



**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 at the HMT Recreation Complex, Dryland Training Center, 15707 SW Walker Road, Beaverton, on Monday, March 3, 2014. Executive Session 6:30 p.m.; Regular Meeting 7:00 p.m.

Present:

Joseph Blowers	President/Director
Bob Scott	Secretary/Director
Larry Pelatt	Secretary Pro-Tempore/Director
John Griffiths (<i>via telephone</i>)	Director
Jerry Jones, Jr.	Director
Doug Menke	General Manager

Agenda Item #1 – Executive Session (A) Land

President, Joe Blowers, called Executive Session to order 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), which allows the Board to meet in Executive Session to discuss the aforementioned issue.

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 7:10 p.m.

Agenda Item #3 – Action Resulting from Executive Session

Jerry Jones, Jr., moved that the Board of Directors authorize staff to acquire a privately developed neighborhood park in the southeast quadrant of the District to make it available for public use, using system development charge funds designated for land acquisition as well as supplemental funds from the City of Beaverton and Metro, subject to appropriate due diligence review and approval by the General Manager. 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 two properties in the southwest quadrant of the District for expansion of Lilly K. Johnson Woods Natural Area, using 2008 Bond Measure funds designated for acquisition of natural areas as well as supplemental funds from a Metro grant if it is received, 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**.

Agenda Item #4 – Presentation: Howard M. Terpenning Recognition

Doug Menke, General Manager, noted that Howard M. Terpenning, THPRD General Manager from 1959 to 1992, passed away on February 8. A brief video produced by Special Districts Association of Oregon (SDAO), which recently named its lifetime achievement award in Howard's honor, was shown. Doug provided an overview of Howard's career with the District, noting that the population of THPRD grew from 20,000 to 150,000 during his time as General Manager and that he is remembered for his vision and leadership skills. Doug introduced Howard's daughter, Nancy Bueermann, and offered condolences on behalf of the District.

- ✓ Nancy introduced Howard's family and friends in attendance and recounted that Howard treasured his years working with the District, as well as SDAO.

President, Joe Blowers, thanked Howard's family and commended the legacy he leaves behind.

Agenda Item #5 – Audience Time

There was no testimony during Audience Time.

Agenda Item #6 – Board Time

President, Joe Blowers, described a recent visit to Beaverton Creek Wetlands Natural Area, noting that the only access available within the northern portion of the site is by walking the perimeter of the parking lot. He commented that a loop trail around the wetlands would make the site more usable. He asked whether it would be possible to pursue an agreement with the adjoining property owners in order to install a soft surface trail, signage and viewing area. He also described a large portion of asphalt in the southern portion of the site and suggested that this could be a good location for a viewing platform.

- ✓ Doug Menke, General Manager, noted that District staff would review these suggestions.

Agenda Item #7 – Consent Agenda

Bob Scott moved the Board of Directors approve Consent Agenda items (A) Minutes of February 3, 2014 Regular Board Meeting, (B) Monthly Bills, (C) Monthly Financial Statement, (D) Resolution Appointing Trails Advisory Committee Members, (E) Resolution Amending the Establishment of the Parks Bond Citizen Oversight Committee, (F) Telecommunications Site Lease Agreement at Hart Meadows, (G) Land & Water Conservation Fund Grant Application, and (H) Local Government Grant Program Application. 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 #8 – Unfinished Business

A. City of Beaverton South Cooper Mountain Planning Process

Aisha Willits, Deputy Director of Planning, introduced Valerie Sutton, City of Beaverton Senior Planner, to present information on scenario refinements for the South Cooper Mountain concept planning process, which covers the area generally located south of the District's Cooper Mountain Nature Park and west of the Beaverton city limits. An initial update on this process was presented at the October 2013 Regular Board meeting.

Valerie provided a detailed overview of the current plans under consideration via a PowerPoint presentation, a copy of which was entered into the record and included the following information:

- Process & Schedule
- Guiding Principles
- Key Land Use Choices
- Transportation Frameworks
 - Bicycle and Pedestrian Networks Scenarios A and B
- Parks and Schools Frameworks
- Natural Resources Framework

Valerie offered to answer any questions the Board may have.

President, Joe Blowers, referenced Transportation Framework Scenario A and expressed concern regarding the roadway shown running adjacent to the Cooper Mountain Nature Park's eastern boundary.

Jerry Jones, Jr., commented that although a neighborhood retail/community center within the northern portion of the planning area may not be necessary at this point, such a center may become more relevant as the area is built out. He provided an example of the marketplace at the top of the hill in West Linn.

- ✓ Joe expressed agreement with Jerry's comments.

Jerry referenced a study concluding that Beaverton is lacking in low-density/larger-lot housing options and agreed that it is appropriate that the planning area under discussion this evening contains some of this type of development.

Bob Scott expressed support for Scenario A pertaining to proposed zoning/housing density.

Larry Pelatt asked whether additional Urban Growth Boundary expansions are expected within the next 20 years.

- ✓ Valerie replied that such expansions could occur incrementally during this period, or all at once, but that this would be a decision of the Metro Council.

Joe asked if the recent legislative activities pertaining to the Urban Growth Boundary impacted the Cooper Mountain area.

- ✓ Valerie replied that, to her knowledge, the recent actions did not impact this area.
- ✓ Doug Menke, General Manager, provided a brief overview of the recent legislative actions, noting that essentially the provisions before the legislature today would protect South Cooper Mountain, but also enable enough movement so that Hillsboro becomes whole.

Jerry asked why Transportation Framework Scenarios A and B differ in regards to a proposed new road just south of Kemmer Road. He asked what the motivation is for proposing an entirely new road rather than expanding the existing road.

- ✓ Valerie replied that public comment has been received from the residents north of Kemmer Road that they do not desire arterial-level traffic on Kemmer Road and would

prefer instead that traffic be pushed to the south. She noted that there has also been public comment received regarding the detrimental effect on wildlife that such a road would have running parallel to the Cooper Mountain Nature Park.

Larry replied that although he understands why the residents to the north want traffic pushed to the south, he hopes the planning group agrees that expanding Kemmer Road makes the most sense as it is much easier to expand a current road than to construct an entirely new one.

- ✓ Valerie commented that there is also an issue of timing in that improving a road that already exists within the Urban Reserve Area is an entirely different proposition than creating a new alignment altogether.

Joe reiterated his concern regarding having an arterial road so close to a regional nature park, noting that the traffic will deteriorate from the experience for both the users and wildlife.

Joe referenced the proposed collector street linking to Grabhorn Road south of the Cooper Mountain Nature Park and described how this area would also likely serve as the major wildlife transportation corridor in and out of the nature park. He asked what type of crossings would be used for this area, noting that in his opinion, a culvert or small bridge would be insufficient. He cited some research regarding the types of overcrossings that still permit wildlife migration underneath and asked whether this information has been studied in relation to this project.

- ✓ Valerie replied that the planning process is not quite to that point yet, but that these are the types of things that will be considered with development of the conceptual plan document, policies, and implementation measures that will then be used to guide the comprehensive planning when future Urban Growth Boundary expansions are made in the Urban Reserve Area. She reminded the Board that an additional level of planning would need to be completed after future boundary expansions in order to authorize any development in the area.

Jerry referenced the potential extension of Tile Flat Road to Roy Rogers Road. He asked how far along Roy Rogers Road the modeling reflects, as he believes the situation could potentially just transfer a bottleneck from one location to another.

- ✓ Valerie replied that she believes the modeling extends as far as Beef Bend Road and described the modeling work that has been done in partnership with the City of Tigard.

Joe expressed support for Bicycle & Pedestrian Network Scenario A versus B.

Larry referenced the regional trail proposed west of the Cooper Mountain Nature Park and inquired whether development of trail infrastructure is limited to the same delay as roads within Urban Reserve Areas. Since this area would not come into the Urban Growth Boundary for thirty to 50 years, does that mean a trail would not be developed for that amount of time as well?

- ✓ Valerie replied that she will need to further research this question.

Larry commented that the current potential locations for parks as identified on the Parks Framework for the South Cooper Mountain Annexation Area, coupled with the larger park sites anticipated for that area and the potential location of the community park, makes the distribution of park sites appear unbalanced to what is proposed for the North Cooper Mountain area.

- ✓ Valerie provided an overview of how development of the areas would impact the placement of the park sites and described the various development challenges for particular areas.
- ✓ Joe noted that a heavier distribution of parks to the south may be reasonable if there is more population density to the south than the north.

Jerry questioned whether the distribution of parks is due in part to the more accessible topography of the south versus the north.

- ✓ Valerie agreed, noting that population density is another factor.

Jerry referenced the expressed desire to locate schools next to parks, noting that these sites should not be separated by an arterial road.

- ✓ Larry expressed agreement.
- ✓ Doug Menke, General Manager, stated that another caution is not to presume that because there is a park located next to a school that less acreage is needed as school grounds are not accessible to the general public when school is in session.

Joe suggested examining the use of trail corridors as secondary wildlife migration corridors and described a trail corridor wide enough to accommodate a trail as well as a brushy swath for wildlife. He also suggested placing future neighborhood park sites, which often have a natural area component, near the Priority Wildlife Connection areas in order to combine the benefit. Joe stated that he appreciates that the current Natural Resources Framework is an improvement over the previous version that the Board commented on in October.

Joe inquired how the current scenarios have been received by the public.

- ✓ Valerie replied that the plans have been generally well received, and noted that there has been a desire expressed by the residents to protect the wildlife and habitat of the area.

President, Joe Blowers, thanked Valerie on behalf of the Board of Directors for the informative presentation.

B. General Manager's Report

Doug Menke, General Manager, provided a detailed overview of the General Manager's Report included within the Board of Directors information packet, which included the following topics:

- Natural Resources Plantings Update
 - Bruce Barbarasch, Superintendent of Natural Resources & Trails Management, provided a brief PowerPoint presentation, a copy of which was entered into the record, showing photos of recent natural resources plantings as part of the bond measure projects, as well as general natural area improvements.
- Board of Directors/Budget Committee Meeting Schedule

Doug offered to answer any questions the Board may have regarding the report.

Jerry Jones, Jr., commented that he appreciates the volunteer opportunities offered to the community through such planting efforts.

Bob Scott inquired as to the general survival rate of such plantings.

- ✓ Bruce replied upwards of 80% due to the practice of preparing the site prior to planting.

Jerry asked if the District habitually overplants in order to meet minimum requirements.

- ✓ Bruce replied that most of what the District plants is done so voluntarily, but if it is a requirement from Clean Water Services or other agency, the District will overplant, especially if the area is not irrigated.

Agenda Item #9 – New Business

A. Board of Directors Policies/Functional Plans Process

Doug Menke, General Manager, introduced Aisha Willits, Deputy Director of Planning, to provide an overview of the process and schedule for the review of various policies and operational procedures, as well as the development of several functional plans, that are intended to implement the recommendations developed through the 2013 Comprehensive Plan Update.

Aisha provided an overview of the policies and functional plans under development via a PowerPoint presentation, a copy of which was entered into the record and included the following information:

- Existing policies and accompanying operational procedures to be reviewed:
 - Out of District Fees
 - Fee Discounts
 - Advisory Committees
 - Sponsorships/Naming of District Property
 - Family Assistance
- Functional plans to be developed:
 - Parks
 - Natural Resources
 - Programs
 - Trails
 - Athletic Fields

Aisha offered to answer any questions the Board may have.

Larry Pelatt commented that it seems as though the District's advisory committees are being engaged late in the process for both the policies review and functional plans. He suggested that the advisory committees be asked to participate earlier in the process; even in conjunction with the staff research phase. He described a common complaint from advisory committees that they feel their input is sought too late in whatever process they are being asked to engage.

- ✓ Jerry Jones, Jr., expressed agreement with Larry's comments, noting that advisory committees are an extension of the Board and that one of their purposes is to help research and advise on these types of topics.

Larry stated that although the new website dedicated to these policies/functional plans efforts is a great idea, the challenge will be in letting the public know that it is available. Part of the process in getting the public engaged will be through the advisory committees, as well as through outreach to the neighborhood association committees (NACs) and citizen participation organizations (CPOs). The same residents who are actively interested in such policy matters are typically the same residents who are active in other areas, such as the CPOs and NACs, and will be able to help drive the general public to the website for more information. He believes that public participation, or at least awareness, of the proposed policy changes and functional plans will be the key to the acceptance of those changes.

Bob Scott expressed support for the proposed project website, noting that he especially likes the capability of being able to sign up for email updates on specific topics.

- ✓ Doug Menke, General Manager, noted that a multifaceted outreach approach is simply a requirement in modern society in getting the public engaged. One of the discussion items during the Board's review of the advisory committee policy will be pertaining to the challenges of filling committee rosters, which is not unique to this agency, but is one of the challenges of the world today in determining how people desire and choose to engage.

Agenda Item #10 – Adjourn

There being no further business, the meeting was adjourned at 8:50 p.m.

Joe Blowers, President

Bob Scott, Secretary

Recording Secretary,
Jessica Collins