



## Cooper Mountain: Frequently Asked Questions

### 1. What are the Metro regional government's requirements for density for Cooper Mountain?

Metro does not have a density requirement in its rules for planning of new urban areas. In its decision to expand the urban growth boundary, Metro Council identified the expected number of homes to be built in Cooper Mountain based on the concept plan created by the city. The Metro-approved South Cooper Mountain Concept Plan, estimated that 3,760 homes could be accommodated in Cooper Mountain.

The City of Beaverton will work with community members to develop a community plan for the area that can be used to establish zoning and density requirements for the area.

### 2. The current transportation network is insufficient for planned development. How will this be addressed?

Washington County recently began a Cooper Mountain Transportation Study to identify long-term options for major road connections in the Cooper Mountain area. The study area extends beyond the Cooper Mountain Urban Reserve. The goal is to identify a preferred long-term transportation network for many travel modes (such as automobiles, transit, biking and walking) and determine implementation steps to create that major street network, including how to pay for it.

The City of Beaverton is committed to working with the County to develop plans for the road network and identify implementation steps.

### 3. How will the planned transportation network be designed to make higher-elevation winter travel safer, avoid higher elevations or both?

Cooper Mountain's higher elevation areas make it difficult to travel in snow and ice. With development of the Cooper Mountain and South Cooper Mountain areas, there will be new or expanded roads that connect the neighborhoods to surrounding area. Some of these roads, such as Scholls Ferry and Tile Flat, will be at lower elevations. New or revamped streets will be designed with curbs and slopes that will be safer than some of the existing rural roads. If necessary, traction devices such as snow tires and/or chains will be required on higher elevation streets during winter weather events (similar to the existing restrictions on 175<sup>th</sup>). The County and City also may give higher priority to these streets for deicing and plowing.

**4. Which jurisdictions are currently responsible for which roads? Are changes planned?**

Washington County is currently responsible for public roads within Cooper Mountain. However, the area is not part of the county's Urban Road Maintenance District that provides preventive road maintenance services for neighborhood streets (designated as neighborhood routes or local roads).

The City of Beaverton is responsible for roads in city limits, with the exception of state roadways and some arterial roads for which the county has jurisdiction. [Washington County's long term roadway jurisdiction map](#) shows that SW Scholls Ferry Road and SW 175<sup>th</sup> Avenue are proposed to remain under Washington County jurisdiction.

**5. Are any changes proposed to natural resource policies for the city or county?**

The South Cooper Mountain Concept Plan identifies significant natural resource areas including wetlands, streams, riparian corridors and upland habitat, located in Cooper Mountain. The community plan, led by the city, will refine existing natural resource inventories and develop policies and rules that are intended to protect and connect natural areas, while allowing for housing development that reflects the landscape. Until Cooper Mountain properties annex to the city, existing county regulations will apply.

After the Copper Mountain UGB expansion area is acknowledged by the Department of Land Conservation and Development (DLCD), Washington County will change the areas' rural land use designations to the transitional [Future Development- 20 acre District \(FD-20\)](#) through a land use ordinance process.

FD -20 is an urban district that allows limited interim uses until the city completes comprehensive planning for future urban development and the area is annexed. The significant natural resources currently identified in the County's [Rural Natural Resource Plan \(R/NRP\)](#) will be transferred to the Significant Natural Resource map in the [Aloha – Reedville – Cooper Mountain Community Plan](#). County Community Development Code [Section 422](#) includes requirements for proposed development in significant natural resource areas identified in the Community Plan.

County staff are currently evaluating the implementation of significant natural resource requirements in the urban unincorporated areas. The [Significant Natural Resource Assessment](#) project stems from community concerns regarding natural resource protections in the development review process.

For more information about Washington County tree removal or natural resource requirements, contact the current planning division at 503-846-8761 or [lutdev@co.washington.or.us](mailto:lutdev@co.washington.or.us).

**6. How will new development respond to the land, meaning taking into account natural resources such as upland habitat, Creekside corridors and steep slopes?**

This will involve identifying natural resources and ensuring the city's development rules consider the resources as development occurs. How this happens will be determined when Beaverton works with community members to create a community plan and zoning for Cooper Mountain. The process will likely be similar to how it was handled in South Cooper Mountain, which is directly south of Cooper Mountain.

In South Cooper Mountain, a Goal 5 resource analysis was done to identify natural resources. The identified resources were mapped and designated Significant Natural Resource Areas (SNRAs) within the city's Development Code. Tree removal in SNRAs requires an application and a justification for why tree removal is needed. Clean Water Services also requires a 50-foot vegetation buffer around wetlands and streams to protect resources and water quality.

**7. What policies or targets guide school district decisions regarding attendance boundaries?**

Decisions about school attendance boundaries and district boundaries are made by the school districts. For information about current boundaries and school policies, visit:

- Beaverton School District - <https://www.beaverton.k12.or.us/depts/facilities/boundary>
- Hillsboro School District - <https://www.hsd.k12.or.us/Page/2335>

**8. What benefits come with annexation into the city?**

Benefits that can be expected as a city resident include, but are not limited to:

- In Cooper Mountain, urban zoning that allows more development potential than rural County zoning. The zoning will be determined as part of the community plan process.
- More law enforcement services, including community policing, patrolling, investigative services, code compliance and other community-based programs. The city provides 1.48 officers per 1,000 citizens, compared to 1.0 officers per 1,000 the county provides.
- Access to the city's Traffic Calming Programs that create safer city streets.
- Funding for city streets improvements, streetlights and pedestrian paths (including sidewalks) in the city.
- More street sweeping services on city roads.
- Emergency management programs and services during disaster situations.
- Neighborhood Association Committee representation and involvement opportunities on the city's boards and commissions.
- Additional governmental representation provided by the Beaverton City Council.

## 9. What is the legal process and requirements for annexation?

State rules, known as Oregon Revised Statutes (ORS), determine the methods by which a city can annex property within its urban service area. Most methods require voters and/or property owners to agree to the annexation, either by petition or election. Below is a brief description of several applicable annexation types and processes with reference to the state rules ([www.oregonlegislature.gov/bills\\_laws/ors/ors222.html](http://www.oregonlegislature.gov/bills_laws/ors/ors222.html)):

### Types of Annexation

A. **All property owners:** If all property owners in an area consent to annexation, the city can annex the properties through a process outlined in state rules (ORS 222.127). This process requires:

- i. The area is inside the urban growth boundary.
- ii. The area will be part of the city's Comprehensive Plan (a document that provides long-range guidance on how the city plans to develop). As part of the annexation process, the area would become part of the Comprehensive Plan and receive land use designations and zoning. The Comprehensive Plan also notes the area is part of the city's assumed urban service area where it will eventually govern and facilitate service provision.
- iii. At least one lot or parcel is contiguous to the city limits or separated from the city limit by a public right of way.
- iv. The annexation conforms to all other requirements of the city's ordinance.

In this type of annexation, a public hearing is not required. The Council would approve the annexation.

B. **Owners of a majority of property and the majority of voters:** If owners of more than 50 percent of the land in the project area and more than 50 percent of the registered voters in the project area agree to annex, the city can annex using the method outlined in the state rules (ORS 222.170), often referred to as "double majority." This option requires public notice and a decision made by the City Council after a public hearing. Double majority annexation is one of several methods by which a majority of property owners within an area may petition, without hearing or election, to annex into a city.

C. **Annexations when an area is surrounded by a city, also known as island annexation:** State rules (ORS 222.750) permit cities to annex unincorporated areas that are surrounded by a city through a hearing process. The City Council has not provided staff direction to pursue this type of annexations at this time.

## 10. What is Beaverton's annexation policy?

Currently, the City of Beaverton responds to annexations through owner-initiated petitions. Property owners request annexation for a variety of reasons, including the need for city services, the preference to develop under Beaverton's zoning or other reasons that they want their property to be in the City of Beaverton.

## 11. When land is added to the urban growth boundary, will property owners' taxes go up?

The tax bill for a property is determined by two things:

1. The assessed value (its value for property tax purposes); and
2. The tax rates applied to that property by the taxing jurisdictions, such as the school district, fire districts, parks district, county and city.

Property owners are not likely to see significant assessed value increases right away when added to the urban growth boundary, assuming other changes have not been made to the property such as remodeling, enlarging existing buildings or new development. The assessed value of properties likely will not significantly increase until after annexation to the city occurs, a change in zoning is established and a proposed subdivision of the property is processed and approved by the Washington County tax assessor.

Tax rates would not change immediately when the urban growth boundary is expended (unless, taxing districts that currently cover Cooper Mountain raise their tax rates). That would happen once the property is annexed into the City of Beaverton or other taxing districts.

Each property owner might have its own particular circumstances that would result in different outcomes, such as tax deferrals for agricultural uses. Please contact your tax advisor and/or the Washington County Department of Assessment and Taxation to understand how changes might affect your property.

## 12. What are the property tax projections for homes within city limits?

Properties that annex into the city are subject to all rates, fees and taxes paid for by all City of Beaverton residents. The table below shows property taxes for example assessed values with all current jurisdictions and with the addition of the City of Beaverton and Tualatin Hills Park and Recreation District. Properties located in Cooper Mountain are not within the county's Urban Road Maintenance or Enhanced Sheriff Patrol Districts.

The table below provides a comparison of taxes for a range of assessed values (AV) using the current 2018/2019 tax rates.

<b>Assessed Value</b>	<b>Current Assessed Tax (County)<sup>1</sup></b>	<b>Taxes after Annexation<sup>2</sup></b>	<b>Change in Taxes</b>
\$450,000	\$6,532.11	\$9,254.52	\$2,722.41
\$550,000	\$7,983.69	\$11,311.08	\$3,327.39
\$650,000	\$9,435.27	\$13,367.64	\$3,932.37

1. The 2018/2019 tax rate for tax code 051.54 is \$14.5158 / \$1,000 AV

2. The 2018/2019 tax rate for tax code 051.58 is \$20.5656 / \$1,000 AV

### **13. What will happen with current farm and forestland tax deferrals?**

Cooper Mountain property owners can get more information about current tax deferrals from the [Washington County Assessment and Taxation office](#) at 503-846-8826.

### **14. Will farming and forestry uses be allowed inside the urban growth boundary?**

Washington County typically applies the FD-20 designation to urban reserve areas once they come into the urban growth boundary. The county's FD-20 designation allows for the continuation and expansion of existing uses, subject to the requirements of [Washington County Community Development Code Section 308](#).

The city regulates use of land and structures through zoning districts, described in [Chapter 20](#) the Beaverton Development Code. The Cooper Mountain Community Plan will determine future Comprehensive Plan land use and zoning designations within Cooper Mountain. The city will apply these land use and zoning designations to properties once they annex to Beaverton. Until annexation occurs, Washington County land use designations will remain in place.

### **15. Does the City of Beaverton allow livestock and poultry within city limits?**

The City of Beaverton does not allow the possession or maintenance of livestock or poultry within city limits per [City Code Section 5.05.025](#). Residents of the City are allowed to keep up to four chickens, subject to the requirements of [Section 5.09 Urban Chickens](#).

Both Beaverton and Washington County prohibit the keeping of exotic animals.

### **16. What are the rules regarding septic systems and what are the typical conversion costs?**

Property owners within 300 feet of a public sewer system will likely need to connect to a public sewer line instead of replacing their failing septic system. This practice is consistent with partner agency rules and agreements including:

- [ORS 222.115](#) – permits cities to require annexation related to providing services
- [Clean Water Services](#) (CWS) – if a property outside the city plans to connect to a city-owned storm or sanitary sewer line, confirmation of service availability must be provided often resulting in annexation to the city and/or CWS
- [Washington County-Beaverton Urban Planning Area Agreement](#) – establishes an urban planning area, planning responsibilities, policy and coordination regarding development in unincorporated Washington County near Beaverton city limits

For each property owner, the cost to connect to city sewer can be sorted into two categories: 1) cost to construct the sewer line in the road and 2) cost to connect from the sewer line in the road to your home.

### Cost to Construct the Sewer Line in the Road

The cost of constructing the sewer line within the roadway and stubbing at the property line will depend on the length of the connection to the city line and the grades in the area. In 2018, the city developed a sample of the potential costs. At that time, the estimate was:

- If a connection requires 100 feet, the estimated cost would be \$47,000\*
- If a connection requires 300 feet, the estimated cost would be \$92,000\*

\*The estimated costs do not take into account site issues that may impact the cost to design and construct the line. Note these costs were current as of 2018.

### Cost to Connect From the Sewer Line to a Home

The cost to connect a house to a sewer line in the road will vary depending on where the connection is placed. The following are the pre-design estimated costs to connect a home as of 2018:

- Cost to connect to the house: **\$10,000 to \$15,000\***
- Sewer System Development Charge (SDC): **\$5,500**
- Monthly Sewer Bill: **\$47\*\***

\*The estimated cost is based on the decommissioning of the septic tank (to pump and fill), installing 50 feet of sewer line, connecting the system to the house, and the permit cost. This predesign estimate does not take into account unique factors for each property. \*\*Based on an estimated average household use.