



CPO #9 NEWSLETTER



Citizen Participation Organization #9

Washington County

Serving: Hillsboro and Orenco

October 2011

CPO Newsletters available on the web at <http://extension.oregonstate.edu/washington/cpo-9-hillsboroorenc>

CPO 9 Map: http://extension.oregonstate.edu/washington/sites/default/files/cpo9_0.pdf



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

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Vice Chair Shaun Starr
Secretaries Heather Robinson
Kimberly Culbertson
Members at Large Tom Black
Glenna Dryden

www.cpo9friends.org
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CPO COORDINATOR

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

<http://bit.ly/pn4DN3>

Citizen Participation Organization 9 will not meet in October.

The CPO meets on the second Monday of odd numbered months.

Plan to attend!

Hillsboro Airport Family-Friendly Open House

October 29, 2011 from 11:00AM – 3:00PM

3355 NE Cornell Road, Hillsboro

Parking is available as you enter from Cornell Road

The Port of Portland invites you to explore aircraft displays and flight simulators, visit children's activities, and enjoy a tour of the airport.

For additional information, please contact Emily.geddes@portofportland.com or 503.415.6853

Sen. Starr, Reps. Lindsay and Eyre Brewer to Host Legislative Town Hall

Sen. Bruce Starr (R-Hillsboro) and Reps. Shawn Lindsay (R-Hillsboro) and Katie Eyre Brewer (R-Hillsboro) will host a joint legislative town hall on October 11 in Hillsboro to discuss the highlights of the 2011 session. The legislators will also invite citizens to share their ideas and ask questions as they prepare for the next legislative session in February. The Mayor of Hillsboro, Jerry Willey, will moderate the event. The town hall is scheduled for **Tuesday, October 11 from 6:00-7:30pm**. It will be held at the Hillsboro Civic Center Auditorium located at 150 E Main Street in downtown Hillsboro. The town hall is free to attend and open to the public. Any questions or comments about the town hall can be directed to any of the legislators' offices. Sen. Bruce Starr: (503) 986-1715 or sen.brucestarr@state.or.us Rep. Shawn Lindsay: (503) 986-1430 or rep.shawnlindsay@state.or.us Rep. Katie Eyre Brewer: (503) 986-1429 or rep.katieeyrebrewer@state.or.us.

The CPO 9 Steering Committee usually meets on the second Wednesday of the month, quarterly (January, April, July, and October 2011) 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.

Urban Growth Boundary Expansion: Be prudent, modest, or go to the maximum extent?

Later this month, my colleagues and I on the Metro Council will decide whether to expand the urban growth boundary (UGB) and, if so, where. This decision will affect how the region's communities develop and thrive, with good jobs and safe vibrant neighborhoods. A proposal was released in July followed by an open house held in Hillsboro. The proposal can be found online at www.oregonmetro.gov/greatplaces. The proposal identifies different areas for potentially expanding the UGB, to accommodate anticipated population growth, providing homes for people and industrial land for businesses to grow or locate over the next 20 years. As you read this, we have a draft ordinance to consider addressing a potential shortage, or need, for 15,400 new households and a need for some large lots for industrial job growth. *While I have heard feedback from some folks, I would like to hear from more.*

First, a little context. Metro staff analyzed approximately 9,799 acres of urban reserves and suggested 7 different areas to consider for potential expansion for housing needs. Taken together, those 7 areas involve approximately 3,400 acres. In addition to considering areas, we are also considering requirements to encourage mixed-use and multi-family development in expansion areas so that they would produce housing that responds to anticipated changes in demographics and housing preferences.

Some of these 7 areas are adjacent to cities which are not interested or prepared to plan these areas for many years, or require further annexation steps, so expanding there may be troublesome. Other areas, such as South Hillsboro and South Cooper Mountain, have some level of community planning complete already with city and property owners engaged and ready to take responsibility. Here in Oregon, before construction starts, community level planning and pre-development work must occur. Community planning for new areas can take 3 to 5 years. Pre-development work can take an additional 2 to 5 years. Developers must also line up all their construction financing as well, so it can take many years before new housing construction starts. Some have pointed out to me that the most recent UGB expansion for residential purposes was 9 years ago, and that even with these recessionary times, housing development has been occurring within the existing UGB, all ripening conditions for some consideration for potential expansion in order to satisfy the forecasted 20 year need. *What do you think?*

Should we be prudent and modest in our decision making, selecting 2-3 areas that seem ready and ripe (to the tune of about 2,000 acres) or should we not be so cautious and choose more, potentially all 3,400 acres in all 7 areas expecting that challenges will be overcome over the 20 year period?

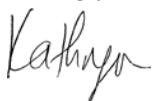
The preliminary analysis also identifies a need for 200 to 1,500 additional acres to supply industrial sites with 50 or more acres (considered large lots), in order to address traded-sector industrial demand, which would support job growth. Of the areas studied, 1 specific area, with 310 acres north of Hillsboro has been recommended for expansion by Metro staff. The policy advisory committee to the Council, MPAC, recommended we choose this area and also consider a 150 acre area north of Forest Grove so that the region might have multiple options for industrial growth. *What do you think?*

Should we be prudent and modest in our choices with 2 areas totaling 460 acres, or should we be more expansive given the need for Oregon, and the USA, to be competitive in the global marketplace?

Your input is valuable and now is the time for you to weigh in. I appreciate hearing from the great people that make up our region. I hope that you will provide me with the benefit of your thoughts on the specific questions which I posed above. Please send your comments to the full Metro Council via email to 2040@oregonmetro.gov, or by letter to the Metro Council 600 NE Grand Ave., Portland, OR 97232. You can also come testify in person at the public hearing on Thursday October 6, beginning at 5 p.m. at the Beaverton Library, located at 12375 SW Fifth St. A final public hearing and Council vote is scheduled to take place Thursday Oct. 20, at the Metro Regional Center in Portland beginning at 2pm.

Thank you in advance for providing your input.

Wishing you an enjoyable Autumn,



- Kathryn Harrington, Metro Councilor District 4

Public Affairs Forum Topics for October 2011

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.

October 3, 2011

Topic: U.S. House of Representatives 1st district race.

Speakers: Democratic candidates. Six of eight Candidates have confirmed attendance, including Labor Commissioner Brad Avakian, State Senator Suzanne Bonamici, and Representative Brad Witt.

October 10, 2011

Topic: Business in Washington County.

Speaker: Tim McCune, Oregon Business Development.

October 17, 2011

Topic: Urban Growth Boundary issues.

Speaker: Steve Larrance.

October 24, 2011

Topic: Corrections issues in the State of Oregon.

Speaker: Max Williams, Director at Oregon Department of Corrections.

October 31, 2011

Topic: Fair Housing Washington County, Looking at the AUDIT, and the program.

Speaker #1: Moloy Good, Executive Director of the Fair Housing Council of Oregon.

Speaker #2: Jennie Proctor, Community Development Manager for Washington County.

For last minute updates and additional information about the forum, visit: www.washingtoncountyforum.org

Free Parent University Classes in October!

Bullying and Aggressive Behavior Among School-Aged Children

Learn about the types of aggression that constitute bullying, the reasons kids bully, warning signs, the scourge of cyber-bullying, and prevention strategies and solutions that work! October 12.

Social Networking - Raising Safe and Responsible Digital Citizens

This class offers general information about technology and the Internet, and explains how youth move seamlessly between their "real" and "online" lives. We also cover social networking sites, sexting, other risky behaviors, and finally, ways to protect our youth. October 19.



Classes are held at the Sheriff's Office in Hillsboro in the training center on the second floor, and begin at 7:00 pm. To RSVP, contact Christine Rouches at (503) 846-2579 or christine_rouches@co.washington.or.us

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 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!





Tualatin River Watershed Council (TRWC) Events

The **October 5** TRWC meeting agenda includes an update on the Tualatin Basin Water Supply Project presented by Jeanna Hall and Tom VanderPlaat. The Council meets at 7 pm, in the Tualatin Room, Clean Water Services Administration Bldg, 2550 SW Hillsboro Hwy, Hillsboro, OR. Everyone is invited to join us.

Fall 2011 Spawning Survey Training - Interested landowners and volunteers are invited to this hands-on training session sponsored by Tualatin River Watershed Council (TRWC) in partnership with Oregon Department of Fish and Wildlife (ODFW) personnel.

Participants will learn how to identify fall coho, winter steelhead trout, native cutthroat trout, spawning redds and other aquatic life in Gales Creek, its tributaries and other Tualatin basin tributaries. This training is part of an ongoing spawning monitoring program ODFW and TRWC have initiated. Volunteers and landowners are being recruited to attend the training and perform spawning surveys on stream reaches from October 2011- December 2011 and from March 2012 through May 2012.

To find out more about the training, including dates, contact April Olbrich, TRWC coordinator, 503-846-4810 or trwc@easystreet.net.

Drug Turn-In Event October 29th

Save the Date!

Clean out your home medicine cabinet - and then bring the contents our way!

Citizens can drop off any unwanted prescriptions and over-the-counter medicines in pill or syrup form, and unknown tablets and capsules. Medications from nursing homes, doctor's offices, or any other business are normally not accepted.

Saturday, October 29, 2011
10:00AM – 2:00PM
Aloha High School, 18550 SW Kinnaman Rd

This service is free and anonymous - no questions will be asked about the medications that are surrendered.

Also, if you have medical waste, such as syringes or needles, thermometers, IV solutions, lotions, or creams, consider taking them to a Metro Hazardous Waste Disposal Center. Two facilities in Portland operate six days per week, and Metro hosts neighborhood hazardous waste collection events Spring through Fall annually. Visit www.oregonmetro.gov to learn more!



~ Sheriff's Office News (online)

Shorter Internet Links



Our newsletters contain several informative internet links, and some of them are quite long. We provide shortened links in these cases, so that our print readers can easily type them into their internet browsers. These abbreviated links will take you to the same destinations, and you won't have to type as much.

CITY OF HILLSBORO LAND USE AND DEVELOPMENT APPLICATIONS

CASE #/ZONE	APPLICANT/LOCATION	PROPOSED ACTION	STATUS
AN 2-11 ZC 5-11 Price	City of Hillsboro Located on the western side of NW 10 th Ave, south of NW Padgett Rd, north of NW Darnielle St.	Request for annexation of one property about 0.35 acres into the City Limits of Hillsboro and a City-initiated request for approval of a zone change from County R-9 to City R-7 Single Family Residential (7000 sq. ft. minimum lot size) on the same property.	Approved 8/02/11 Pending State Acceptance
DR 19-11 Subway	Thomas Sconzo on behalf of Subway North of SW Walnut St, south of SW Oak St, east of SW 17 th Ave, west of SW Armco Ave.	Proposal to construct a new, stand-alone Subway restaurant with drive-thru and sit-down food service. The proposed building would be about 1800 square feet and would be located within the existing parking lot directly north of 1400 SW Oak St.	Pending
Downtown core conversion of 1-way grid back to 2-way travel	Main St and Lincoln St from 1 st Ave to 6 th Ave. 2 nd through 5 th 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.	Pending
FA 1-11 Jackson Bottom North Viewing area Multi-use Trail	City of Hillsboro East of SW Hillsboro Hwy, south of SE Maple St.	Proposal to elevate the grade at the north end of the proposed multi-use trail, which will connect the Jackson Bottom north viewing area with the Jackson Bottom Wetlands Education Building.	Approved 8/24/11.
DR 24-11 Bruce Chevrolet Renovations	Bruce Chevrolet 1084 SW Oak St	Proposal to remodel and renovate the exterior of the existing building with new siding, parapet façade and signage. The signage will be reviewed separately and a sign permit will be required. Additional parking, a new stairway to the main entry door and an accessible ramp are also proposed.	Approved 8/22/11.
DR 23-11 Tokola 4 th and Main	Tokola Properties 350 East Main St	Proposal to construct a mixed-use development consisting of two buildings, one of which would be the existing building that would remain and be refurbished for commercial/retail uses. A new four-story building is proposed to include commercial/retail uses and “urban loft” residential units on the ground floor and residential units on the upper floors for a 71 multi-family units. Below grade parking is proposed for residential tenants.	Approved 9/21/11.
DR 25-11 Intel Ronler Acres – D1X Central Utility Building (CUB4)	Intel Corp North of NE Butler St, south of NW Evergreen Pkwy, east of NW Shute Rd, west of NW 229 th Ave.	Proposal to construct a new two-level, 99,703 square-foot central utility building (CUB4) intended to support the new D1X fabrication building. The new CUB4 will be constructed within the same building footprint as the RS3 building, which is being demolished. The application also includes interconnecting trestles between the D1X and CUB 4 buildings, and cooling towers.	Pending
DW 2-11 Withdrawing previously annexed properties from Tualatin Valley Water District (TVWD)	City of Hillsboro	City Council to consider a request to withdraw properties previously annexed into the Hillsboro city limits, from the Tualatin Valley Water District (TVWD).	Tentative Approval 9/7/11.

CITY OF HILLSBORO LAND USE AND DEVELOPMENT APPLICATIONS Continued

CASE #/ZONE	APPLICANT/LOCATION	PROPOSED ACTION	STATUS
DR 26-11 Umpqua Technology and Service Center	Howard S. Wright Construction 20085 NW Tanasbourne Drive.	Proposal to make exterior alteration to the existing building, including window replacement with metal siding, and tow mechanical/generator equipment enclosures. Enclosures will screen and contain mechanical equipment and cooling towers. One is to be located at the northern end of the existing building and a second at the NW side. Applicant also proposed to create a covered patio area for employees on the NW side of the building.	Approved 9/1/11.
ZC 6-11 Island Annexations Area 6	City of Hillsboro Subject properties are located northeast of the Jackson Bottom Wetlands Preserve, and southwest of SE 7 th Ave.	Consider a City-initiated request for approval of a zone change from County IND Industrial to City R-7 Single Family Residential on portions of two properties.	Tentative Approval 9/7/11.
ZC 7-11 Hillsboro and Rickett Properties	City of Hillsboro Northeast of the Jackson Bottom Wetlands Preserve, and southwest of SE 7 th Ave.	Consider a City-initiated request for approval of a zone change from County IND Industrial to City M-2 Industrial on three properties. The subject properties were previously annexed into the city limits.	Tentative Approval 9/7/11.
AN 3-11 and ZC 8-11 Thompson	City of Hillsboro Located generally south of SE Witch Hazel Rd, west of SE 45 th Ct, east of SE 48 th Pl.	Consider a request for annexation of one property, about 0.87 acres into the City Limits of Hillsboro. Second hearing to consider a City-initiated request for approval of a zone change from County R-9 Residential to City R-7 Single Family-Residential and from County R-15 Residential to City A-1 Duplex Residential on the same property.	Tentative Approval 9/20/11.
DR 28-11 Harewood Pool House Expansion	Jackson School Home Owners Association 450 NE Harewood St.	Proposal to expand the existing Jackson School neighborhood pool house to provide an additional 246 square feet for storage. The proposed addition would be located on the east side of the existing pool house.	Approved 9/19/11.
DR 33-11 NWRESD Solar Panels	Soderstrom Architects 759 SE Washington Street	Proposal to add several solar panels to the roof of the existing building.	Pending.
MLP 3-11 Orencia Woods Crossing	The Trust for Public Land North of NW Quatama Rd and East of NW 225 th Ave	Proposal to divide the property into three smaller parcels for: nature park, future development, historic McDonald House	Pending.
MLP 2-11 Tokola 4 th and Main	City of Hillsboro and Metro 350 E Main St	Proposal to divide the site into two smaller parcels to maintain the existing bank building on its own lot	Pending.
DR 30-11 NW Natural Gas Sunset Service Center	MulvannyG2 Architecture East of NW Cornelius Pass, South of NW Cornell, North of NW Amberwood Dr	Proposal to upgrade an existing building, add storage areas for pipe and other equipment, replace existing storage, and add a bio-swale to the site.	Pending.
DR 31-11 Serveron Loading Dock Addition	Amberglen LLC 20325 NW Von Neumann Dr	Proposal to add a loading dock to the existing building to accommodate a new tenant. Access to the property will remain unaltered. Minor modifications to the existing parking lot and landscape islands are proposed to accommodate truck maneuvering within the site.	Pending.

Please see page 7 for Hillsboro Planning Contact Information

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
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>

Back to School – Slow Down for the Kids!

Schools are back in session and the Sheriff's Office is reminding people to watch out for kids and allow extra time for your commute. The Sheriff's Office is reminding people to watch out for school zones and slow to 20 miles per hour prior to entering the school zone. Also, this time of year brings a heavy increase in morning traffic so allow extra time for your commute.



The Sheriff's Traffic Safety Unit will be focusing patrols on school zones after Labor Day. Their goal is to be a visible reminder to drivers that school has started, and that drivers need to slow down and watch out for children. In 2006 the rules changed regarding reduced speed limits in school zones. Below is a guide describing situations when you need to slow to 20 MPH in a school zone, and when you need to stop for a school bus.

Slow to 20 MPH at:

- Roadways adjacent to school grounds when signal lights are flashing, or during school days from 7:00 a.m. to 5:00 p.m.
- Crosswalk areas away from school grounds when signal lights are flashing, or when children are present

ORS 811.124 defines "when children are present" as when children are occupying or waiting to cross in the crosswalk or there is a traffic patrol member at the crosswalk. Note that "when children are present" applies only at a crosswalk away from the school grounds.

Stopping for School Buses: School bus drivers turn on flashing amber lights to warn traffic that the bus is preparing to stop on the road to load or unload children. Drivers should get ready to stop. When school bus drivers turn on the red lights, drivers meeting or overtaking the bus from either direction must stop before reaching the bus. Drivers must remain stopped until the bus driver turns off the flashing red lights. The school bus stop law applies on any roadway with two or more lanes of traffic. There is one exception to the law: if you are on a physically divided highway with two roads separated by an unpaved median strip or barrier, you must stop only if you are on the same road as the bus. A painted median strip or a center lane used only for left turns does not create two separate roads.

Washington County Sheriff's Office Press Release

AmberGlen Community Open House

The City of Hillsboro Planning Department invites residents and interested parties to an open house for development of the AmberGlen Community Plan Zones and Development Regulations. The open house provides an opportunity to learn more about the project and to comment on initial concepts for the new mixed-used zones and development standards for higher intensities.

The 3rd Open House will be held **Monday October 24th at the AmberGlen Conference Center, 1600 NE Compton Drive, Suite 130, Hillsboro**. At 6:30pm members of the project team will give a presentation and will be available to talk with participants and answer questions.

For more information please go to <http://www.ci.hillsboro.or.us/Planning/OHSUAmberGlen.aspx>.
Questions and comments should be directed to Paige Goganian, 503-681-5257 or paigeg@ci.hillsboro.or.us.



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**CPO 9 NEWSLETTER
TIME SENSITIVE**

Miki Barnes to Speak about Hillsboro Airport Third Runway Remand and Airport Zoning

Miki Barnes, President of Oregon Aviation Watch, local activist who has successfully challenged the aviation industry is scheduled to speak at the Hillsboro Public Library 2850 NE Brookwood Parkway, Hillsboro, Oregon 97124 from **6:00 to 7:45 PM on Wednesday October 12, 2011.**

She will present information on the United States Ninth Circuit Court of Appeals remand of the Hillsboro Airport third runway proposal. The Court's August 25, 2011 ruling sent the environmental assessment on this project back to the Federal Aviation Administration (FAA) for further environmental review.

The presentation will also summarize and discuss efforts by the City of Hillsboro and the Port of Portland to revise the Hillsboro Airport (HIO) zoning ordinance. Contact: Miki Barnes, 503-324-0291, miki@psg.com