

City of Beaverton Planning Commission

November 5, 2014 deliberations on the South Cooper Mountain Community Plan and South Cooper Mountain Concept Plan

- TR-1 – Retain East-West Collector alignment in East Neighborhood as shown on Concept and Community Plan maps.
 - Planning Commission agrees with Staff's request to retain East-West Collector alignment in East Neighborhood. Commissioner Nye stated that she is in favor of this proposed alignment to Barrows Road, adding that it will serve future growth to Progress Ridge Town Center.
- TR-2-A - Eliminate proposed extension of Alvord Lane to the east.

and

- TR-2-B – Alter proposed neighborhood route connection from Alvord Lane to Blackbird Drive to provide a direct connection to Scholls Ferry Road via a new extension of Alvord Lane.
 - Ms. Crabtree pointed out that any improvement to Alvord Lane would have to go through the community planning process after the URA is brought into the UGB, adding that the level of planning for the annexation area and analysis as described in the DKS memo for the east-west connection is for the community plan discussion in response to the Sterling Park neighbors. She stated that this was not done for Alvord Lane as Alvord Lane is still a concept plan for guidance to develop a community plan in the future.
 - Commissioner Nye pointed out that there is a neighborhood route shown within the planned area that is shown to line up with Alvord Lane and believes that the commission needs to consider whether this is the correct route. She also noted that the connection from Alvord Lane into the existing neighborhood may never happen.
 - Commissioner Stephens believes that the Planning Commission cannot sort out the level of detail that is before them this evening, adding that this is not a design charrette but rather a long range solution and that for many of these the commission does not have other viable options to consider and that he is in support of all these for that reason.
- TR-3 – Reduce impacts to property owners on 175th Avenue from proposed improvements to 175th Avenue.

and

- TR-3 – A - Refine alignment of 175th Avenue improvements at “the kink” to reduce uncertainty for homeowners in the area.

and

- TR-3 – B – Plan for future arterial around Cooper Mountain to the west rather than upgrading 175th Avenue.

and

- TR-3 – C – Reduce Street and development access to 175th Avenue.

- Commissioner Doukas pointed out that this is a regional facility and believes that the Commission struck a point between Tile Flat and 175th, adding that this is an urban area and that these connections are critical.
- Commissioner Winter agreed and noted that there are not a lot of North / South options.
- Commissioner Nye questioned whether there are ways for the city to encourage the county to develop Tile Flats/Grabhorn Road to handle more capacity to 175th and drive the traffic in this direction. She believes that most of the traffic coming up 175th is going to Hillsboro and further west.
- Commissioner Stephens pointed out that this discussion is in its interim designs, adding that he believes it is misleading to the public to envision a certain scenario, adding that there is an incremental transition into development that occurs over a long period of time.
- TR-4 – Improve Kemmer Road & 190th Avenue in place of constructing new arterial connection from Kemmer Road to 185th Avenue.
 - Staff is recommending to leave as is; CAC was unanimous in staying with the current alignment. Planning Commission concurs.
- TR-5 – Add Neighborhood Route connection to Scholls Ferry at Stroebel Road back into transportation framework maps.
 - Planning Commission concurs with Staff’s recommendation.
- LU – 1 – Consider alternate location for Main Street on Community Plan and Concept Plan maps due to topography and potential use conflicts.
 - Planning Commission concurs with Staff’s recommendation.
- LU-2 – Timing of application of zoning to SCM Community Plan properties
 - Commissioner Doukas and Wilson questioned why there is special preference to the school district with regard to zoning.
 - Mr. Sparks stated that the commission can apply zoning now and come back with amendments when the development happens or as recommended by applying the land use and apply the zoning at the time the development applications are brought in to fix those lines to the features that are created to the development.
 - Commissioner Doukas questioned how this will line up with SDC calculations.
 - Mr. Sparks said they are hoping to have the SDC ordinance in front of the City Council either January or February of 2015 and that the ordinance for the Community Plan will become effective next March.
- LU-3 – 4 Adjust Community Plan Land Use designations around central knoll in “Northwest Neighborhood” to better follow topography.

and

- LU – 4 – Adjust Community Plan Land Use designation boundary in “East Neighborhood” on Concept and Community Plan maps due to topography.
 - Planning Commission concurs with Staff’s recommendation.

- LU – 5 – Designate land between NCM & the Nature Park, adjacent to Grabhorn Road, for Future Very Low Density Residential on Concept Plan Land Use Framework map.
 - Planning Commission recommends to leave plan the way it is.
- LU – 6 – Reduce planned density at northeast corner of Scholls Ferry Road and Tile Flat Road.
 - Commissioner Stephens believes that this option is the best that can be done with the situation and suggests that the Commission stay with Staff’s recommendation.
- LU – 7 – In the Community Plan land use policies, calculate required mix of zones by development site, not single parcel.
 - Commissioner Doukas said that this is a good clean up so that a land use application can have more than one property and to do the zoning application across a development side as opposed to parcel lines.
- LU – 8 – Allow more (but not less) application of higher density zones than the prescribed mix without a plan amendment.
 - 10 % adjustment – Commissioner Doukas said that there was good testimony about other options on how to do the 10% calculation and would like to hear more from staff.
 - Commissioner Nye pointed out that If all the developers ask for a 10 % decrease in their density, what is the implication, adding that these densities are aggressive overall and it’s Metro’s goal. She questioned whether there were any implications to the city?
 - Staff will bring this back at the December discussion.
- LU- 9 – Clarify policy related to interim zoning and application or urban zoning in the SCM Community plan.
 - Planning Commission concurs with recommendation.
- LU – 10 – Clarify and re-organize housing variety policies in SCM Community plan –
 - Planning Commission supports amending the PUD code.
- LU – 11, 12 & 13 – Staff pointed out that these are housekeeping items.
- TR-6 – Plan for alternative alignment of 175th to 185th Avenue connection as previously considered in Scenerio B.
 - Planning Commission concurs with staff’s recommendation.
- TR-7 – Incorporate measures to reduce traffic speeds on Kemmer Road and improve intersections at 176th and 182nd Avenues to make it easier for residents to exit onto Kemmer Road.
 - Planning Commission concurs with staff’s recommendation.
- TR-8 – Identify 175th Avenue from Scholls Ferry Road to the UGB as a 5-lane arterial, rather than a 3-lane arterial, in the SCM Funding Plan.
 - Planning Commission concurs with staff’s recommendation.
- TR-9 – Adjust alignment of north-south collector road on Community Plan and Concept Plan maps to cross Scholls Ferry at property line rather than center of parcel and to utilize a roundabout rather than a curve.

- Planning Commission concurs with staff's recommendation.
- TR-10 – Adjust the Neighborhood Route alignment in “East Neighborhood” on Concept and Community Plan maps due to topography.
 - Planning Commission concurs with staff's recommendation.
- TR- 11 – Show proposed traffic signals/traffic control at intersections in and around SCM.
 - Planning Commission concurs with staff's recommendation.
- TR-12 – Require that roads in SCM be constructed and maintained to City of Beaverton standards.
 - Planning Commission concurs with staff's recommendation.
- TR-13 – Consider a MAX stop at the Main Street area.
 - Planning Commission believes that this is too early to discuss.
- TR-14 – Modify street policies in the SCM Community plan to emphasize goals and intended outcomes.

and

- TR-15 – Clarify that maps in the community plan are advisory only, and that the maps in the Transportation Element of the Comprehensive Plan control in case of a conflict.
 - Planning Commission concurs with staff's recommendation.
- BP-1 Adjust alignment of proposed Cooper Mountain Regional Trail south of Kemmer Road through Hilltop to west (within Cooper Mountain Nature Park) or east (on City-owned property).
- Ms. Crabtree discussed the Stormwater Management Plan and stated the city's engineering staff's is considering a Master Plan with regard to regional facilities as this was done in Bethany. She stated that staff is working on a different way to address storm water in this area and that CWS is the base line. She pointed out that staff will be working with developers within the next week with some proposed language to change the EDM – Engineering Design Manual, and that this will be brought back in December. She stated that staff feels the pressure to do more than CWS current standards and that staff does not know when the new permit will be on line.
- Ms. Crabtree stated that staff is trying to be sensitive to the natural resources in the area because that is what Metro charged staff to do and part of that is protecting them from the impacts of storm water and storm water flow.
 - Commissioner Doukas does not understand why they are trying to apply all these special standards to the UGB expansion areas, adding that If they want different standard then they have to apply it across their whole service district.
 - Ms. Crabtree stated that for the whole area, and all the jurisdictions subject to CWS regulations have been waiting for CWS to finalize their update for their permit and that Staff is being asked by Natural Resource Agencies to try to patch the system. She stated that Staff will bring something back to the Planning Commission after engineering staff works through some issues with developers.
 - Commissioner Doukas stated that we should take the standard CWS.

- Commissioner Nye wants to encourage beyond the bare minimum standards, adding that the impacts of storm water especially on a hillside are significant especially how the storm water works within the site and the importance of where it is running to. She stated that the expectations of having good storm water quality coming off the hard surfaces is really important.
- Commissioner Stephens believes that there is a lot of incentives for developers to adopt some of these, many at cost savings especially Green Streets for at least the local streets and even some of the larger streets can do bio swales.
- Development code refinements

The Planning Commission concurs with the PUD revision, courtyards and natural resources and to incorporate the city's new habitat friendly to build in the community plan make it clear that it is an option.