

Minutes of the Five Oaks Triple Creek NAC Meeting

Tuesday, November 9th, 2010, 7:00 PM
Elmonica School Cafeteria
16950 SW Lisa Court

Board Members present

David Kamin, Dave James, Gayle Seely, Richard Pickett

Attendees

Regina Ford*, Dennis Seely*, Monty Goodson, Ron Youngman, Justine Hoalst, Steven Hoalst, Mitzh Voegele, Sheryl Tichenor, Richard Stor, Ruth Ann Nicklin, Scott Yelton, Terace Yelton

Incoming new board members are noted by *

Dave VanCleve, of the Beaverton Police Department
Marcus Koss, Jason Porter, Darin Heydon, Jason Schuler, of Tualatin Valley Fire & Rescue

Agenda

The meeting began at 7:03

7:03 - 7:07 **Welcome and Introductions of Officers and Board Members**

7:07 - 7:10 **Approval of the October Minutes, Treasurer's Report, and Agenda Items**
Regina Ford moved that we approve the minutes and they were seconded and approved.

7:10 - 7:20 **Announcements**

- 1.) Property on 173rd Avenue, 115 N W 173rd Avenue, called Bellwood 3-Lot Partition, is requesting a 2 year time extension to their previously approved Land Division modification application that authorized the 3-lot partition. Written comments about this extension should be submitted no later than 5:00 p.m. on Thursday, December 2nd, 2010. Please mail comments to the Planning Division, PO Box 4755, Beaverton, OR 97076
- 2.) A request has been filed for a new subdivision at the intersection of Murray and Jenkins Road. It will consist of 26 acres, 220 units of detached housing, 140 units of attached housing, and 116,000 square feet of commercial space. This also includes a recreation center for the members, and widening of the roads and sidewalks. A meeting and presentation on this proposal, called the Murray Village Subdivision, will be held by the Planning commission on November 17th.
- 3.) The city of Beaverton has funds to assist you in repairing your sidewalks in front of your house if tree roots have corrupted it. Applications for grants may be dropped off at the Community Programs Office on the first floor of city Hall at 4755 S W Griffith Drive, Beaverton, OR 97076-4755. Applications must be signed by the owner of the property. Three competitive bids must be obtained for the cost of repair and replacement of the sidewalk and submitted with the application. There is a \$75.00 application fee.

- 4.) There is a request by the City Schools to remove public parking near the current Bus Barn, and although it was
- 5.) PGE is proposing building a substation in our NAC, north of the freeway, and they will be going before the planning commission on December 8th.
- 6.) Washington County is proposing widening 185th from Westview Highschool to West Union Road, and they will have an open house at PCC Rock Creek Campus at 17705 N W Springville Road, Building 9, Portland Oregon 97229, on December 16th, from 5:00 to 7:00 p.m., with maps, description of the project and personnel available to answer questions.
- 7.) City of Beaverton is having free leaf removal, combined with a food drive, on Saturday, November 13th, between 8 a.m. and 4 p.m. There will also be free leaf disposal on 11/20, 11/27, and 12/4. Please go to the address below for locations and further details:
www.beavertonoregon.gov/departments/publicworks/opsmaintenance/leaves.aspx
- 8.) November 17th, the NAC of Southwest and Sexton Mountain there were be a presentation by the Emergency Preparedness group in case members of this NAC would like to attend.
- 9.) There is a Toy Drive, which is kicking off on November 8th and ending on December 10th. This is a citywide toy collection for donations of unwrapped toys and funds. Our NAC donating \$100.00. It is believed that all the other NAC's have also donated. Toys will be distributed to low-income and homeless youth in Beaverton. Citizens are welcomed to donate privately. A list of places you could make your donation is:
 - a. City Hall, 4755 S. W Griffith
 - b. Beaverton City Library, 12375 S W Fifth Street
 - c. Murray-Scholls Library, 11200 S W Murray Scholls, Suite 102
 - d. TD Ameritrade Beaverton, 9600 S W Barnes Road, Suite 190
 - e. 7-Eleven, 17771 S W Tualatin Valley Highway
 - f. 7-Eleven, 12100 S W Scholls Ferry Road
- 10.) There will be a Civic Plan House and Town Hall on Tuesday 12/14/2010 at 5:00 p.m. in the Library conference room. Presentation begins at 5:30. This is the last Civic Plan Town Hall event before draft strategies are finalized and presented to the City Council in early 2011.

7:25 - 7:30 **Tualatin Valley Fire & Rescue (TVF&R) Report**

Over the last couple of weeks we have had a number of fires. Heating with wood is one of the leading causes of house fires and causes of death. Creosote needs to be removed as it builds up in the chimney, at least once a year. Put ashes in a metal can with a lid, and never put them near the house. Keep all holiday decorations away from woodstove. Do not let candles burn unattended.

All households should have a carbon monoxide detectors. CO2.

Be very careful with deep frying turkeys, especially if the turkey is not completely thawed out.

4 FJ Cruisers are in use at this time and operate from Tuesday through Friday's and are being tested to see if they relieve fire engine usage. They are staffed with one paramedic each.

Winter is here so we should all have a 72 hour kit – the list is being passed out as to what to put in the kit. Water, shoes, clothes, medication, some food, whatever you might need to survive 3 days of no heat or power.

7:20 - 7:25 **Beaverton Police Report**

Officer Van Cleeve

Gang information is his subject his evening. He will pass out a packet which shows the different kinds of gang symbols. There are 2 categories: 1.) The Sorenos, who originated from the south and 2.) The Nortenos' who originated from the north. There is no longer any affiliation with the California gangs. Typically you have to commit a crime in order to be allowed to enter a gang. The gangs typically are involved with petty crime. If you see a gang symbol crossed out and another symbol beside it. Each gang has their own crime network, there is not an overarching crime boss.

The city wants to hear about graffiti and has a procedure to remove it. They are currently committing to removing it within 7 days, but this may be moved to 30 days. If the graffiti is in a park the THPRD typically removes any graffiti almost immediately.

Crime stats to date:

September to November total 7 burglaries, 4 stolen vehicles, over 100 illegal activities, which include gang graffiti offenses.

7:31 - 7:40 Beaverton Committee for Citizen Involvement (BCCI) Report

Richard Pickett, the BCCI Representative, reports the following from the most recent meeting on Monday night, October 25th, 2010

- 1.) Meetings of the BCCI have been moved to Monday night so as not to conflict with City Council meetings.
- 2.) Randy Ealy, Assistant to the Mayor, circulated a map created by the Beaverton Urban Renewal Agency (BURA) showing a blue shaded area of the City of Beaverton as well as an area outlined in red that deviated somewhat from the blue shaded area on the map. The blue represented the Urban Renewal areas designated by the City, and the red designated those areas that the population of the city had identified as needing urban renewal. The red area will be the probably area of development. There was a Civic Plan & BURA Open House & Town Hall Meeting held on Wednesday, October 28th. Adoption of the completed Civic Plan is planned for early summer of 2011. Additionally, there is another open house addressing this Project on Tuesday, December 14th, at 5:00 p.m. in the conference room of the main city library.
- 3.) Energy Efficiency Loan Program: this is a new program aimed at reducing a home's impact on the environment and to saving energy costs at the same time. The program is funded. For more information call Ms. Lindberg at (503) 526-2488.
- 4.) The Land Use Subcommittee will be looking at expanding its role with Jim Persey serving as Chair. The NAC Engagement work Group will operate with Sharon Dunham serving as Chair. The New Initiatives Work Group will conduct business with Franziska Edwards as Chair.
- 5.) Individuals being nominated for BCCI Officers for 2011 include:
Ray Bowman – Chair
David Harrison – Vice Chair
Terry Lawler - Treasurer

7:45 - 7:50 Presentation of new NAC Board and Officers

David Kamin introduced the new NAC Board and officers, which are:

Dave James, Chair
David Kamin, Vice-chair
Gayle Seely, Recorder
Richard Pickett, BCCI Representative
Regina Ford, Treasurer

John Hoosen, Board Member at large
Dennis Seely, Board Member at large
Pat Mitchell, Board Member at large

7:50 - 8:30 Portland Purple Water

Portland Purple Water, a local company, did a presentation on their products and services focusing on the benefits that proper Rainwater Management has to the environment and to our community. We learned and asked questions about rainwater catchment, rain gardens, purple water systems, and more.

This is a Beaverton based company, in it's 3rd year of business, and is a full service gutter company, roof washing, downspout issues, etc. They also do rainwater catching and the design for the systems that catch the rain. They work with systems to bring water that has been saved from rain brought into the plumbing systems of homes.

So many people are coming here we are growing fast and putting a lot of stress on the water systems that are currently in place.

When considering rainwater conservation, begin at the end – what do you want to accomplish. Typically people want to irrigate with it – save it for summer months when the rainfall is low. We can also use it for washing, cooking, etc.

The system is to catch water with a big umbrella – which is our roofs! 25,000 gallons is a very modest return for a typical roof over a typical home. You can put the cistern near the house or as far as 100 feet away. It requires planning the downspout and gutter systems in order to be sure that this works, but it is based on gravity so it can work.

Systems for collection rain water include gutters, downspouts, rain barrels, aqueducts (in ancient times) cisterns, etc.

550 gallon is the beginning size, but they can go up to any size you can imagine. You can bury cisterns, as well.

An introductory system, 550 gallon above ground in a suburban environment, will cost the homeowner around \$1,000.00. This does include gutter connection, but it does not include gutter covers (upgrade) which is extra.

A free rain barrel will be given away on November 30th, people need to only sign up on the sheet is being passed around.

Please call for more information at (503) 922-3583 or look them up on www.pdxpurple.com

8:30 - 8:50 John Ellingsen, Senior Planner, Barghausen Consulting Engineers.

John presented a plan for the construction of a members-only retail fueling facility within the existing Costco Wholesale development located at 15901 SW Jenkins Rd. The facility will be located in an area that is currently used as Costco warehouse parking, specifically in the west portion of the property.

This project is a new, 2 part, project at the local Costco property: it is described as a 1.) members-only gasoline fueling station and 2.) possibly some additional parking. Part of the Costco property is currently vegetative, rather than improved, and this is the area that would be made into additional parking. The outlying areas that ARE improved are currently underutilized, as people typically wish to park closer to the entrance to the store.

The parking changes would include changing the way the parking is currently laid out from angle parking to a more square design, and enlarging and elongating the driveway areas, so that this alleviates the congestion that is now happening.

The fueling station will be on the edge of the parking area and will be facilitated by a one-way flow of traffic, through the fuel pump area. A members-only gasoline fueling station also has many different characteristics from a typical corner gasoline service station because, since it is “members only”, there is less need for the bright and big signs of advertising, and lighting needs

are less about advertising and more about providing enough light to ensure easy access and safety.

6:00 a.m. to 10:00 p.m. would be the typical hours of operation during the weekday with slightly reduced hours (likely 7 a.m. to 8 p.m.) on the weekends. This time range is a few hours before the main store opens, and a few hours after it closes.

Costco goes above and beyond the safety and environmental preparation for their fuel tanks, everything being double-walled, alarmed, and monitored at all times with staff being alerted if there is any possible breach or issue with the tanks.

They will be submitting their land-use application in the next few weeks and then will be submitting their construction applications, with the hope of beginning construction in the late spring.

Sonia Hennem, the traffic engineer with this project, explains that they did traffic counts and congestion evaluation of the currently parking lots. Costco will be revising the traffic flow, but also being sure that the workers park in designated areas outside the main areas to free up as much parking as possible for members closest to the warehouse entrance.

Traffic is only expected to minimally increase due to the fuel station because, since it is a members only facility, a significant proportion of the people who are buying gas are already at the facility to do shopping. Possibly 80 to 100 new vehicles would be the maximum increase during weekday and weekend peak hours. Possibly up to 5 new vehicles on the adjacent neighborhood streets during the peak hour.

This facility would be approximately the same size as the Fred Meyer station, with 10 total stations with 2 pumps each (20 total fueling stations).

There will be landscaping added, to make the visual impact more of a 'filtered view', seeing the fueling stations through the branches of deciduous trees, etc.

Costco aims to design their sites so that the parking lot doesn't exceed 90% full during typical peak times, so they design the parking and fueling stations based on demand and projected demand, and also adjust the one way traffic flow to accommodate the movement of traffic within their lots.

There will be a minimum of one attendant at all times to help customers with their gasoline, and there will be more during busier hours.

Gasoline dispensing is a highly regulated business, and Costco has Stage 1 and Stage 2 vapor recovery mechanism that are 90 and 95% efficient respectively. Costco also employs an additional voluntary mechanism to contain fumes.

For further information about this project, local citizens may contact John Ellingsen at jellingsen@barghausen.com or Sonia Hennem at shennum@kittelton.com

8:50 - 9:00 **Autumn Ridge Park Update**

Upcoming work parties from 9 a.m. to Noon on November 13th and December 11th. For more information contact David Kamin at (503) 291- 5715 or at davidk@johnlscott.com.

9:00 Adjourn