

From: Orchard, Jack [<mailto:jorchard@balljanik.com>]**Sent:** Wednesday, January 20, 2016 4:32 PM**To:** Sandra Freund <sfreund@beavertonoregon.gov>**Cc:** 'richard steinbrugge' <Richard_Steinbrugge@beaverton.k12.or.us>**Subject:** South Cooper Mountain Heights & PUD**EXHIBIT** 3.3

Ms. Monsalve'-Freund : As counsel to Beaverton School District No. 48J, the District, please transmit for the Planning Commission's consideration the following comments concerning the group of applications designated as CU 2015-0006, DR 2015-0017, LD 2015-0013, Tp 2015-0008 and ZMA 2015-0006, which are to be heard at this evening's Commission meeting :

1. On p. 2 of the Facilities Review Report, reference is made to the completion of a 12' sanitary sewer line as being necessary to serve the proposed development. This is a condition for final plat recordation for the proposed development. No mention is made in the reference to cost-sharing for the sewer line's installation, even though it will benefit multiple parties. How is the cost-sharing issue to be addressed ?
2. The applicant is to coordinate with the School District for the design and installation of two new traffic signals---one at SW 175th Ave-SW Scholls Ferry Rd. and a second, at SW 175th Ave.- Street F. It is unclear as to how this condition (No. 67 on p.9 of the Conditions of Approval) is to be administered and how the cost-sharing for these signals is to be handled. Can this be clarified ?
3. The applicant is conditioned to pay a proportional share of the improvement cost at the SW 175th Ave-SW Kemmer Rd. intersection (No. 55 on p.8 of the Conditions of Approval) The School District was previously conditioned to also share in the improvement cost for this intersection. The applicant's share was computed on an average daily trip count of 5490, which yielded a \$214,302 payment. The District's average daily trip count is, according to DKS Engineering, 1100. The District was conditioned to pay a contribution of \$314,379. The proportion of these respective impacts and payments is puzzling to the District and warrants further discussion.

We appreciate the Staff and Planning Commission's attention to these matters.

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