



**Tualatin Hills Park & Recreation District
Minutes of a Regular Meeting of the Board of Directors**

A regular meeting of the Tualatin Hills Park & Recreation District Board of Directors was held on Monday, June 16, 2014, at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton. Executive Session 6:30 pm; Regular Meeting 7:30 pm

Present:

Joseph Blowers	President/Director
Bob Scott	Secretary/Director
Larry Pelatt	Secretary Pro-Tempore/Director
John Griffiths	Director
Jerry Jones Jr.	Director
Doug Menke	General Manager

Agenda Item #1 – Executive Session (A) Legal (B) Land

President Joe Blowers called executive session to order for the following purposes:

- To consider information or records that are exempt by law from public inspection, and
- To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Executive session is held pursuant to ORS 192.660(2)(e)&(f), which allows the board to meet in executive session to discuss the aforementioned issues.

President Joe Blowers noted that representatives of the news media and designated staff may attend the executive session. All other members of the audience were asked to leave the room. Representatives of the news media were specifically directed not to disclose information discussed during executive session. No final action or final decision may be made in executive session. At the end of executive session, the board will return to open session and welcome the audience back into the room.

Agenda Item #2 – Call Regular Meeting to Order

President Joe Blowers called the regular meeting to order at 7 pm.

Agenda Item #3 – Action Resulting from Executive Session

Jerry Jones Jr. moved that the board of directors authorize the general manager to continue with and finalize negotiations with Beaverton School District which will ensure all key negotiation points as those that were presented during executive session will be included in a field use agreement between Beaverton School District and THPRD for field improvements, subject to review by the district’s legal counsel. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Bob Scott	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Jerry Jones Jr.	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Jerry Jones Jr. moved that the board of directors authorize staff to acquire a small property in the northwest quadrant of the district to allow for reconstruction of a trail segment, using bond funds designated for trail land acquisition, subject to appropriate due diligence review and approval by the general manager. Bob Scott seconded the motion. Roll call proceeded as follows:

Larry Pelatt	Yes
John Griffiths	Yes
Bob Scott	Yes
Jerry Jones Jr.	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Jerry Jones Jr. moved that the board of directors authorize staff to acquire a small property in the northeast quadrant of the district to resolve a minor trail encroachment on private property, using bond funds designated for trail land acquisition, subject to appropriate due diligence review and approval by the general manager. Larry Pelatt seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Bob Scott	Yes
Larry Pelatt	Yes
Jerry Jones Jr.	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

President Joe Blowers recognized Terry Moore, former board member, who recently passed away. He provided comments regarding her work with the district, service on other agency boards, and particular projects she was involved in, noting that she will be missed by many.

Agenda Item #4 – Election of Officers for Fiscal Year 2014/15

President Joe Blowers opened the floor to nominations for board officers for fiscal year 2014/15, taking effect on July 1, 2014.

Bob Scott nominated John Griffiths to serve as president of the Tualatin Hills Park & Recreation District Board of Directors for fiscal year 2014/15. Jerry Jones Jr. seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

John Griffiths	Yes
Larry Pelatt	Yes
Bob Scott	Yes
Jerry Jones Jr.	Yes
Joe Blowers	Yes

The nomination to elect John Griffiths to serve as president for fiscal year 2014/15 was UNANIMOUSLY APPROVED.

Larry Pelatt nominated Bob Scott to serve as secretary of the Tualatin Hills Park & Recreation District Board of Directors for fiscal year 2014/15. Jerry Jones Jr. seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

Bob Scott	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Jerry Jones Jr.	Yes
Joe Blowers	Yes

The nomination to elect Bob Scott to serve as secretary for fiscal year 2014/15 was UNANIMOUSLY APPROVED.

John Griffiths nominated Jerry Jones Jr. to serve as secretary pro-tempore of the Tualatin Hills Park & Recreation District Board of Directors for fiscal year 2014/15. Larry Pelatt seconded the nomination. Hearing no further nominations, roll call proceeded as follows:

Jerry Jones Jr.	Yes
Bob Scott	Yes
Larry Pelatt	Yes
John Griffiths	Yes
Joe Blowers	Yes

The nomination to elect Jerry Jones Jr. to serve as secretary pro-tempore for fiscal year 2014/15 was **UNANIMOUSLY APPROVED**.

Agenda Item #5 - Budget Hearing: Resolution Adopting the Fiscal Year 2014/15 Budget, Levying Taxes and Making Appropriations

A. Open Hearing

President Joe Blowers opened the Budget Hearing.

B. Staff Report

Keith Hobson, director of Business & Facilities, provided a brief overview of the memo included within the board of directors' information packet, noting that there are no adjustments to the approved budget being proposed by district staff this evening and that board approval is being requested of the resolution to adopt the FY 2014/15 budget, make appropriations, and levy ad valorem taxes.

C. Public Comment

There was no public comment.

D. Board Discussion

Larry Pelatt thanked the budget committee and district staff for their efforts in developing the budget that is before the board of directors for adoption this evening.

E. Close Hearing

President Joe Blowers closed the budget hearing.

F. Board Action

Bob Scott moved that the board of directors approve Resolution 2014-14 to adopt the 2014/15 budget, make appropriations, and levy ad valorem taxes. Larry Pelatt seconded the motion. Roll call proceeded as follows:

Jerry Jones Jr.	Yes
John Griffiths	Yes
Larry Pelatt	Yes
Bob Scott	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #6 – Audience Time

Larry Christensen, 16952 NW Bernietta Ct., Portland, is before the board of directors this evening regarding an encroachment notice he received from the district on April 1, 2014. He described the identified encroachment as a retaining wall that overlaps onto district property. He noted that the retaining wall has been in its current location for 18 years. The encroachment was identified when the district began to move forward on construction of a trail through its property, which he had testified before the board in support of a few years prior and for which he is appreciative that it is being developed. He acknowledged that he missed the deadline to apply for the formal

encroachment appeal process to the board of directors, but asks that the board allow an exception in order for the encroachment to be resolved in a mutually beneficial manner. He estimates the cost to remove the retaining wall to be between \$16,000 and \$20,000 and feels that there may be other alternatives to removal that would benefit both the district and himself. Larry submitted into the record a packet of information, including the encroachment notice received and photos of the identified encroachment.

President Joe Blowers asked for clarification regarding how far the retaining wall is encroaching onto district property.

- ✓ Larry Christensen replied up to five feet, noting that there is also a portion of fence that encroaches onto district property by approximately 14 inches.

Joe questioned what the potential mutually beneficial outcome would be if the board were to allow an appeal hearing to take place.

- ✓ Larry Christensen replied an easement and enhancement plan in conjunction with the project taking place on the district's property. He noted that the district's contractors for the project that he has spoken with have told him that the retaining wall does not interfere with the construction of the trail.
- ✓ General Manager Doug Menke noted that the encroachment area is currently identified as a mitigation area for said project. He stated that the district's board has never granted an easement for an encroachment and described how the district did not seek out this encroachment, but it was identified through the survey process for the upcoming project.
- ✓ Larry Christensen commented that the retaining wall existed prior to the district assuming ownership of the adjacent property.

Larry Pelatt asked for clarification regarding the timeline of property ownership.

- ✓ Larry Christensen explained that the housing development was constructed in 1996 and that the developer later donated the wetland areas to the district.

Joe inquired who constructed the retaining wall.

- ✓ Larry Christensen replied that he constructed the retaining wall and takes responsibility for that fact. He described past confusion as to the property lines, noting that the iron property stakes from the property's original survey work have not been located.

John Griffiths reminded the board that the question before them this evening is whether to allow the formal appeal process, not to debate the encroachment.

- ✓ Larry Pelatt agreed, noting that in his opinion, a deadline is a deadline and that there was a specific encroachment appeal process identified that was not followed. For these reasons, he would prefer the board deny the appeal request.
- ✓ Bob Scott replied that he would support allowing the appeal in order to be cooperative.
- ✓ Joe replied that although he would support allowing the appeal, he questions whether the outcome would be anything other than requiring the encroachment to be removed. He expressed concern with setting a precedent with any other outcome other than removal. He noted that as the population of the district continues to grow, it becomes more important for the district to retain its property boundaries.
- ✓ Jerry Jones Jr. replied that although the deadline to appeal has passed, he encourages Larry Christensen to work with staff in identifying possible mutually beneficial solutions.

John asked Larry Christensen for clarification regarding why he missed the appeal deadline.

- ✓ Larry Christensen replied that the option for appeal was not expressed to him when the notice was delivered, nor he did not read the back of the form, which is where the appeal information is noted.

John stated that he would agree to grant the requested appeal, although in his 15 years of service on the board, he has not heard an argument that has convinced him to let an encroachment remain. He also suggested that staff consider issuing future encroachment notices with a reference to the appeal information noted on the front of the form.

- ✓ Larry Pelatt reiterated his comments regarding the need for firm deadlines and to deny the request for appeal.
- ✓ Jerry Jones Jr. reiterated his comment that Larry Christensen work with district staff, but noted that he could be swayed to hear the appeal.
- ✓ Joe and Larry questioned how much leeway staff would have in interpreting the board's encroachment policy.

President Joe Blowers asked if the appeal hearing is approved, would it be placed on the board's next regular meeting agenda, currently scheduled for August 11, 2014.

- ✓ General Manager Doug Menke confirmed this.

John Griffiths moved that the board of directors, in this case because of the misunderstanding of the appeal deadline, allow for an appeal. Bob Scott seconded the motion. Roll call proceeded as follows:

Jerry Jones Jr.	Yes
Larry Pelatt	No
Bob Scott	Yes
John Griffiths	Yes
Joe Blowers	Yes

The motion PASSED by MAJORITY vote.

Rosshalde Pak, 15707 SW Walker Rd., Beaverton, is before the board of directors this evening as a representative of the Athletic Co-op Indoor Playgroup (ACIP). She noted that ACIP is a nonprofit that has been offering an indoor playground group at the Tualatin Hills Athletic Center since 1998, but were recently told by district staff on June 9 that the group has until June 28 to change the times they offer the program or to find a new location. The alternative timeslot offered by district staff takes place during what would typically be a toddler's naptime. She requested that the group be given more timeslot options and a longer deadline to make these adjustments.

- ✓ General Manager Doug Menke confirmed that the group would be provided more timeslot options and more time to make the adjustments.

Agenda Item #7 – Board Time

Bob Scott noted that the recent dedication event at Lowami Hart Woods Natural Area was well-attended and he received many positive comments from the public about the improvements.

Agenda Item #8 – Consent Agenda

Larry Pelatt moved the board of directors approve consent agenda items (A) Resolution Appointing Trails Advisory Committee Members, and (B) Intergovernmental Agreement with Metro to Receive a Natural Areas Bond Measure Capital Grant Award. Jerry Jones Jr. seconded the motion. Roll call proceeded as follows:

John Griffiths	Yes
Bob Scott	Yes
Jerry Jones Jr.	Yes
Larry Pelatt	Yes
Joe Blowers	Yes

The motion was UNANIMOUSLY APPROVED.

Agenda Item #9 – Unfinished Business

A. Motion Regarding Proposed Amendments to the Park, Trails and Pedestrian Connections Map for the North Bethany Subarea

Hal Bergsma, director of Planning, provided an overview of the memo included within the board of directors' information packet regarding a request by West Hills Development Company (West

Hills) that changes be considered to the North Bethany Subarea plan in two locations that would affect the planned streets, parks and trails. The proposed changes would be considered through two land use ordinances that must be filed by Washington County by July 1, 2014, after which a series of public hearings would be held by Washington County. This request was previously presented to the board of directors at the June 2, 2014, regular board meeting, at which the topic was tabled by the board in order to allow for more public input and review by the district's advisory committees.

In addition, Hal provided a detailed overview of an additional memo dated June 12, 2014, that has been provided to the board, a copy of which was entered into the record, recapping the three opportunities for public comment on the proposed amendments that have since transpired.

Lastly, Hal noted that the district received today further revised plans from West Hills that represents their latest proposal in taking into consideration the public comment received. Hal provided an overview of the new plans via a PowerPoint presentation, a copy of which was entered into the record, and included the following revisions:

- An increase in the West Community Park active area acreage from the 1.88 acres presented at the June 2, 2014, board meeting to 2.72 acres.
- An at-grade or undercrossing at Kaiser Road of the regional trail versus the out of direction crossing at Brugger Road proposed at the June 2, 2014, board meeting.

Hal noted that the action requested of the board this evening is as follows:

1. Ask Washington County to file and approve ordinances that would amend the North Bethany Subarea Plan so as to:
 - a. Add text explaining that the trail crossing of Kaiser Road south of Brugger Road shown on the Park, Trails and Pedestrian Connections Map may be at-grade or under the road, allowing for realignment to a crossing at the Brugger/Kaiser intersection only if neither of these options is determined to be feasible and safe by THPRD and the county engineer;
 - b. Remove the fixed park shown along the south side of Primary Street P2 (Rosetta Street) on the Park, Trails and Pedestrian Connections Map from the map but include text stating that locations shall be provided along the trail for users to stop and observe the stream corridor to the south;
 - c. Show the active part of the West Community Park on the Park, Trails and Pedestrian Connections Map with a minimum active area of 2.72 acres;
 - d. Show a local street along the east edge of the powerline/trail corridor which is contiguous to the West Community Park;
 - e. Include text in the plan stating that THPRD will explore the feasibility of acquiring the wetland west of the community park and constructing trails/boardwalks through or around the wetland to improve neighborhood connectivity and allow public viewing of the wetland; and
2. Direct the general manager to have district staff work with county staff and other interested parties through the ordinance adoption process to attain district objectives.

Hal offered to answer any questions the board may have.

President Joe Blowers asked what the minimum acreage is listed as for a community park in the district's comprehensive plan.

- ✓ Hal replied 10 to 25 acres; however, the West Community Park was never anticipated to be that size due to the nearby East Community Park, which should be around 15 acres.

Larry Pelatt commented that the North Bethany Subarea plan calls for between five and six acres for the West Community Park and less than three acres is being proposed.

- ✓ Hal replied that although the text within the North Bethany Subarea plan called for five to six acres, the map contained within the plan only reflected about four acres. There seems to be a discrepancy between the text and map contained within the plan.

Larry stated that he understands why the public is voicing concern when the acreage seems to have been continually incrementally reduced. He also noted that he does not want to see the board set a precedent in considering powerline corridor acreage as part of a neighborhood or community park. Although such property can satisfy some park uses, it is too limited to be considered as typical park acreage. Overall, he is pleased to see that West Hills has submitted a new proposal with increased active use acreage for the West Community Park, although it will need to be reconciled how the designated acreage was reduced from five to six acres, down to four, and down again to less than three.

- ✓ Joe noted that the answer to this may lie within whether the East and West Community Parks, linked by a series of park blocks, are considered to be one community park. Or perhaps the West Community Park is more similar to a neighborhood park.

Larry replied that, in his opinion, the West Community Park is more similar to a neighborhood park and that he is not comfortable considering the area as one large community park connected by small park blocks, bisected by streets.

- ✓ John Griffiths described how the area could be considered a type of park complex with the active use being located at the East Community Park and the more passive use and natural area component focused at the West Community Park, linked by a series of park blocks to provide connection, but that this only works if the district acquires the wetland.

Larry noted that the district still has a lot of work to do in acquiring the land for the East Community Park and that the prices of this land will likely continue to climb.

- ✓ Hal described the county code that requires developers to sell the district parkland identified within the fixed park areas, but noted that this does not currently apply to the wetland area, except for the portion that was reflected in the North Bethany Subarea plan.
- ✓ Aisha Willits, deputy director of Planning, commented that the district is in the same position as the developer in that the fixed park site for the West Community Park was identified as such before the area was designated as a wetland.

Jerry Jones Jr. inquired what the process would be if the board moves forward with a motion this evening and whether the district would still have an opportunity to comment on the plan as it moves through that process.

- ✓ Aisha explained that the district is in a different position in this case than what is typical, in that West Hills contacted Washington County about the proposed changes and the county then asked the district for input at the front-end prior to filing the land use ordinance. The filing of the land use ordinance starts the public hearing process to then consider changes to the map. This is why the timeline has been tight, in order to provide that requested input prior to the filing deadline. A typical process is that the district would review what has been filed and provide comments and/or request changes. There is a great benefit to being able to provide comments at the start of the process as it allows the district to set the conversation from a point that is a stronger stance for the district. District staff has been encouraged by the work that has been done through the various iterations to get to this point. After the ordinance is filed, there will be a waiting period, followed by a notice period, with the county intending to hold public hearings of the planning commission and board in August and September. This would still leave time to potentially amend the ordinance through engrossment and hold additional hearings later this fall.
- ✓ Hal commented that as more information is gathered through this process, the board would be able to change its position as well, if necessary.

John noted that it seems as if neither the developer nor the district is getting entirely what they thought they would through this process due to the wetland discovery.

Jerry asked for clarification regarding the recommendation to remove the fixed park shown along the south side of Primary Street P2.

- ✓ Hal replied that this resolves an issue for the district in that present county code requires that when the district builds a park in the North Bethany area it must also provide the half-street improvements. Last year, district staff requested that the county remove that provision from the code for linear parks in particular, since these are not typical parks, but there were objections. Staff deferred pursuing the request again until this year. Removing the fixed park designation is another way of resolving the need to provide half-street improvements without detrimentally effecting what is being provided for district residents.

Larry described how if the fixed park is removed and the trail is moved a few feet south, it enables more development.

- ✓ Hal replied that the undercrossing option would facilitate more development than the at-grade crossing due to the embankments needed in order to get the trail to street level.

Jerry asked for confirmation that if the board approves the proposed motion this evening, the board would be expressing support for the removal of the segment of Rosetta Street proposed for north of the fixed park that is suggested for removal.

- ✓ Aisha replied that this is not included in the motion as the district would be focusing instead on the linear park and trail.

Jerry asked if the county could determine that this portion of street is necessary.

- ✓ Aisha replied that the motion made by the board this evening will be advisory only. The county will then file the ordinance on their accord after which the district will participate through the public hearing process.

President Joe Blowers opened the floor for public testimony.

Kevin O'Donnell, 4804 NW Bethany Blvd., Portland, and Mary Manseau, 5230 NW 137th Ave., Portland, are before the board of directors this evening representing Citizen Participation Organization (CPO) #7. Mary noted that the full impact of the changes being requested by West Hills is not yet known and expressed concern that the district's support of the proposed amendments would be interpreted as approval of the dismantling of the adopted North Bethany Subarea transportation and parks systems. She implored the district to remain steadfast in the original requirements of the North Bethany Subarea plan and requested that the district delay its vote until the August 11, 2014, regular board meeting in order to allow for more information to be gathered. Kevin stated that the current proposal from West Hills still equates to less parkland and more development and reiterated Mary's comment that if the district moves forward with the motion proposed this evening, that this will be interpreted as an endorsement. A letter from CPO #7 dated June 15, 2014, was entered into the record.

Larry Pelatt pondered whether the motion proposed this evening, which includes a list of conditions, is a stronger or weaker message to the county than remaining silent.

- ✓ Mary described some of the traffic alternatives that have not yet been explored, such as traffic circles instead of traditional intersections. She also described specific design requirements CPO #7 requested through the planning process, such as parks being visible from the main streets instead of tucked behind housing developments.

Larry and Mary debated the merits of requiring the district to fund half-street improvements versus not providing parking or providing parking on existing parkland.

✓ Mary noted that the proposal before the board this evening is in the favor of the developer. Larry acknowledged Mary's comment, noting that it is to be expected that the developer would propose a plan that is in their favor, but that it is the district's job to attempt to balance their plan and take into consideration what is best for the public.

- ✓ Kevin commented that the district's Parks Advisory Committee unanimously expressed the desire for more parkland for the West Community Park. Similarly, the district's Trails Advisory Committee unanimously expressed the desire for a straight trail crossing at Kaiser Road. He requested again that the board delay their vote this evening in order for more details to be worked through the process or to stay firm in the original requirements described in the North Bethany Subarea plan.

Larry noted the benefit of the district being invited to share input prior to the ordinance being filed.

- ✓ Kevin reiterated his concern that the board's motion this evening will be construed as approval by the district as to all of the elements of the proposed amendments, including street layouts.

President Joe Blowers reminded those in attendance that the discussion this evening is not regarding what will ultimately be constructed, as the district ultimately has little control over that aspect, but what the board will be asking staff to advise Washington County.

Jeff Petrillo, 16965 NW Bernietta Ct., Portland, is before the board of directors this evening as a member of CPO #7 and the Washington County Planning Commission, although he is not representing either entity tonight. Jeff stated that he believes West Hills has made a concerted effort to work with the district. Although it may be more difficult for the district to make adjustments once the ordinance is in process, he would like to request that the board defer its decision this evening to the August 11, 2014, regular board meeting in order to allow for additional fact finding. He would especially like to see a traffic impact study completed before the district agrees to the proposed removal of a portion of Rosetta Street.

President Joe Blowers clarified that district staff has suggested the board not take a position regarding the removal of the portion of Rosetta Street.

- ✓ Jeff replied that the district's endorsement of the proposed changes could be construed to mean endorsement of the removal of the portion of Rosetta Street.

Jerry Jones Jr. asked Jeff, in regard to his experience as a planning commissioner, whether the planning commission takes into consideration specific conditions or parameters suggested by other agencies, such as what is being proposed in the motion under consideration this evening.

- ✓ Jeff replied that he would take it into consideration, although the planning commission only makes recommendations to the board of commissioners, not final decisions. He reiterated the perception that this has been a rushed process and described the benefit of having more focused parameters as more work is done over the next few weeks. He does not see a downside to the board deferring its decision until the August 11, 2014, regular board meeting.

Don Hanson, 808 SW 3rd Ave., Portland, and Dan Grimberg, 7441 SW Hunt Club Dr., Portland, are before the board of directors this evening representing West Hills Development. Don stated that the district requested that West Hills expand the acreage for the West Community Park to 2.72 acres, which they have done. The district further requested that West Hills align the regional trail to cross Kaiser Road without going out of direction, which they have also done. He explained why traffic circles would not work in the locations described in previous testimony this evening. Don noted that the motion before the board this evening is well structured regarding the park elements of the proposed plan and that West Hills is in agreement with the points contained within. Dan described the process that has taken place for this development since West Hills has owned the property in 2004, noting that he does not feel that it has been a rushed process. Dan provided a detailed overview of why the initial plan for this particular area around the West Community Park could never have been built as originally detailed due to the discovery of the wetland. He believes that the current proposed plan for the West Community Park area is ultimately a better plan than the original.

President Joe Blowers inquired whether West Hills will be accommodating the same level of development in the newly proposed plan as compared to before the wetland was discovered.

✓ Don replied no, that there will be approximately 150 less lots than originally anticipated. Larry stated that the board's role is to look out for the best interests of the public who will be residing in that area and nearby in terms of open space and areas to recreate.

✓ Dan repeated his earlier comments that the current proposal in terms of parkland is a much better proposal than the original.

✓ Don agreed, noting that the active space proposed for the West Community Park is more usable than what was originally proposed, which was surrounded by streets.

Damon Reische, 2550 SW Hillsboro Hwy., Hillsboro, is before the board of directors this evening representing Clean Water Services (CWS). Damon noted that the district's mission dovetails well with that of CWS' to improve water quality through the protection and improvement of natural areas. He stated that CWS encourages avoiding wetland impacts when possible and that the amendments proposed by West Hills for the West Community Park result in fewer wetland and wetland buffer impacts than what is shown in the current North Bethany Subarea plan. CWS staff is in the feasibility stages of designing a riparian corridor enhancement project along Bethany Creek east of Kaiser Road and, as part of those enhancement efforts, CWS staff is looking at the possibility of proposing an amendment to the North Bethany Subarea plan that would eliminate the segment of Rosetta Street immediately east of Kaiser Road, roughly mirroring West Hills' proposal for the west side of Kaiser Road. No change to the path alignment shown in the adopted subarea plan would be proposed if CWS were to pursue this amendment. CWS believes that eliminating the road on both the west and east sides of Kaiser Road would increase pedestrian safety, while providing for a larger and more intact riparian corridor. If the Bethany Creek enhancement project east of Kaiser Road moves forward, CWS would welcome the district's expertise in incorporating a trail into the project.

Rod Coles, 17070 SW Augusta Ln., Beaverton, is before the board of directors this evening representing the district's Natural Resources Advisory Committee. Rod stated that the committee supports protecting the wetland area contiguous to the West Community Park, as well as the increase in active-use parkland acreage to 2.72 acres. Although the committee has had limited review of the original North Bethany Subarea plan, it is pleased to see the improvements to the proposed amendments from what was presented to the board at the June 2, 2014, regular board meeting. Rod noted that the committee is currently struggling to reclaim streams and wetlands from already developed areas and he hopes that the district and county make the right decisions now in developing the North Bethany area so as not to have to revisit costly improvements later that should have been done initially.

Tom Hjort, 15715 SW Division St., Beaverton, is before the board of directors this evening as chair of the district's Trails Advisory Committee, although his testimony this evening is his personal opinion. Tom expressed support for the revised proposal, including the possibility of boardwalks around and into the wetland, and a trail through the powerline corridor near the West Community Park. In addition, he expressed support for the current proposal for a mid-block crossing or underpass for the regional trail crossing at Kaiser Road.

President Joe Blowers called for a brief break and upon return, opened the floor for board discussion.

Jerry Jones Jr. expressed appreciation to the county for providing the district a proactive look at the changes being proposed to the North Bethany Subarea plan prior to moving forward with the ordinance process and he encouraged the board to take advantage of that opportunity. He largely supports the motion under consideration this evening, especially since it addresses areas that are

within the purview of the district versus transportation issues. However, he is somewhat uncomfortable with the proposed motion language regarding removal of the fixed park. He understands the reason behind this recommendation, but questions whether there is a more vague term that could be used rather than removal.

- ✓ Larry explained the reason behind the recommendation as a method of avoiding half-street improvements and described the limited use that such a configuration of land would have as a park.

Jerry referenced a similar park along the Waterhouse Trail, which is only accessible by trail, but provides play equipment. He questioned why the district would specifically request removal of parkland if there could be a future opportunity for a similar use to be accommodated.

- ✓ Hal clarified that there is also a potential neighborhood park site across the street from the proposed fixed park location.

Jerry replied that this does not change the fact that the land is available for the district along the regional trail and he is asking whether the district could take advantage of that land.

- ✓ Joe inquired whether half-street improvements would still be required if the terminology for the park was changed from a fixed park to a linear park.

Hal confirmed that half-street improvements would still be required by the county for a linear park. This is why district staff is proposing that the area be viewed as a trail corridor, which would still retain a significant portion of the land, but without necessitating the half-street improvements.

- ✓ Larry commented that he does not believe that the recommendation is to give away the land, but rather to re-designate.

Jerry asked what would become of the land between the trail and riparian corridor.

- ✓ Hal replied that the plan indicates that the trail should be as close to the edge of the riparian corridor as possible and the remainder land would be upland open space.

Bob Scott expressed agreement with Jerry's comments in appreciation of the county for providing the district a proactive look at the proposal and that the motion under consideration this evening does a good job of addressing areas within the district's purview. He is in support of the proposed mid-block crossing or underpass of the regional trail at Kaiser Road, as well as the increased acreage for the West Community Park. He described how the current proposal eliminates many roadways that a park user would have had to cross under the original proposal and makes the site much more contiguous. He also supports the recommendation to explore the feasibility of acquiring the wetland west of the community park, noting that he appreciates that it is phrased as an opportunity, but does not bind the district to doing so.

John Griffiths expressed agreement with Jerry and Bob's comments. He expressed support for the district obtaining the wetland near the West Community Park, noting that this would help balance the reduction in size of the active use land, which is not attainable at this point due to the existence of that same wetland. He described the need to convey to the county that although the district is supportive of the proposed amendments with the specified conditions, that this support is also based on the fulfillment of the North Bethany Subarea plan vision in regards to the East Community Park. If the county is considering an ordinance, it should reinforce what the concept originally was for the East Community Park.

President Joe Blowers expressed agreement with the previous board comments and restated that these are only proposed amendments at this time and that the district is not endorsing a plan, but is commenting on what would be acceptable to the district. Although he understands the comments from CPO #7 in regard to the transportation needs for the area, this issue is not in the district's mission. In addition, he believes that the preplanned road system must defer to wetlands that are discovered, which is another reason he supports the current proposal. He is excited by the opportunity for the wetland to become an enhancement to the West Community Park, similar to Schiffler Park.

Discussion occurred regarding Jerry's concern relating to the removal of the fixed park. The board reiterated that the desire is not to remove the parkland itself, but rather to remove the requirement for a park in that location. The board determined, and district staff agreed, that adding the term "fixed park designation" to the motion would accomplish this.

Larry Pelatt expressed appreciation for West Hills' efforts in presenting the new proposal as reviewed this evening. He also appreciates the opportunity being granted by the county to comment, although he questions what effect it will have on the end result. Ultimately, he is disappointed that the high-level view he was so involved in through the North Bethany Subarea planning process does not look as good as the street-level view.

Jerry Jones Jr. moved that the board of directors ask Washington County to file and approve ordinances that would amend the North Bethany Subarea Plan so as to:

- a. Add text explaining that the trail crossing of Kaiser Road south of Brugger Road shown on the Park, Trails and Pedestrian Connections Map may be at-grade or under the road, allowing for realignment to a crossing at the Brugger/Kaiser intersection only if neither of these options is determined to be feasible and safe by THPRD and the county engineer;**
- b. Remove the fixed park designation shown along the south side of Primary Street P2 (Rosetta Street) on the Park, Trails and Pedestrian Connections Map from the map but include text stating that locations shall be provided along the trail for users to stop and observe the stream corridor to the south;**
- c. Show the active part of the West Community Park on the Park, Trails and Pedestrian Connections Map with a minimum active area of 2.72 acres;**
- d. Show a local street along the east edge of the powerline/trail corridor which is contiguous to the West Community Park;**
- e. Include text in the plan stating that THPRD will explore the feasibility of acquiring the wetland west of the community park and constructing trails/boardwalks through or around the wetland to improve neighborhood connectivity and allow public viewing of the wetland; and**

direct the general manager to have district staff work with county staff and other interested parties through the ordinance adoption process to attain district objectives.

Bob Scott seconded the motion.

Larry asked for clarification regarding whether half-street improvements will be required for the street running parallel to a portion of the powerline corridor next to the West Community Park as reflected in the proposed amendments.

- ✓ Hal confirmed this, noting that this on-street parking would act as the parking for the West Community Park. In addition, the streets surrounding the park blocks will also require half-street improvements funded by the district.

Larry asked if half-street improvements would have been required with the original configuration of the street circling the active use portion of the West Community Park.

- ✓ Hal replied that those would have been full-street improvements required from the district as the street is surrounded by parkland on both sides.

Joe asked for confirmation that the reason the street was located along the powerline corridor was in order to provide some level of parking for the site.

- ✓ Hal confirmed this, noting that whether any additional parking will be required will depend on how the site is programmed, but that it is possible that additional parking will be needed.

Roll call proceeded as follows:

John Griffiths Yes

Larry Pelatt No

Bob Scott Yes

Jerry Jones Jr. Yes

Joe Blowers Yes

The motion PASSED by MAJORITY vote.

Agenda Item #9 – Adjourn

There being no further business, the meeting was adjourned at 9:25 p.m.

Joe Blowers, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins