

CPO 6 Meeting Minutes

Thursday, September 6, 2018 at 7:00 pm

Location:		Edwards Center, 4375 SW Edwards Pl, Aloha OR 97078			
CPO 6 Committee:					
	Member	Title		Member	Title
x	Liles Garcia	Chair		Joy Kovacs	Secretary
x	Sam Louke	Vice Chair			
x	Ray Eck	CCI Rep		Leslie Shaw	CCI Alternate
	Rex Nere	CCI Rep	X	Fran Warren	CCI Alternate
Meeting Attendance:		Approx 50			

Standing Updates:

- Washington County Sheriff - <https://www.co.washington.or.us/sheriff/> for more info.
 - Fundraising was a success for the Shop with a Cop program.
 - Community Public Safety Academy, learn about sheriff department, starts this month. Applications being accepted at the Sheriff's office online.
 - Oct 27 drug turn-in event in Aloha
 - Can report traffic issues on the web site, like speeding, etc.
- TVF&R - <http://www.tvfr.com/> for more info.
 - No update
- Tualatin Hills Park and Rec District - <http://www.thprd.org/> for more info.
 - Tim Bonnin gave update.
 - Updates for all activities are on the web page.
 - Board of Directors mtg tonight to elect new member. No news yet.
 - Looking for volunteers for the Regional Trail Surveys & User Counts on Saturday, September 15. Looking to gather accurate trail use data.

Special Subject: Urban Growth Boundary Expansion Update with Metro Councilor Craig Dirksen, Beaverton Long Range Planning Manager Brian Martin, and Wash County Transportation Planning Principal Planner Erin Wardell.

- Since 80's, every city in Oregon has had a UGB to contain 20 years of developable land.
- Metro looks at growth for the Portland area every 6 years.
- New process is to solicit proposals from cities.
- 9300 homes proposed in 4 different cities in the UGB expansion.
- Metro COO recommendation is to pull all 4 into the UGB.
- 2 public hearings on Sep 20 and 27 at Metro offices in Portland at 2pm
- Final Metro decision before end of 2018. State of OR (LCDC) has to approve, likely Fall 2019. Then zoning and resource protection planning starts. Development is at least 5 years into the future.
- www.oregonmetro.gov/ugb is the Metro web site for the UGB expansion.
- www.beavertonoregon.gov/ugb is Beaverton's web site.
- Beaverton asked to bring all 1232 acres (3700 homes) of the Cooper Mountain Urban Reserves into the UGB.
- County's interest is the transportation network, to make sure there is funding for improvements.
- County's role is somewhat passive, the city has the responsibility for all urban planning.
- Development has to contribute funds to road improvements, so transportation will lag development.

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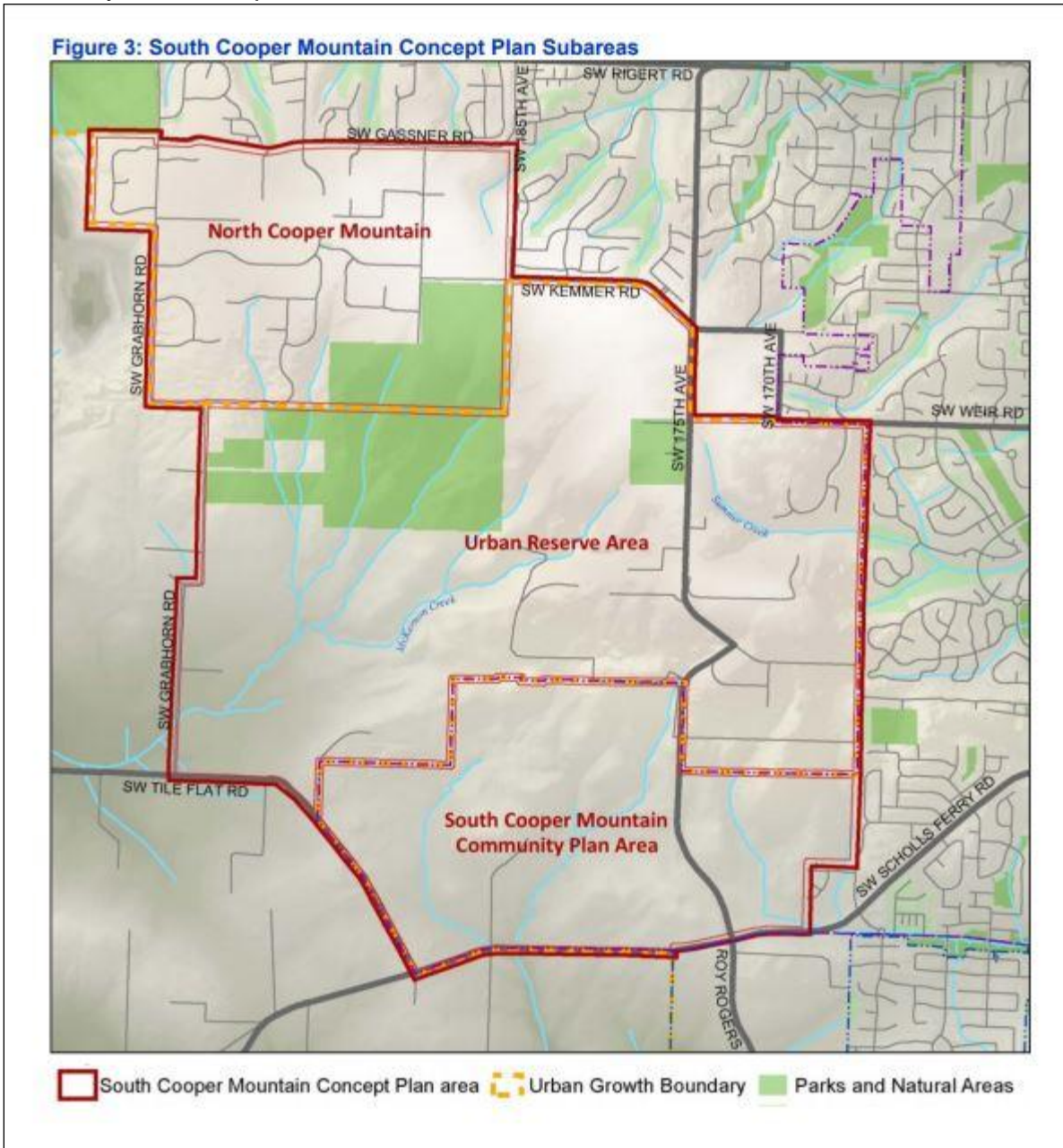
- Current MSTIP project spending is about \$30M/yr for road improvements in Washington County.
- Attached are the verbal presentations of Fran Warren, Vasilios Garyfallou, and Ray Eck.

Minutes by Sam Louke, CPO 6 Vice-Chair

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Map of the Urban Reserve Area proposed by Beaverton to be brought into the Urban Growth Boundary for development:



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Fran Warren's Verbal Presentation:

Fran Warren: 175th Neighborhood Association is a grass roots group started in an effort to improve traffic safety for the residents of the 400 homes which have no other access to the outside world other than 175th. This road is critical to existing and future residents' quality of life. LUT has been doing a great job working on incremental changes to 175th which makes sense as we all know that the real solution is to invest in diverting traffic to a safe all-weather route Around Cooper Mountain.

Now, we have taken up a new effort and that is to point out the problems with the City of Beaverton's current proposal for Urban Growth Expansion in the mid-Cooper Mountain area. Beaverton proposes to add 3700 new homes in a 600-acre "buildable area."

Here, I have the signatures of 263 residents in the Cooper Mountain area who are in opposition to Beaverton's proposal in its current state. There are 61 households who are unwilling sellers and this already represents 135 acres of the 600 acres in the Beaverton plan's "buildable area." There are at least 10-15 homes with 5-acre+ parcels which are in gated communities with swimming pools and tennis courts whom we have not yet contacted. Clearly, these residents relish their seclusion and are not ready to sell out for medium to high density.

The consensus is that Beaverton's proposal is too much, too fast – at the expense of current and future residents' quality of life and sacrifices essential natural resources which provide amazing wildlife habitat and natural water management.

Metro needs to identify growth opportunities including affordable housing for healthy economic growth. We do not dispute this at all. But mid-Cooper Mountain is not an appropriate location for affordable housing – the new SCM houses are now being priced beginning at \$600K. Kemmer Ridge also starts at \$550K. There are no public facilities on Cooper Mountain, no public transportation and no affordable shopping within walking distance.

According to pages 52-55 of the South Cooper Mountain Concept Plan published in December 2014, there are some key habitats on Cooper Mountain which provide wildlife for the Metro Cooper Mountain Nature Park and also water management so erosion does not compromise the homes downhill in SCM. The document notes and I quote, *"A basic premise of the scenarios and of this planning effort is that the natural resources within the planning area are among the most important amenities and should be protected and enhanced as much as possible."* I have walked my own lot with several biologists and other experts who concur with me that this should be a High Conservation Area – yet it is destined for East Hills neighborhood in the Beaverton plan and 10-15 homes per acre – thus corrupting the habitat connectivity. We just received the notification for the Vineyards development application which includes application for tree removal to make way for the development. This has been true for every SCM development. Since much of the undeveloped areas on Cooper Mountain have 12-20 degree grades, or are in designated landslide sectors, or have ponds, streams or other high water tables, it just does not make sense to take another aggressive approach to the natural resource removal for further urbanization of Reserves on Cooper Mountain.

We feel that the planners need to take this slower and reduce their target to allow the transportation infrastructure to catch up with the High Growth Communities already in progress. We feel that a slower, less aggressive plan to also allow for protection of the natural resources as outlined in the Concept Plan would result in better managed growth and be the best solution for the public good. We would be happy to partner with the City of Beaverton to revisit their plans to identify a significantly reduced plan which can be implemented at an appropriate time.

So, Councilor Dirksen. Your constituents are asking, what will it take for you to vote NO in December to the current Beaverton proposal to expand the UGB?

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Vasilios Garyfallou's Verbal Presentation:

September 06, 2018

Metro Councilor Craig Dirksen, Washington County Planning Staff, and Beaverton Planning Staff on Metro's UGB Expansion Proposal in the Mid-Cooper Mountain Area.

Re: Support of inclusion of the Cooper Mountain Reserve in the Urban Growth Boundary for the City of Beaverton

Dear Mr. Dirksen et al.:

My name is Vasilios Garyfallou, my family owns approximately 9.8 acres of farm-deferred land at the following address: 17477 SW Siler Ridge Lane, Beaverton, OR 97007; Tax Map Location 1S131AC-00700. The property has been managed for the purpose of producing timothy and grass hay for local horse farms for over thirty years. The property is located in the east side of SW 175th Ave within the current Cooper Mountain Urban Reserve. We strongly and fully support inclusion of our property into the Urban Growth Boundary (UGB), to support higher density residential and commercial development in that location. Our property is currently surrounded by the urban growth boundary on our North, East and South regions; making it increasingly difficult to manage hay production and service horse farms that no longer exist, or are located in a proximity that are too far to service. The natural progression of high density residential and public development over the course of the past twenty years within a mile radius of our property, to include the new construction of Mountainside High School for the Beaverton School District; the creation of Winkelman Park; the development of Cooper Mountain Nature Park; and the expansion and remodeling of Tualatin Valley Fire and Rescue Station 69 makes our property along with all others in the Cooper Mountain Urban Reserve the best and highest priority candidates for inclusion into the UGB. Responsible expansion of the UGB along pre-existing high density developments within the city limits of Beaverton is the most responsible method by which city planners can meet the growing demands of equitable housing and job-creating commercial development projects while also preventing unwanted urban sprawl into regions of land that support agriculture and overall environmental health. **Please include the Cooper Mountain Reserve Area into the next phase of expansion of the UGB**, it is the most responsible method by which city officials can meet the growing urban demands of the city of Beaverton, while also preventing unmitigated urban sprawl into sensitive land areas best designed to preserve the agricultural and environmental needs of the State of Oregon and its many municipalities. With respect to inclusion of the Cooper Mountain Urban Reserve in the UGB, we note and strongly promote the following favorable characteristics:

- Land owners of the vast majority of the acreage in the Cooper Mountain Urban Reserve support inclusion of their properties in the UGB to allow development of new neighborhoods, housing stock, and business nodes to meet the increased population needs of the expanding Beaverton communities.

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- The Cooper Mountain Urban Reserve contains prime acreage that is ready for higher density development in close proximity to pre-existing large populations of housing and commercial properties. Utilities to serve the development areas are already in place and the City of Beaverton has already begun planning to provide services to these locations of interest.
- The Cooper Mountain Urban Reserve serves as an important link to the expansion of public mass transit and alternate modes of transportation (bike, walking, trails, etc.) among the Tigard-Beaverton-Hillsboro Transit Corridor. The acreage also links the North Cooper Mountain and South Cooper Mountain areas within the UGB, further enabling utility service expansion and a tax base support for housing and commercial development that meets affordable dwelling and job needs for the City of Beaverton.
- The Cooper Mountain Urban Reserve already contains park systems that are funded by Metro, and inclusion will support a stronger tax base for their management and utilization.
- The Cooper Mountain Urban Reserve inclusion into the UGB will enable the City of Beaverton to execute well-organized commercial and residential development and transportation expansion into Hillsboro and Tigard without disrupting land dedicated for farming, agriculture, and environmental protection.
- Inclusion of the Cooper Mountain Urban Reserve into the UGB now will enable commercial and residential expansion for the City of Beaverton within the next five years and coincides with the development of the South Cooper Mountain development area.
- The Garyfallou property at 17477 SW Siler Ridge Lane, Beaverton, OR 97007 (within the Cooper Mountain Urban Reserve) currently has key utilities at its boundaries: electrical power, natural gas, potable water, sewer services, fiber optic connections, and telephone.
- The Garyfallou property at 17477 SW Siler Ridge Lane, Beaverton, OR 97007 (within the Cooper Mountain Urban Reserve) is adjacent to SW 175th Avenue and has road access through SW Siler Ridge Lane.
- The Garyfallou property at 17477 SW Siler Ridge Lane, Beaverton, OR 97007 (within the Cooper Mountain Urban Reserve) has slope and elevation opportunities that support both higher density housing and commercial development.

My family greatly thanks you and your staff for consideration of including the Cooper Mountain Urban Reserve in the next phase of UGB expansion. There is contact

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information below should you have any questions, concerns, or comments regarding any topics relevant to the inclusion of the Cooper Mountain Urban Reserve and the Garyfallou property within the UGB.

Very Respectfully,


Vasilios (Bill) Thomas Garyfallou

Contact Information:
Vasilios (Bill) Garyfallou
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Email: vasilios@garyfallou.net

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Ray Eck's Verbal Presentation, summarized from this:

Memo



Date: Wednesday, July 18, 2018
To: Council President Hughes
Metro Councilors
MPAC
MTAC
From: Rebecca Hamilton, Regional Planner
Subject: City Readiness Advisory Group (CRAG) comments on UGB expansion proposals

Beginning this summer, the Metro Council and its advisory committees will examine the population and jobs forecast for greater Portland to inform whether the urban growth boundary needs to expand. Metro has also asked cities to prepare information that will help determine where expansion should happen if it's needed.

To answer this question, Metro asked the cities of the region to submit proposals on where and how their communities would expand into new areas. Four cities (Beaverton, Hillsboro, King City and Wilsonville) submitted proposals to expand greater Portland's urban footprint by 2,181 acres with hopes for developing about 9,200 homes in these areas.

The City Readiness Advisory Group (CRAG), a citizen advisory group convened by Metro, was charged with providing feedback to MTAC, MPAC and Council on the strengths and weaknesses of each proposal. Members of the CRAG were selected for their expertise in residential and commercial development, affordable housing, equity, parks and natural spaces, multimodal transportation, land use and housing supply.

The group reviewed the city proposals in light of the expectations laid out in Title 14 of Metro's code (and its Administrative Guidance), specifically cities' efforts to:

- Support development of the proposed expansion area with a viable plan to pay for needed pipes, parks, roads and sidewalks.
- Ensure that the expansion will result in the development of needed housing.
- Enhance the role of existing centers, corridors, station communities and main streets (removal of barriers to mixed-use, pedestrian-friendly and transit supportive development).
- Preserve and increase the supply and diversity of affordable housing in existing urban areas.
- Advance the region's six desired outcomes.

The CRAG met on two occasions: an orientation meeting on June 4th, 2018 to provide background on the proposals and outline the review process, and then again on June 26th, 2018 to discuss their reviews. Council President Tom Hughes led both meetings and facilitated the group discussion at the second meeting.

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Several themes and issues arose in the discussion of each of the four proposals. These are listed below for the Council's consideration:

- The proposals did not show a connection between their Housing Needs Analysis and the amounts, types, tenancy, and price ranges of the housing proposed in their concept plans.
- CRAG members desired a greater mix of housing types to address housing needs and create a more diversified housing supply.
- The net residential densities proposed in these concept plans would be unlikely to support transit.
- The proposals did not discuss if or how affordable housing would be incorporated into the proposed expansion areas or list strategies for how that could be accomplished.

The strengths and weaknesses of each individual proposal, as identified by the CRAG, have been summarized on the following pages.