



Community Development Department / Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: 503-526-2222 V/TDD
www.BeavertonOregon.gov

MEMORANDUM

TO: Planning Commission
FROM: Rob Zoeller, Senior Planner
DATE: April 28, 2023
SUBJECT: Sparks Property - Comments on Cooper Mountain Community Plan

Staff has been asked by the owners and representative of taxlot 1S2360000900 to share the attached feedback regarding requested changes to the concept map in the Community Plan.

On March 31, 2023, staff sent letters to each property owner in Cooper Mountain to ask for comments and ideas about the draft concept map for the entire project area. In this letter, staff asked for comments by April 25, which was one week after the originally scheduled Planning Commission work session on April 19.

Staff is still processing responses from property owners who suggested map changes. Staff will evaluate suggestions and potentially recommend to City Council changes to the concept map during the July 18 work session. During the May 3 Planning Commission meeting, staff will cover overarching themes and issues from the responses that apply to the project area without going into details on each specific property.

April 24, 2023

City of Beaverton
Planning Division
Community Development Department
C/O Rob Zoeller, Cooper Mountain Project Manager

RE: Cooper Mountain Community Plan Concept Map | Sparks Parcel Map 1S2360000900

Planning Commission Members:

I am writing to express my concerns about the current Cooper Mountain Community Plan Concept Map. I am the owner of a 30-acre parcel in the proposed Cooper Mountain Community. This property has been in my family my entire life. My grandfather started farming land in the Cooper Mountain area in the early 1940's along with his teenage son (my father). My father worked this land as a young man and kept it in the family knowing that someday it would be annexed into the city. It is our desire to see this property developed in such a way as to provide the highest and best use to our community. I have been talking with the City Community Development Planner Cassera Phipps and Brian Martin over the past year. I have concerns about the current proposed concept map and have worked with an engineering firm to come up with an alternate plan that will meet the City's requirements and provide a viable plan for future developers.

My primary concern with the current plan, as it relates to my property, is how chopped up the property is with a collector roadway, a neighborhood route (to nowhere), commercial lands, small pockets of multifamily land, residential land and parkland. We feel that this current design puts an immense burden on our property and future developers. First, the neighborhood route is serving only a small area of land to the north that could be easily served with a local street. Second, the multifamily land is broken up into small parcels which would not support a reasonable sized complex. Lastly, commercial development on the edge of the current annexation will not be viable until there are sufficient residences to support the businesses.

When we began our conversations with the City Development Planner late last summer there was no park on our property (see attached concept map 07/05/2022). As such, we were surprised when we received the revised concept map dated 10/27/2022 with a very large park addition in place of housing. Not only does the park create additional management and cost burden for future developers, but it is larger than any other park in the proposed annexation area and adds to the already complex plan for our 30-acre parcel. Furthermore, it removes land available for housing which is the overall goal for the annexation and the systemic problem that our community is facing with not enough affordable housing. We feel like the current plan does not support a reasonable developer investment and will increase the development cost and create an area in the city that will stay undeveloped for a prolonged period of time; thus, resulting in the undesired consequence of an unsightly vacant lot and bad will in the community.

To remedy this, first, I would recommend that the collector road be moved to the West and North to allow for lot sizes more conducive for proper development. See attached proposed concept map (Sparks Proposed - 2023.03.16).

Second, I would recommend that the multifamily land be consolidated to the East of the North South collector road, in order to create a parcel large enough to support a 200-unit complex that meets market standards.

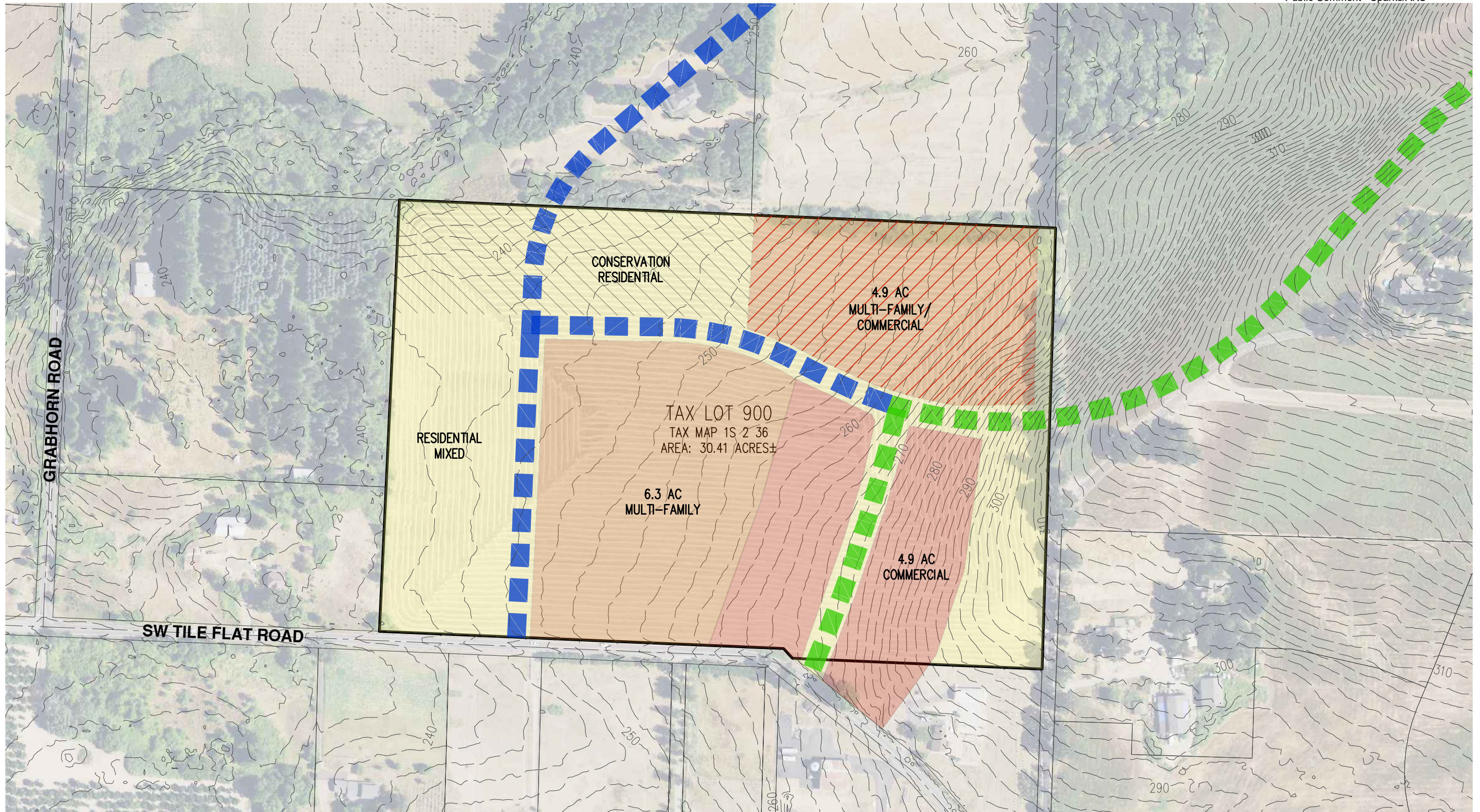
Lastly, my concern about the commercial land is the viability and subsequent reluctance of future developers to invest into a project which would only support small Mom and Pop stores. I would recommend that this parcel to the West of the North South collector road, be zoned for live work units or storage which would be more viable.

Please consider my recommendations and the viability of the current design for future developers. Keeping in mind that any reasonable developer would not invest in a project that is not viable. I feel that it is in the City's best interest to create a community plan that investors and consumers would be willing and able to invest in. Thank you for your time and consideration.

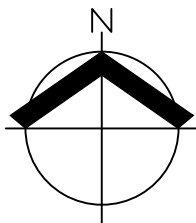
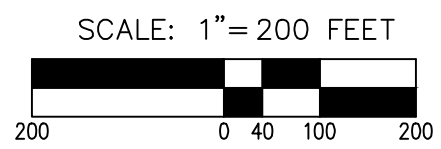
Regards,

Dean Sparks

95 W Turtleback Lane
Wickenburg, AZ 85390
541-306-8600

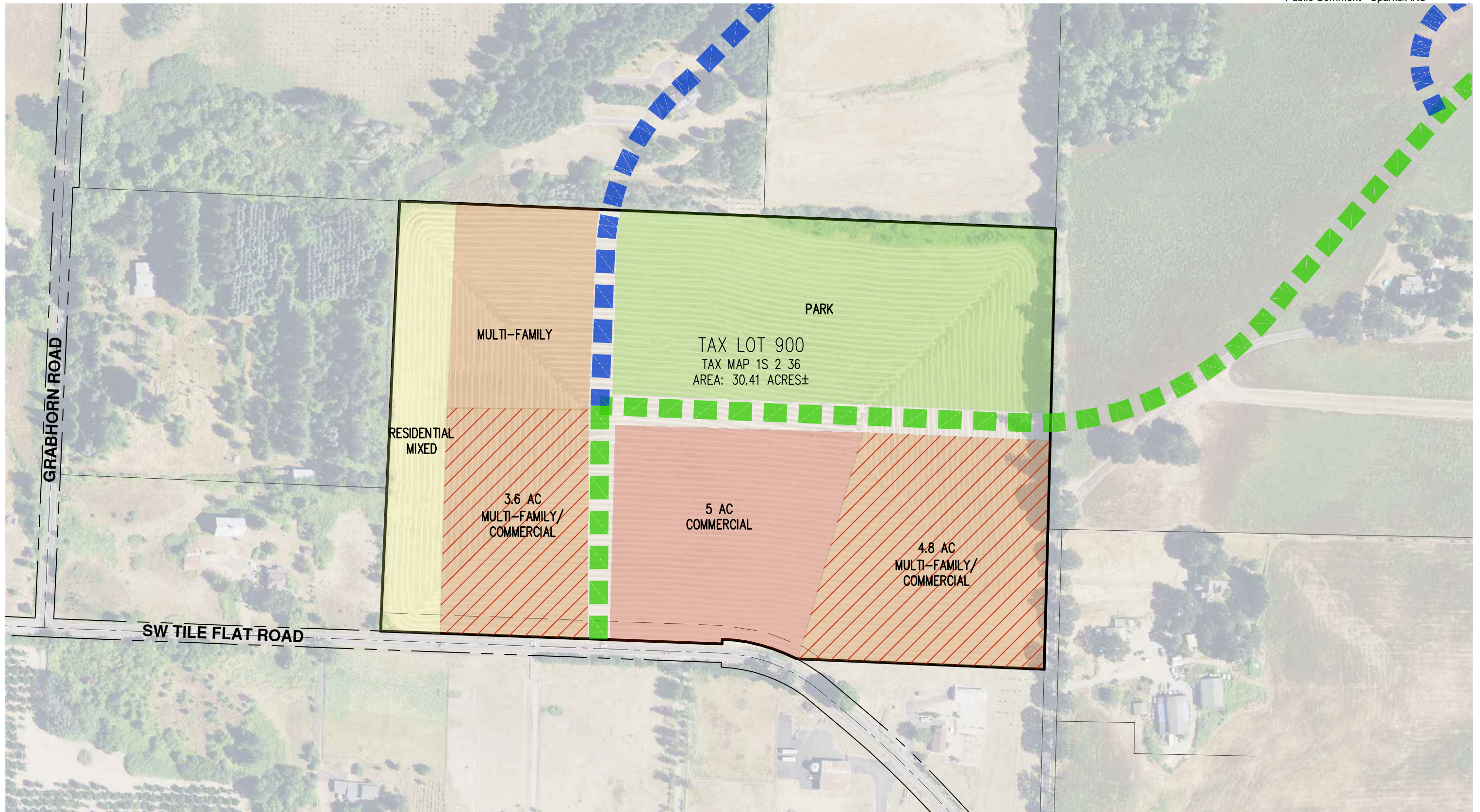


DATE: 9/13/2022

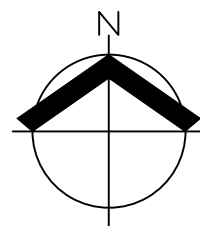
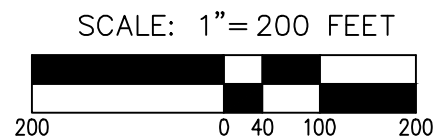


City of Beaverton - Concept Map for Sparks Parcel 07.05.2022

<p>CURRENT PREFERRED PLAN TAX LOT 900 (MAP 1S 2 36)</p>		<p>EXHIBIT A</p>
<p>SPARKS - TILE FLAT ROAD SUBDIVISION</p>		<p>DRWN: TS CHKD: TS AKS JOB: 9739</p>
<p>AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM</p>		



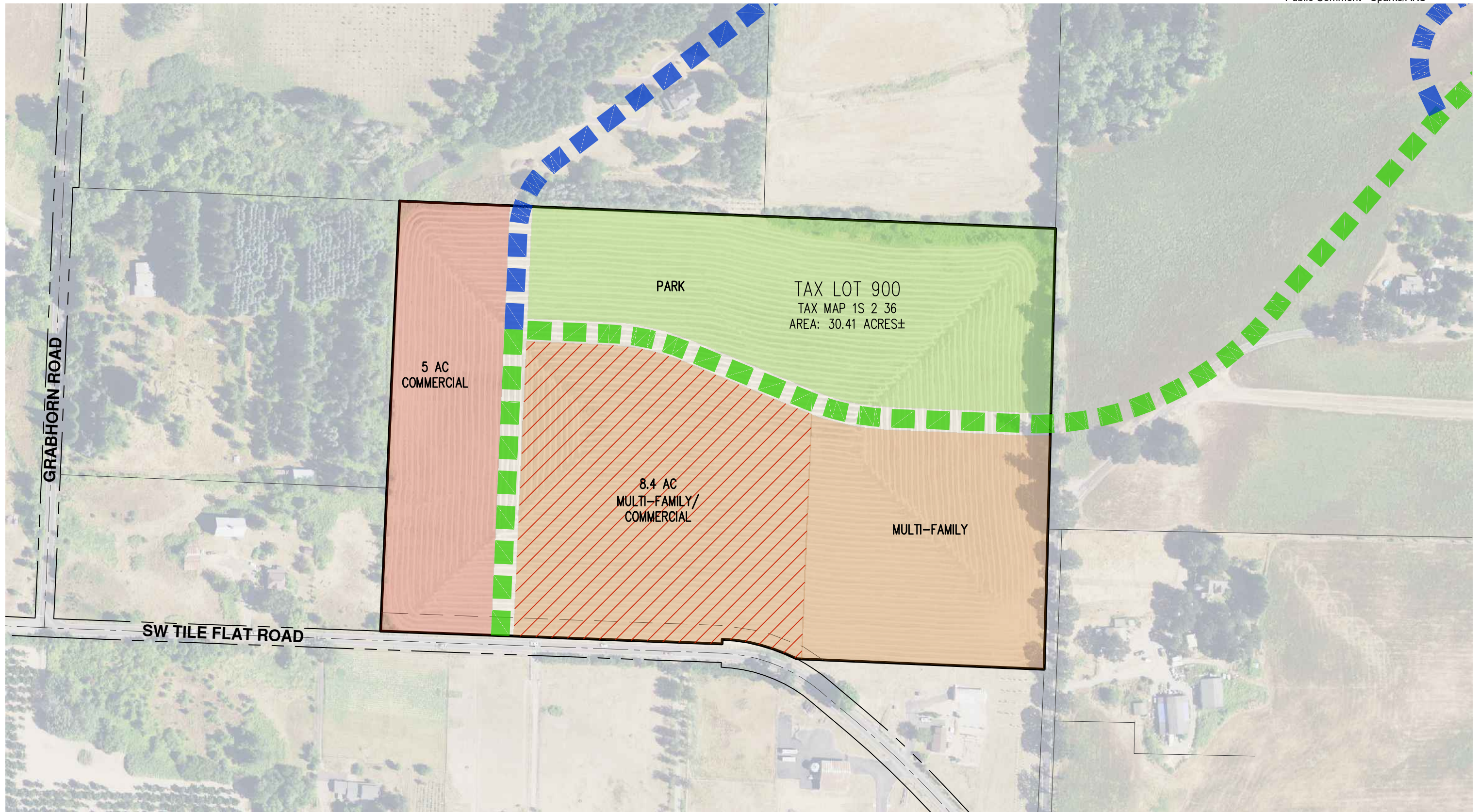
DATE: 11/10/2022



City of Beaverton - Concept Map for Sparks Parcel 10.27.2022

CURRENT PREFERRED PLAN TAX LOT 900 (MAP 1S 2 36)		EXHIBIT
SPARKS - TILE FLAT ROAD SUBDIVISION		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: TS CHKD: TS AKS JOB: 9739





TAX LOT 900
TAX MAP 1S 2 36
AREA: 30.41 ACRES±

5 AC
COMMERCIAL

8.4 AC
MULTI-FAMILY/
COMMERCIAL

MULTI-FAMILY

PARK

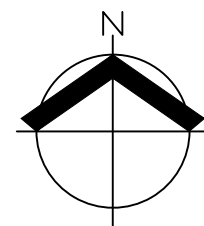
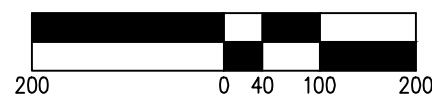
GRABHORN ROAD

SW TILE FLAT ROAD


DATE: 3/16/2023

DWG: 9739 PREFERRED PLAN - 2023 | LAYOUT1

SCALE: 1" = 200 FEET



City of Beaverton - Concept Map for Sparks Parcel 03.16.2023

CURRENT PREFERRED PLAN TAX LOT 900 (MAP 1S 2 36)		EXHIBIT
SPARKS PREFERRED CONCEPT PLAN		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: TS CHKD: TS AKS JOB: 9739
		



April 9, 2023

Brian Martin, AICP, LEED AP, Long Range Planning Manager
City of Beaverton
12725 SW Millikan Way
Beaverton, OR 97005

RE: Sparks Property - Feedback on Cooper Mountain Preferred Alternative Concept Plan

Dear Brian:

AKS Engineering and Forestry is working with Dean and Toni Sparks on review of the Cooper Mountain Concept Plan development. They own Taxlot 1S236 900. Dean's family has owned this parcel since the 1940's.

We have provided feedback to Staff on the various Concept Plan concepts as they have evolved, and now we would like to formally request changes to the Preferred Concept Plan dated March 29, 2023. An alternative concept plan is attached to this letter that graphically demonstrates the requested changes.

Commercial land – the Sparks continue to object to commercial land being designated on their property. This will be the last land to develop in the district and it is highly sensitive to market conditions. If commercial cannot be removed, they would like it shifted to the west side of the collector street with a linear design to allow for ground floor retail with residential above with a main street concept. They would like the development code to allow for live-work units on the ground floor to allow the market to adapt to changing market conditions, rather than waiting for full retail demand to develop.

Multi-family lands – the Sparks would like to see the various multi-family lands be consolidated into a larger single development site. Commercial apartment developers seek sites that can accommodate ±200 units instead of the small sites currently shown on the plan.

Transportation – the Sparks plan shifts the collector street and neighborhood route to match the preferred land use configuration. The neighborhood route to the north should be changed to a local road and removed from the Concept Plan.

Community Park – as we discussed with Staff, the Sparks property is already burdened with commercial lands, multi-family lands, and high classification streets. The latest concept plan shows a community park in addition to these earlier burdens. They would prefer that the park be shifted elsewhere in the plan, more central to the residential lands.

Dean and Toni will continue to provide feedback as the plan evolves, but this letter should help document their desires more directly. We hope to see these changes in the next iteration of the plan. Let us know if you would like to have any follow up conversations.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

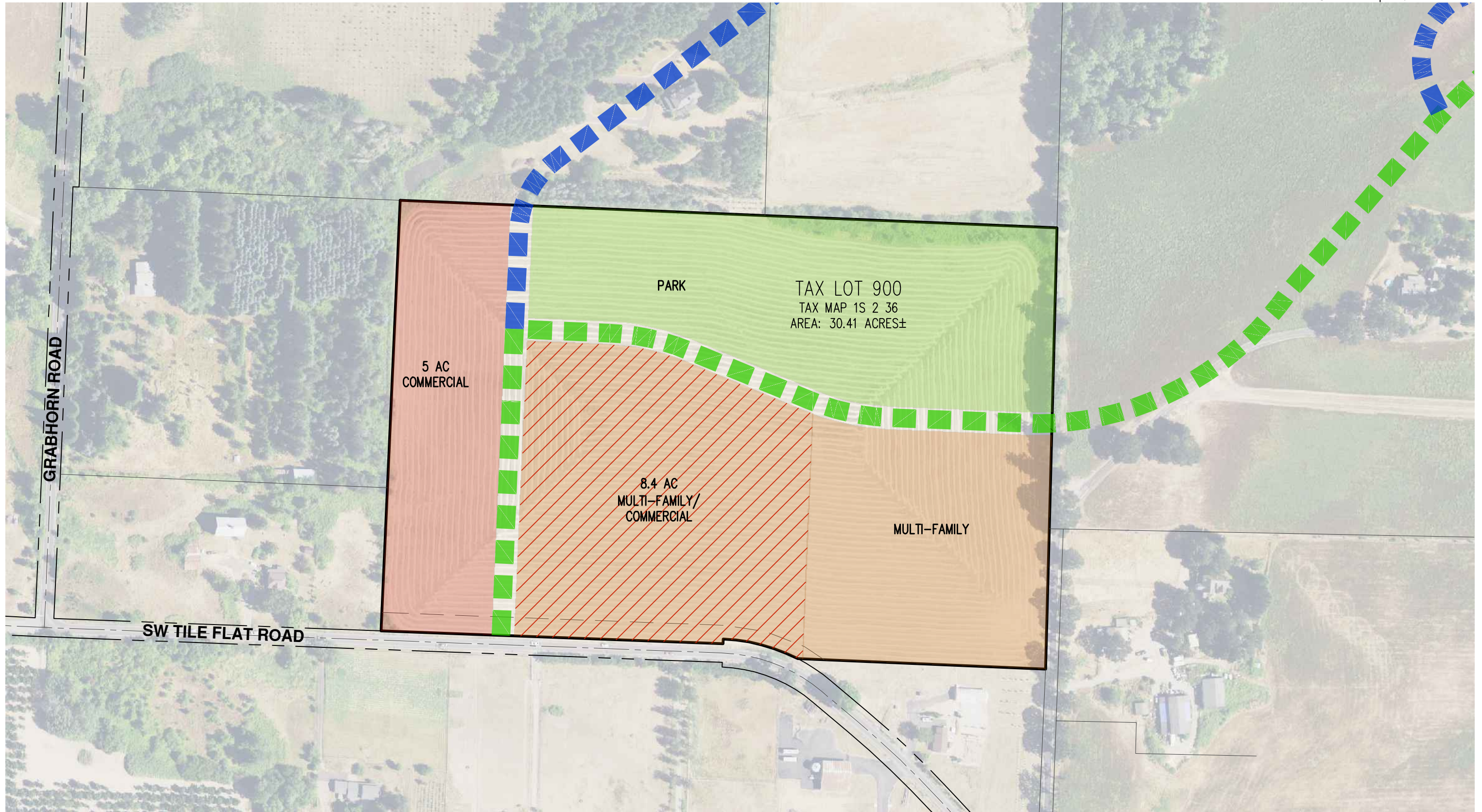


Mimi Doukas, AICP, RLA - Principal

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

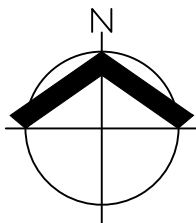
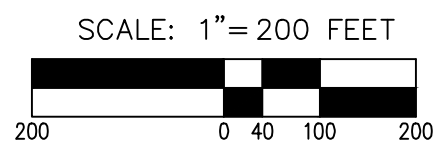
P: 503.563.6151 Ext. 216 | mimid@aks-eng.com

c. Dean and Toni Sparks



DATE: 3/16/2023

CURRENT PREFERRED PLAN TAX LOT 900 (MAP 1S 2 36)		EXHIBIT
SPARKS PREFERRED CONCEPT PLAN		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: TS CHKD: TS AKS JOB: 9739



Rob Zoeller

From: Anna Slatinsky
Sent: Monday, April 24, 2023 1:31 PM
To: Brian Martin; Rob Zoeller
Subject: Fwd: Cooper Mountain Community Plan Concept Map | Parcel Map 1S2360000900
Attachments: City of Beaverton - Concept Map - 2022.07.05.pdf; City of Beaverton - Concept Map - 2022.10.27.pdf; City of Beaverton - Concept Map - 2023.03.29_Sparks Proposed - 2023.03.16.pdf

FYI

Get [Outlook for iOS](#)

From: Jenny Haruyama <jharuyama@beavertonoregon.gov>
Sent: Monday, April 24, 2023 12:07:38 PM
To: Cheryl Twete <ctwete@beavertonoregon.gov>; Anna Slatinsky <aslatinsky@beavertonoregon.gov>
Subject: Fwd: Cooper Mountain Community Plan Concept Map | Parcel Map 1S2360000900

FYI

Jenny Haruyama, City Manager
City of Beaverton, OR
O: (503) 526-2372
C: (503) 713-3500

Begin forwarded message:

From: Jennifer Christy <jchristy@beavertonoregon.gov>
Date: April 24, 2023 at 11:11:17 AM PDT
To: Ashley Hartmeier-Prigg <AHartmeier-Prigg@beavertonoregon.gov>, Jenny Haruyama <jharuyama@beavertonoregon.gov>
Cc: Mayor Lacey Beaty <lbeaty@beavertonoregon.gov>
Subject: **FW: Cooper Mountain Community Plan Concept Map | Parcel Map 1S2360000900**

FYI

From: dean sparksenderprisesllc.com <dean@sparksenderprisesllc.com>
Sent: Monday, April 24, 2023 10:59 AM
To: Jennifer Christy <jchristy@beavertonoregon.gov>
Subject: [EXTERNAL] FW: Cooper Mountain Community Plan Concept Map | Parcel Map 1S2360000900

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Hi Jen,

I understand from the auto reply email that Mayor Lacey is out on maternity leave. Please forward my email to the interim mayor or other appropriate person.

Thank you,

Dean Sparks

From: dean sparksenderprisesllc.com
Sent: Monday, April 24, 2023 10:41 AM
To: lbeaty@BeavertonOregon.gov
Subject: Cooper Mountain Community Plan Concept Map | Parcel Map 1S2360000900

Mayor Lacey Beaty,

I am the owner of a 30-acre parcel in the proposed Cooper Mountain Community. This property has been in my family my entire life. My grandfather started farming land in the Cooper Mountain area in the early 1940's along with his teenage son (my father). My father worked this land as a young man and kept it in the family knowing that someday it would be annexed into the city. It is our desire to see this property developed in such a way as to provide the highest and best use to our community. I have been talking with the City Community Development Planner Cassera Phipps and Brian Martin over the past year. I have concerns about the current proposed concept map and have worked with an engineering firm to come up with an alternate plan that will meet the City's requirements and provide a viable plan for future developers.

My primary concern with the current plan, as it relates to my property, is how chopped up the property is with a collector roadway, a neighborhood route (to nowhere), commercial lands, small pockets of multifamily land, residential land and parkland. We feel that this current design puts an immense burden on our property and future developers. First, the neighborhood route is serving only a small area of land to the north that could be easily served with a local street. Second, the multifamily land is broken up into small parcels which would not support a reasonable sized complex. Lastly, commercial development on the edge of the current annexation will not be viable until there are sufficient residences to support the businesses.

When we began our conversations with the City Development Planner late last summer there was no park on our property (see attached concept map 07/05/2022). As such, we were surprised when we received the revised concept map dated 10/27/2022 (attached) with a very large park addition in place of housing. Not only does the park create additional management and cost burden for future developers, but it is larger than any other park in the proposed annexation area and adds to the already complex plan for our 30-acre parcel. Furthermore, it removes land available for housing which is the overall goal for the annexation and the systemic problem that our community is facing with not enough affordable housing. We feel like the current plan does not support a reasonable developer

investment and will increase the development cost and create an area in the city that will stay undeveloped for a prolonged period of time; thus, resulting in the undesired consequence of an unsightly vacant lot and bad will in the community.

To remedy this, first, I would recommend that the collector road be moved to the West and North to allow for lot sizes more conducive for proper development. See attached proposed concept map (Sparks Proposed - 2023.03.16).

Second, I would recommend that the multifamily land be consolidated to the East of the North South collector road, in order to create a parcel large enough to support a 200-unit complex that meets market standards.

Lastly, my concern about the commercial land is the viability and subsequent reluctance of future developers to invest into a project which would only support small Mom and Pop stores. I would recommend that this parcel to the West of the North South collector road, be zoned for live work units or storage which would be more viable.

Please consider my recommendations and the viability of the current design for future developers. Keeping in mind that any reasonable developer would not invest in a project that is not viable. I feel that it is in the City's best interest to create a community plan that investors and consumers would be willing and able to invest in.

Despite our continued effort to engage with the City Development Planner it feels like our feedback is not reaching the planning commission or City Council and it is our understanding that work sessions do not allow for public comment; as such, we are reaching out to you directly in hopes that we can visit with you personally about our concerns and proposed solutions. Thank you for your time and consideration.

Regards,

Dean Sparks

541-306-8600