

City of Beaverton
Neighborhood Association Committee Meeting Minutes

NAC: Denney Whitford / Raleigh West

Date: Mar. 22, 2012

Board members present:

Chair: Ernie Conway
 Vice Chair: Andrew Bynum
 BCCI Rep: *vacant*

Treasurer: Martha Schauffler
 Recorder: Tracy Thornton

Quorum present? Yes No

Meeting start time: 7:04 pm.

Community Policing Report: Officer Corning spoke about home burglary prevention. The three NACs he works with have had 8 burglaries in the last month—some of the streets involved are Camden Lane, Bel Aire, 107th. Most of these were due to people not locking their doors. Why so many burglaries? Perhaps burglars are looking for gold, which is currently selling at \$1,600 per ounce. Some preventative options: an alarm system; motion sensor lights (probably the most inexpensive deterrent), installed in both the front and back of the house; wooden dowels for windows and sliding glass doors; deadbolt your doors, because a thief can get through a regular locked door with a credit card very easily; don't leave your doors unlocked. Be aware of people walking around your neighborhood. If you see anyone suspicious, call the police. They can verify whether door-to-door salespeople have the proper permits. Record all the serial numbers for your valuables. To see crime activity in the neighborhood, go to <http://maps.beavertonoregon.gov/crime/>.

Question (from the audience): Why don't we have harsher punishments for crimes?

Answer: Police officers don't have a lot of control over this. Vote for candidates who will change the laws.

Q: What about safety in apartments?

A: Take the same steps. Also, get to know your neighbors in your apartment complex; notice when someone who doesn't live there is hanging around.

Q: What about glass breaking alarms?

A: Cheaper ones aren't very effective. But they can be a deterrent.

Comment: Take pictures of your valuables and put them in an envelope; store them in a safety deposit box at the bank.

At next month's meeting, we'll have a presentation from BPD about a new neighborhood resource team.

Tualatin Valley Fire & Rescue Report:

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Lt. Smith reported that building the new West Slope station is making progress. In Wilsonville, a new station is just getting underway. The station in Oak Hills has hit a snag with a land use ruling, which has slowed it down. But they still hope to build on the selected site; it's in a residential area, and some residents weren't in favor of it.

The big fire in Tualatin has resulted in the arrest of two teenage boys for causing the fire. Research shows that intervention with children who play with fire at a young age can mitigate future destructive behaviors.

In April, the department will do a high rise fire drill at Lincoln Tower. This allows them to practice how to handle fires in tall buildings on upper floors. Also, a 12-person academy is starting to train new firefighters.

Guest Speakers:

A video about the City of Beaverton was presented.

Mayor Denny Doyle gave his presentation on the State of the City, with the successes and challenges from 2011.

Successes:

- Beaverton was again rated the safest city in Oregon for cities with population over 75,000.
- The workforce assistance program was expanded.
- City library service was enhanced with the new Murray Scholls branch. Beaverton's two city libraries became the 2nd busiest library system in the state, second only to the entire Multnomah County system.
- The local investment program was increased to \$11.4 million.
- The Progress Ridge development was opened. This project created 1,000 construction jobs and resulted in over 700 lasting retail jobs. The project was built in just one year and was on time and on budget.
- The City's budget committee and City Council voted to provide residents with modest tax reduction while maintaining a healthy budget reserve. Fiscal responsibility is a core value for the City; recently, Moody's reaffirmed Beaverton's AA+ rating.
- Nearly 1,000 acres of land have been voluntarily been annexed into the city, bringing more tax revenue, which helped allow for the reduced tax rate.
- Sustainability was a focus in both City operations and with incentives for residents. The City facilitated weatherization loans; led the way for solar installations, with panels made in Hillsboro; and installed electric charging stations at City Hall, the Round, and the Library. The City won two national awards for leadership in sustainability.
- Metro allowed the City to add 535 acres of the South Cooper Mountain area within the urban growth boundary. A fourth high school will be located in that area, and it will allow for 3,500 new housing units.

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- An urban renewal plan was passed by voters. The results will start to be seen in the next three to five years as tax increment financing starts to be applied. The urban renewal plan was endorsed by all the City's partners, so it had wide support by those who were directly affected by it.
- The City's visioning program was recognized on the regional and national level for its success. The result was 118 projects that are being worked into the budget. Specific tasks related to the projects are being identified and assigned to the appropriate groups.

Challenges:

- The City needs to do more work for our most vulnerable citizens, such as focusing on supporting our seniors and finding solutions for the homeless and the hungry.
- The City will continue to focus on the economy and supporting job growth. There has been some improvement; unemployment is now dipping under 7%. Job growth in Beaverton has been in the private sector.
- Police and court facilities are inadequate for city of our size and will need to be expanded or replaced. Also, City Hall was never intended to meet current demands, so those space needs will also need to be addressed.
- The Round has been an ongoing challenge. However, this week City Council authorized the purchase of the Caldwell Banker building at the Round. By purchasing the building for \$8.6 million (out of the City's contingency fund), the City saves money that would have been spent on a \$400,000/year lease. In addition, SKB has purchased 8 lots there, so the City will break even on the deal.
- The Beaverton school district must cut \$40 million; they will see staff cuts for the first time. The City is looking for ways to help with that.

Q: Is the City planning to convert City Hall to a police department building?

A: We don't know if City functions are leaving City Hall yet. There will be public discussion about it, and the police department is still looking at options for a police facility. The City Council gets to make the final decision on that.

Q: Why did the Mayor and City Council make the decision to buy Caldwell with taxpayer money?

A: We're saving \$4.2 million by making the purchase.

Q: Why do you [the Mayor] have a \$140,000 salary when people don't have jobs?

A: There's not one person in the City making \$140,000. The mayor took a 10% pay cut when he took office.

Q: How can buying the Caldwell Banker building be a good deal, when it would cost \$17 million to build a new building from the ground up, but we're paying \$8.6 million for an older building. Before anyone can occupy the building, seismic upgrades costing \$14 million will be required. That will cost more than \$17 million total.

A: Seismic upgrades are required only if the police move into that building, and that will not happen. Purchasing the building was simple math; even if the City shut the building down and

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only ran the power plant it owns there, the City would come out ahead because of what it saves on the lease.

There was then a short break to allow visitors from other NACs and other guests not in the Denney Whitford/Raleigh West NAC to leave.

Old business:

A motion was made to approve the meeting minutes from February and it was seconded. The minutes were unanimously approved as written.

Regarding Walmart's request for a conditional use permit (CUP): NAC Chair Ernie Conway verified that the City does make a distinction between open hours and operating hours when issuing a CUP. Therefore, if Walmart wants to be open to the public between 10:00 pm and 7:00 am (rather than just having employees working in the store), they will need to go through a new CUP process. Also, Walmart is willing to make specific concessions for the CUP regarding noise.

A motion was made to elect Ray Bowman as our BCCI representative. The motion was seconded and unanimously approved.

The current Vice Chair would like to step down. If anyone is interested, we will have an election at another NAC meeting.

Public hearings before the Planning Commission for the two CUPs in our NAC have been set. Both meetings are at City Hall.

- Walmart (Apple Way): April 25. Request is for 24/7 operation hours, with hours open to the public remaining 7:00 am to 10:00 pm.
- Plaid Pantry (Scholls & Allen): May 2. Request is to be open to the public 24/7.

Ernie and Tracy attended Plaid Pantry's public meeting (which is different from the public hearing in May).

There was discussion about whether the NAC should take a position, and what position it should take, on the two CUPs, in case there should be an appeal.

Walmart: Walmart will be going in at the Apple Way location, whether they get their CUP or not. If there are noise issues after they open, those can be taken to the City's Code Compliance officer, George Fetzer.

In the past, Home Depot attempted to build a store on Western near Bi Mart. One of the biggest concerns was the burden of traffic in the area, not the store itself. Between 3:30pm and 7:00pm every day, Beaverton-Hillsdale Highway (BHH) traffic is very congested. In that case, the City

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Attorney said that BHH and Canyon Road as thoroughfares, so traffic was not considered. Fortunately, Home Depot ended up moving to the old Montgomery Ward building. With Walmart, traffic is expected to be worse than with Zupan's. Zupan's was a different kind of store that attracted fewer shoppers. Ernie explained that because the site was a grocery store before and Walmart will be only a grocery store, there was nothing to trigger further studies. No traffic study was required because Walmart says it won't be an issue. Residents are concerned that the parking lot is small (too small), and there's limited on-street parking on Apple Way. Many apartment residents in the area didn't get notified about Walmart. Walmart is only required to notify residents and business within 500 feet of their property line. Also, Walmart is only required to notify the property owner, who is not required to pass the information on to tenants (in the case of apartments). The City contact in the Planning Department for this CUP is Cassera Phipps.

Motions on the CUPs:

A motion was made that we (the NAC) have no objection to the CUP for Plaid Pantry provided that Plaid Pantry is willing to negotiate with vendors making off-hour (late night/early morning) deliveries should noise become a problem. (Plaid Pantry already indicated a willingness to do this in their public meeting.) Motion was seconded and approved.

A motion was made to request that a formal traffic study be conducted prior to issuing the Walmart CUP based on community feedback and concerns about traffic and parking during normal business hours. Motion was seconded and approved.

A motion was made that we take no position on Walmart's CUP for expended hours of operation if those hours are used in accordance with the material submitted by Walmart. Motion was seconded and approved.

Ernie plans to attend both Planning Commission meetings for these CUPs. If something comes up in the Walmart meeting on April 25th, he will report on it at the April 26th NAC meeting. He noted that there meeting for Walmart's CUP for the Cornell Road store is April 4th, which he also plans to attend.

Treasurer's report: Our current balance is \$3,944.97. Sunshine Pantry's check for \$50 was cashed. They sent us a nice handwritten thank you note.

New Business:

Ray Bowman reported that the BCCI is sponsoring two events in April:

April 14th: Living Greener Summit at the Library

April 19th: Voters Forum at City Hall

Ernie is going to ask the BCCI to sponsor the Beaverton Fun Run on Saturday, Sept. 8th (Saturday after Labor Day) by providing volunteers, two people from each NAC. The run happens before the Parade. He hopes to involve Beaverton school kids and make it a fundraiser for homeless students in Beaverton.

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Sunday, June 24th: THPRD is having a “Sunday in the Park” event with a ribbon cutting ceremony for the new section of the Fanno Creek Trail. The Vose NAC would like us to help run a booth to sell water and snacks as a fundraiser. Shifts will be 11:00am-1:00pm or 1:00pm-3:00pm.

Other issues:

Q: Does anyone know anything about the new grocery store going into the old Party Depot building at Scholls and Hall?

A: It will be a Grocery Outlet. Ernie explained that unless there is a zoning change, conditional use permit, or remodeling, nothing triggers a notification to the NACs; this is why many people had not heard about it.

Ernie noted that Bi-Mart’s request for a sign variance was denied by the Planning Commission. Therefore, Bi-Mart will not be making any improvements to the lot. The Planning Commission said that there can be only one sign on BHH; KFC has the only sign on the property and it’s already at the maximum size.

Q: A few months ago there was a question about a crosswalk across from Edgewood Downs. Did anything become of that?

A: At the following month’s NAC meeting, Washington County representatives were here to discuss the issue (because Scholls is a county road). Ernie or Tracy has contact information if you need it. There are two school crosswalks now, so any potential crosswalk would be too close to those, but there are some other options. Washington County did say they would look into putting Scholls Ferry Road on their list of places needing sidewalks.

Q: What is going on with the pole at the crosswalk at Progress Downs? It was down, then it was back up, and now it’s down again.

A: Ernie will find out from the county.

Meeting end time: 9:15 pm.