

City of Beaverton  
Neighborhood Association Committee Meeting Minutes

**NAC: Denney Whitford / Raleigh West**

Date: April 12, 2018

Board members present:

Co-Chair: Sherry Moore

Co-Chair: Ernie Conway

BCCI Rep: (vacant)

Treasurer: Sheri Struk

Recorder: Tracy Thornton

Quorum present?  Yes  No

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Meeting start time: 7:03

**Tualatin Valley Fire & Rescue Report (Station 53):** No report.

**Pizzacato** delivered some pizza for attendees and dropped off menus and coupons. They've been in the area for several years and try to be active in the community.

**Beaverton Police Department Report:** Officer Justin Haugen reported that there are no significant changes in the crime statistics. He commented on some crimes that have been in the news recently: the food carts near City Hall got broken into and no arrests have been made. The department is encouraging business owners there to invest in a surveillance system as a group. There was a homicide off Denney Road due to a family issue, and the person responsible was arrested the next day.

It's tax season, so Officer Haugen reminded everyone to be vigilant about your documents. Watch for scams and frauds; remember that neither the IRS nor any government agency will call you on the phone.

There's another free document shredding event on April 28 from 10:00 am to 1:00 pm at Sunset Presbyterian Church on Cornell.

The department has hired five or six new people who started last week, and there are four officers currently at the Academy who should be continuing their training with the department soon.

Since Code Enforcement moved under the Police Department recently, over 100 abandoned vehicles have been towed. The problem of people sleeping or camping in vehicles on public streets is an ongoing issue and City Council is still working on it. If you see a crime or inappropriate behavior, always report it to the Police. Even if they can't fix the problem right away, this creates a statistic that helps inform the other work that's going on.

**Tualatin Hills Parks & Recreation District Report:** Heath Wright reported that the final piece of outdoor equipment for people in wheelchairs will be installed at Vista Brook Park as soon as the weather improves, which will complete the existing circuit. In addition, THPRD completed ADA improvements for better access to Veterans Memorial Park. Throughout the district, parks are getting garbage can pads, and sports fields and tennis courts are being cleaned up for spring and summer use.

THPRD's Native Plant Sale is happening on Saturday, April 28 at the Nature Center from 10:00 am to 2:00 pm. Proceeds go to the Friends of the Tualatin Nature Park, which uses the funds for programming and to improve trails.

The district is hosting Nature Days in the Park on Saturday, April 21 at Willow Creek Greenway and Sunday, May 20 at Hazeldale Park; both events run from 11:00 am to 3:00 pm. Free open swims on the

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first Friday of the month continue at the aquatic centers. Registration for summer classes and camps begins Saturday, April 21. You can pick up a camps brochure at any THPRD facility. You can also pick up an updated trail map.

**City Update** from Lani Parr:

*Beaverton named All-America City Award finalist.* Beaverton is one of 20 finalists, and the only Oregon city, for the National Civic League's 2018 All-America City Award, which celebrates and recognizes communities that engage residents in innovative, inclusive and effective efforts to tackle critical challenges. Beaverton's application focused on our community engagement work highlighting our community visioning, cultural inclusion efforts and public safety outreach programs. Finalist communities will compete this June at a workshop in Denver, Colorado to be recognized as one of the 10 chosen winners.

*Beaverton Voters' Forum.* The Spring Voters' Forum, presented by Beaverton Committee for Community Involvement (BCCI), will take place Monday, Apr. 23 at the Beaverton City Library main branch. Meet candidates and enjoy refreshments at 6:30 p.m. The forum begins at 7 p.m. Featured races are Beaverton City Council Position 2 and 5, Washington County Chair, and Metro Council District 4. Ask questions at the event or email them in advance to [neighbormail@BeavertonOregon.gov](mailto:neighbormail@BeavertonOregon.gov) by Friday, Apr. 20. Childcare and interpretation services will be provided. For more information, visit [www.BeavertonOregon.gov/VotersForum](http://www.BeavertonOregon.gov/VotersForum).

*National Library Week and Food for Fines is in progress,* from Saturday, Apr. 7 through Sunday, Apr. 15. Patrons can donate non-perishable food items to be forgiven \$2 in fines for every item brought in to the main library or the Murray Scholls branch. Up to \$20 in fines can be eliminated. Additionally, if patrons bring in long overdue, billed items, those charges will be removed. During this annual amnesty week, library patrons have donated an average of two tons of food each year to benefit the Oregon Food Bank.

*New downtown Beaverton events wanted.* The city has created a one-time grant to encourage new events in downtown Beaverton. Grants range from \$2,000 to \$25,000. Interested parties can find information at: [www.BeavertonOregon.gov/PlacemakingEvents](http://www.BeavertonOregon.gov/PlacemakingEvents). Applications are due Apr. 26 and applicants are required to meet one-on-one with the Grant Coordinator before applying. Contact Megan Braunsten at 503-526-2419 or [mbraunsten@BeavertonOregon.gov](mailto:mbraunsten@BeavertonOregon.gov) to learn more.

*Beaverton Half Marathon.* Run with Paula Events is hosting the inaugural Beaverton Half Marathon and 5k on Sunday, Jun. 3 at 8 a.m. Area road closures are expected! Residents and businesses affected by road closures from the course will be notified via mail. To see the full course map, visit [www.BeavertonOregon.gov/run](http://www.BeavertonOregon.gov/run). The course starts and finishes on Gemini Drive, and runs through some of Beaverton's major roadways and beautiful wooded areas. Registration is \$79 for the Half Marathon and \$39 for the 5k. To register, visit [www.RunWithPaula.com/Beaverton-Half-Marathon](http://www.RunWithPaula.com/Beaverton-Half-Marathon).

*Free compost available to city residents.* Beaverton launched residential composting six months ago—since then, community members have been busy composting their food and yard waste. As a thank you, the city will be partnering with Recology Organics to provide free compost to city residents. Join us Saturday, Apr. 28 from 10 a.m. to 2 p.m. during THPRD's Spring Native Plant Sale (located at the Nature Center at 15655 SW Millikan Way) to claim your compost. The compost is available while supplies last and limited to about 10 gallons a person. Please come prepared with your own containers.

**Guest Speaker:**

**Jamin Kimmell, Angelo Planning, Updates to Raleigh Hills K-8 School:**

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The Beaverton School District is working with urban planners and consultants to put together a land use application for additions to the Raleigh Hills K-8 School on Scholls Ferry Road.

Chris Hanson, a project manager for the school district described the project. The main purpose is to add new classrooms, but they will also be expanding the cafeteria and creating a multipurpose area, adding a new stage, and adding a new band and choir room. This will allow them to remove the three portable classrooms that are currently onsite. Parking lot improvements are designed to improve traffic flow: There will be one entrance in the front of the building and a larger area for all parent pick up, while the bus drop off area will move to the side of the building where staff parking is now. (Staff parking will be in roughly the same place.) This change allows all buses to fit in the drop off area at the same time so that they don't have to queue up on Scholls Ferry Road. The project will also add a new fire sprinkler system throughout the school, as required by the City.

This meeting is part of the land use process, as this project triggers a Type 3 application. Because the school is already operating and the project doesn't affect the character of the operations of the school, the district doesn't expect to have issues with approval. The project must also go through a design review application to ensure that it meets the City's design standards and guidelines (such as with the new landscaping that will be added to the parking area). They also need a tree plan where they show why it will be necessary to remove several mature trees (they will also be planting new trees).

They expect to submit the completed application to the City within the next couple of weeks, and everyone living within 500 feet of the property will be notified by mail. If you do not live within 500 feet, you can go to the City's website to see what applications are in process in your neighborhood. This application will be reviewed by the Planning Commission, first by staff and then to a public meeting in late June or early July. The public can provide feedback at that meeting.

Lang Bates with BBL Architects described the way the project was trying to solve the problems of bus safety and traffic circulation on the site, providing increased room for parent pick up and drop off, and replacing portable classrooms. The addition to the school will be one story high and it will be at the back of the school; you probably will not see any change from the street side. The new construction will blend in with the existing school colors and architecture. The school does have a second story, and the project will add an elevator to make the second floor accessible from the new common areas.

Because the new additions replace existing portable classrooms, this project only increases the school's capacity by about 5 students, so they expect no more than 5 additional vehicle trips with minimal impact to overall traffic. But the project does take some traffic impact off of Scholls Ferry Road. They are trying to avoid access restrictions (such as making a right turn only out of the school's parking lot), so buses will be able to turn in either direction out of the lot. However, most buses come from the west, so they will be turning left into the lot and right out of the lot.

The Beaverton School District has a "Safe Routes to School" coordinator who has looked at this school, which is not well situated for walking routes. Kids who live across the street from the school have had to take the bus for safety reasons (e.g., surrounding neighborhoods don't have sidewalks, traffic on Scholls Ferry Road), and 95% of the students in this area are bused.

The projected completing date is July of 2020. The school will be occupied during much of the construction, which will start in June 2019 and remain an active construction site throughout the summer and the 2019-2020 school year. However, 6<sup>th</sup> through 8<sup>th</sup> grade students will be bused to the Timberland Middle School in the Cedar Mill area; this is the school that housed Vose Elementary students while that

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school was being rebuilt. This will alleviate the school population quite a bit, which then allows for the school to be occupied during construction.

***City of Beaverton land use – Elena Sasin, City Planner***

Elena gave an overview of how the City's Planning Department approaches land use and development. This is not the same thing as building permits; Planning is just looking at how a site is used.

There are four types of land use. Type 1 use is based on clear and objective standards, things that can easily be measured. Type 2 use is more subjective and requires more discretion. Type 3 use is for the most significant impacts to the existing land, building, or neighborhood. Type 4 use is rare and applies very broadly.

The process for a land use application varies by type of application. A pre-application is required for all Type 3 and Type 4 uses; Type 2 uses can skip this part in some cases. The Planning Department reviews the information and gives feedback. Type 3 and Type 4 also require a neighborhood review meeting (like this one); Type 2 can choose to have a neighborhood meeting but is not required to. Type 1 use does not require a public notice, but all the other types do, but the extent of the notification varies by type. Notices are mailed in all these cases, but notice boards on the property itself are required for Type 3 and 4. Red signs indicate public meetings. Signs posted after a public meeting indicate an active application. Neighbors can call the City to see an application. You have an opportunity to comment for 20 days while the application is active, and then the public can comment when the application comes before the Planning Commission in the case of Type 3 and 4. (City Council must approve Type 4 applications.)

Some projects also have a facilities review meeting. This is not a public hearing, but the public may attend; the meeting covers technical and logistical details about access to facilities and services.

If you plan to testify before the Planning Commission, it's important to submit something in writing. This gives you legal standing to appeal the decision. If you don't comment in writing during the notice period or the public hearing, there's no appeal process available to you.

A design review relates to the aesthetics of the building. The project must meet the City's standards for this. One common land use application is a Type 1 for the removal of trees in a parking lot. Because trees were required when the lot was built, removing trees must go through the Type 1 land use process for approval.

An example of a Type 2 land use is for someone who wants to run a business in their home that allows outside visitors. Because this is a commercial business operating in a residential area, there are limits to the number of visitors, the square footage of the home used for the business, and hours of operation. A Type 2 land use requires a notice to be sent to everyone within 300 feet of a site, but no neighborhood meeting is required. Some land divisions (i.e., subdividing a larger lot) are Type 2, but they can slip into Type 3 depending on the project.

Type 3 land use has the greatest impact on a community, and the approval criteria leave a lot more room for discretion. With Type 1 and 2, the Planning Department is working with clear numerical standards; if your project can't meet those standards, it moves into a Type 3, even if it's just switching out a window, and the Planning Commission must decide whether it's an allowable use.

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Type 4s are rare and usually involve text amendments to the City's development code or rezoning a large number of properties. The number after the "R" in a zoning designation (in Beaverton) indicates the minimum lot size (e.g., R-10 means the lot size must be at least 10,000 square feet).

Another common question: I live in a neighborhood of single family homes. My neighbor wants to demolish his or her home and build four townhomes. Is that allowed? Answer: It depends. If the neighborhood is zoned for high-density development, then it would be allowed. It doesn't matter how the lot has been developed in the past, but how it's currently zoned.

One of the gaps in the land use process is that, by state law, the property owner of record is the one notified of any land use changes. Information on property owners is provided by Washington County, and the City mails notices to the addresses provided. This means that renters are not notified, and there's no place to gather this information. In addition, landlords are not required by state law to notify tenants.

One way to find out what proposed development or land use changes are happening in your neighborhood is to check the City's website. You can also call the Planning Department's general inquiry line.

**New Business:**

Alison Brown, a district attorney in Washington County, presented some information on her colleague Kevin Barton. Mr. Barton is running for Washington County District Attorney in a contested election. (His opponent was invited to attend the meeting but did not respond.) He has worked in the office for over 10 years. He is endorsed by the current DA, the Washington County Sheriff, all the Washington County commissioners and police chiefs, and has bi-partisan endorsements from legislators. Ballots are due May 15!

Rick Skayhan has volunteered to be our BCCI rep. Ernie moved that the board accept Rick for this position and Sheri seconded. The motion passed 3-0 with one abstention.

**Board Updates:**

- **Treasurer's Report:** Sheri reported that \$1.36 (our dividend) was added to our account this month.
  
- **BCCI Report:** Rick reiterated that the City is offering grants to downtown businesses to upgrade them (see the recent updates at Ickabod's, for example). The City is also working on a new study on areas where highways come through the City and how we want to reorganize the downtown area. The City wants to do more improvements and bring more events downtown. They also want to look at things that can be done in all the City's neighborhoods. Want to draw people in, then look at things that can be done in all the neighborhoods. BCCI has two new subcommittees: an improvements section and an events section.

**Consent Agenda**

- Minutes from March: Ernie moved that we accept the minutes as written and Sheri seconded. Motion passed 3-0, 1 abstention.

**Old Business**

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Ernie asked Elena to clarify the status of the appeal that was made to the state's Land Use Board of Appeals regarding the OBRC facility on Beaverton Hillsdale Highway. The LUBA appeal was sent back to the City and the City sent it to the Planning Director for review. It was a Type 2 appeal, which is subject to a 120 day limit from the time the City deems an application is complete. A decision is expected in the next couple of weeks. Ernie noted that regardless of the decision, there would be another appeal, and Elena explained that in that case, there would be a new 12-day appeal period, so people will need to submit their comments right away. That appeal would go to City Council for a final decision.

**Meeting end time:** 8:37 pm

Next meeting is May 10, 2018.