 from 1-4 p.m. on the grounds of the award-winning Durham Wastewater Treatment Facility in Tigard (SW 85th and Durham Road next to Tigard High). The free event will feature family activities including facility tours, Tualatin River Ranger presentations, display booths, music, story-telling, snacks and giveaways! More information and a schedule of events will be posted on the website at www.cleanwaterservices.org or contact Jeanna Hall at 503-681-3619.

- October 5 (Tuesday)—Public Hearing on Livestock Ordinance; Civic Center Auditorium; 7 pm; 503-681-6465.

CPO 9 Steering Committee

The CPO 9 Steering Committee usually meets on the second Wednesday of the month quarterly (January, April, July, October) at 155 N. First Ave., Room 140, Hillsboro from 5:30 to 7 pm. The agenda for the October 13, 2010, meeting includes planning future program topics and deciding steering committee roles for the upcoming year. Meetings are open to all. Contact: Margot Barnett 503-821-1114, with questions or to confirm that the meeting will be held.
Introduction to Rainwater Harvesting Workshop

Please join us for a free 4-hour class to learn the basics of rainwater harvesting:

**Saturday, November 13th, 9:00am to 1:00pm** at Clean Water Services, 2550 SW Hillsboro Hwy, in the Tualatin Room.

Topics to be covered:

- Rainwater collection for both urban and rural settings (<550 gallons)
- Potable and non-potable uses
- Parts needed to install a system
- How to calculate amount of water available for collection
- Water uses and irrigation efficiency
- Pump systems, gutters and downspouts
- Concept of large tanks (>550 gallons)
- Case studies

Please call Lacey Townsend, 503-648-3174, Ext 102 or email lacey.townsend@or.nacdnet.net to register by **Friday, November 5, 2010**. Event co-sponsored by Clackamas County Soil and Water Conservation District, Tualatin Soil and Water Conservation District, Tualatin River Watershed Council, OSU Extension Service, and Tualatin River Watershed Partners Clean Water.