

Minutes to be reviewed and approved at the next South Beaverton NAC meeting.

Date: Thursday, February 19, 2015
Location: Southridge High School Library
9625 SW 125th Avenue
Time: 7:00-8:30

Board Members and Officers in Attendance:

- Suzanne Dawson, Chair
- Bob Woodward, Vice-Chair
- Allen Dawson, Treasurer
- Joel Day, Recorder (Note: Joel resigned at the end of this meeting. This position is open.)
- Kevin Jesequel, BCCI Representative
- Ed Henson, Board Member

Board Members not in Attendance:

- Dan Clay
- Linda Wilson

Quorum Present: Yes

Call to Order:

The meeting was called to order at 7:00 PM

7:00 – Welcome and Introduction of Board Members and Officers

7:05 – Tualatin Valley Fire & Rescue (TVF&R), Station 66 Report

- Since January 1st, 2015, The station received 168 “Code 3” Calls.
 - 147 of those calls were medical
 - 8 of those calls were fires
- February is Cardiac Month - #1 killer of women in U.S. is Heart Attacks
 - Statistically, people try to drive themselves to the hospital - Please Call so Paramedics can start treatment before getting to the hospital
 - 1700 Cardiac related calls last year. 10% of the total patients in the entire district.
 - Hands Only CPR
 - 8% Survival rate for Cardiac Arrest. Early CPR can double or triple the survival rate.
 - Last year the station had 22 Cardiac saves.

7:10 – Beaverton Police Report

- Car Seat Clinic on February 21st from 9-12:30
- Sgt. Mark Clark retired after 25 years with the City of Beaverton. Replacing him is Sgt. Troy Barnbrook.
- Statistically, there has been no increase in crimes
- There have been a few recent vandalism calls
- Tax Season - If you feel your Social Security Number has been compromised, visit www.identitytheft.gov and call non-emergency dispatch 503-629-0111 and file a Police Report.
- Get your mail as quickly as you can, watch for suspicious vehicles and people reaching into mailboxes or trying to compromise community mailboxes.

7:15 – Bridge Meadows Project

- Chair reviewed posted Ground Rules for Community Discussion
- **Cadence Moylan**, Development Division Manager, City of Beaverton
 - Described overview of the Bridge Meadows Project/Cobb Property.
 - Property Located on the SE corner of Murray & Sexton Mountain
 - Approximately 8.6 acre parcel, currently owned by THPRD
 - The City has been in discussion with THPRD to purchase a 2.5 acre portion in the NE corner of the site.
 - The City would like to convey that parcel to Bridge Meadows for development of an inter-generational housing project - primarily for affordable housing for elders and families who are in the process of adopting foster children.
 - The project is not complete, the deal is not signed. It is still in active negotiation. Therefore, many of the details to be discussed are subject to change.
 - The project may not go forward at all.
 - The City would also convey an easement to THPRD over a parcel that it owns on the South of the property.
 - Currently that property is a big hole that was the site of a temporary reservoir.
 - The city would fill in the hole and provide a level 2 acres for the parks to use for ball fields or some other park use.
 - The City would also provide an easement to allow connection between the “pocket park” and the remainder of the park parcel.
 - The City would purchase the 2.5 acres from THPRD for approximately \$1 Million (not a final figure - still in negotiation)
 - The money would be returned to the Park’s Bond Fund enabling THPRD to purchase other land for park purposes.
 - The City views this as a Win-Win Situation
 - The City gets much needed, affordable housing for fragile populations in the City of Beaverton.
 - It will bring a better park to the community, enabling THPRD to provide more active uses for needed athletic fields. THPRD’s existing facilities are always booked solid.
 - The development would generate system development charges that would enable Phase 1 of Park Development to happen far sooner than if this development did not go forward.
- **Derenda Shubert**, Executive Director, Bridge Meadows
 - Described the Bridge Meadows Model.
 - Played a 5 Minute clip from the PBS News Hour that was broadcast Nationally last year.

*****Handouts and FAQs were available at the meeting.*****

7:25 – Stop the ReZoning and Save Our Park

- Representatives from the community presented concerns and considerations to the sale and rezoning of the Cobb Property from the current R7 to R2.

*****A packet of handouts from each individual presenting was provided at the meeting*****

- **Mike Alner**, Before & After
 - Presented ground level and aerial photographs of the current site and compared them to mock-ups of what the site may look like after the proposed development.
- **Cyndi Johnson**, Realtor who represented the Cobb Family sale of the Property
 - Listed the Property on November 25th, 2009
 - Received an offer from a developer for over \$3 Million Dollars
 - Received an offer from THPRD for a lesser amount.
 - Verbal discussion with THPRD (Not in writing) to consider naming it “Lyle Cobb Park”
 - Read a copy of a letter from Wil Eadie, from THPRD (included in packet of handouts)
 - The Cobb Family accepted lesser offer with the understanding it would be a park.
 - Read another letter from Oliver & Sally Cobb (included in packet of handouts)

Heidi Marietta, THPRD Promise Broken

- Gave testimony related to home purchasing decisions based on the Cobb Property becoming a park and why the neighborhood feels misled.
- Letter to City Planning Division included in packet of handouts

Ted Forgeron, Citizen Petition

- Presentation of petition and plat map
- 585 Signatures gathered so far in opposition of City of Beaverton Planning Commission’s proposed Land Use and Zoning Change for the property at Sexton Mountain and Murray Blvd.

Annelee Lander, Natural Preservation

- Presented exceptional attributes of the park property and why it should be preserved
- Testimony included in packet of handouts

Jim Fitterer, Parking and Traffic Considerations

- Proposal included in packet of handouts
- Discussed current traffic conditions, including 6 accidents (5 Hit & Run) in the last 18 months
- New intersection only 100 yards away from existing intersection on Murray.

Don Mattos, Metro Nature in the Neighborhoods

- Testimony, Fact Sheet–Legal Issues & Letter to Steven Sparks included in packet of handouts

Gary Cook, Alternate Sites

- Not opposed to Bridge Meadows model, just not on park land.
- 13 other possible locations owned by the city were identified.
- Letter from Vicki Comer, Real Estate Broker, to the City Planning Division included in packet of handouts

Cherie Maesaka, Final comments and summary

- Testimony of her research prior to purchasing her property.

8:00 - Open Forum – Q&A

- **Bob Wyat**, THPRD representative responded to questions and concerns from citizens
- Citizens concerned about lack of notice.
- **Cadence Moylan**, Development Division Manager, City of Beaverton, responded to questions and concerns from citizens.
- City has followed the land use laws regarding notification to community
- **Ted Forgeron**, talked about a field trip to existing Bridge Meadows facility and how the residents there were concerned about sloping property of the Cobb site.
- **Derenda Shubert**, Executive Director, Bridge Meadows responded that the Architects and Construction Company that would take all issues under consideration regardless of what property was to be developed.
- **Bob Woodward**, Vice-Chair SBNAC, Increased Density of Housing is increasing traffic. Development would increase traffic even further as well as create parking concerns
- **Ed Henson**, Board Member, Traffic issues, Hydrology Study? - Steven Sparks responded with a No because there is no development proposal at this point, only a zone change. The planning commission has not come to a decision yet.

8:40 – Next Steps

- **Suzanne Dawson**, Chair SBNAC,
 - Planning Commission to meet Wednesday, February 25th.
 - If the property is rezoned, we have 10 business days to file an appeal. If the NAC were to get involved, the NAC would need to have a Special Meeting in order to vote as to whether or not we would participate in an appeal.
 - A Special Meeting would require a public notice to go out a minimum of 5 days prior to the meeting. (Thursday or Friday after the 25th and meet the following Thursday or Friday).

8:45 – Vote in support of or opposition to rezoning Cobb Property

- **Advisory Vote of South Beaverton NAC Members**
 - A motion was made and seconded for an advisory vote of the members of the South Beaverton NAC as to whether to support or oppose the land use change from R7 to R2.
 - No members in favor, all members opposed to the zone change.
- **NAC Board Members and Officers Vote**
 - A motion was made and seconded for a vote of the Board members and Officers of the South Beaverton NAC as to whether or not to support or oppose the land use change from R7 to R2 or to oppose it.
 - Unanimous vote from all Board Members and Officers in Attendance in opposition of rezoning the Cobb Property from R7 to R2.
 - Quorum Present
 - Board members not in Attendance: Dan Clay and Linda Wilson
 - Linda Wilson would not have been able to vote due to being on the Planning Commission

A proposal was made to form a committee of members of the community and at least one Board member to report back to the NAC every month the current progress.

- **Special Meeting Vote**

- Steven Sparks outlined the land use appeal process
- If the NAC were to appeal, it would cost the NAC \$1500.00 with no guarantee of reimbursement from the city.
- A motion was made and seconded to vote as to whether or not the South Beaverton NAC would have a Special Meeting regarding a land use appeal, if necessary.
- Vote was unanimous in favor of having a Special Meeting if necessary.

The Recorder position on the South Beaverton NAC is open due to resignation of the current Recorder, Joel Day

8:55 – Approval of previous meeting minutes

- A motion was made and seconded to approve minutes from previous meeting.
- Minutes from previous meeting were approved as amended.

8:58 – Adjourned

Next South Beaverton NAC Meeting:

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