



Bonny Slope West/Area 93
Technical Advisory Committee
8:30 a.m. - 10:30 a.m. Monday, September 22, 2014
Tualatin Valley Fire and Rescue Station #65
3425 SW 103rd Avenue. Beaverton, OR 97005

MEETING SUMMARY

Members and alternates present:

Damon Reische, Clean Water Services	Stu Davis, TVWD
Steve Kelley, Washington County LRP - Transportation	Victoria Saager, Washington County DLUT Operations
Lindsey Nesbitt, Multnomah County	Greg Weisgerber, TVF&R
Tom Armstrong, City of Portland	Jennifer Garland, Beaverton School District
Robert Saxton, Washington County DLUT Engineering	Tim O'Brien, Metro

Members absent:

Aisha Willits, THPRD	Anne Debbaut, DLCD
Deric Weiss, TVF&R	

Public present:

None

Staff/Consultants present:

Theresa Cherniak, Washington County LRP	Suzanne Savin, Washington County LRP
Traci Shirley, Washington County LRP	

1. Meeting Purpose:

- Continue the internal Washington County agency and TAC discussion of draft alternatives for Area 93

2. Welcome and introduction - Suzanne Savin

Introduction:

Technical Advisory Committee (TAC) members and staff introduced themselves.

Review agenda:

Suzanne Savin reviewed the items on the agenda. She noted that since the August 25, 2014 TAC meeting, staff had held further discussions with some TAC members to help develop draft alternatives to bring to the public. Surveys were sent to Bonny Slope West/Area 93 and Thompson Road property owners to obtain additional information to inform the draft alternatives. The project team met with two developers with options on properties within Bonny Slope West to obtain additional information to inform the draft alternatives.

Meeting Summaries

The TAC approved the meeting summaries for August 11, 2014 and August 25, 2014 with no changes.

3. Discussion of Preliminary Draft Alternatives - Suzanne Savin, Washington County

Ms. Savin introduced preliminary draft alternatives for TAC discussion. She explained that after input from the TAC, the draft alternatives would be refined and presented to the public at an event in October.

Preferred elements of the alternatives will be combined to develop the final alternative that moves forward.

Ms. Savin reviewed the attributes common to all of the draft alternatives and then reviewed each alternative with the TAC, highlighting differences and features of each.

TAC members noted that developers would build local and neighborhood streets that connect to the collector and arterial roads in Area 93 through the development process. Some TAC members noted that roads shown in the alternatives should be limited to the minimum required to achieve specific plan objectives.

Clean Water Services (CWS) noted that development of trails in vegetative corridors must be mitigated by purchasing developable land somewhere outside of the corridor, and trails are only allowed in the outer forty percent of the corridor area. A ten-foot wide trail requires twenty feet of dedicated right-of-way for trail construction and maintenance of the trail.

Density requirements for Bonny Slope West were discussed. The State Metropolitan Housing Rule requires a minimum of eight units per net buildable acre and an allowance for at least fifty percent of housing to be attached units. Most existing neighborhoods adjacent to Bonny Slope West are designated R-6 and R-9, and these designations allow attached housing units. One of the next steps for Area 93 is to develop an estimated range of housing units on which to base transportation modeling and infrastructure cost estimates.

4. Discuss date of next TAC meeting – Suzanne Savin

Ms. Savin noted the next TAC meeting was scheduled for November 3, 2014.

No	Action Item	Responsible	Due date	Closed
1	Post approved meeting summaries for August 11, 2014 and August 25, 2014 June 9, 2014 to project site.	Staff	09/22/14	√
2	Post September 22, 2014 draft meeting summary to project site	Staff	10/9/2014	√
3	Notify TAC of October open house	Staff	10/7/2014	√
4	Respond to consultant questions in preparation of infrastructure costs	TAC	TBD	

Summary prepared by Traci Shirley