

Elena Sasin

From: Tynisha Safstrom <mandtdevelopmentllc@icloud.com>
Sent: Monday, October 24, 2016 1:58 PM
To: Elena Sasin
Subject: Answers to Appeal Regarding 10510 SW 155th Ave.

Good afternoon Elena, following are some comments that relate to the appeals from Richard King's attorney and the appeal from the letter from MOA:

In their appeal the comment is made, "The proximity and relative sizes of the proposed homes and yards are in stark contrast to those in the immediate neighborhood." And that, "the home proposed for Lot 3 is a mere 1,034 square feet."

Answer:

According to the Washington County Assessment and Taxation Report, Tax Roll Date 9/21/2016, the 3 lots that border this property - 15465, 15460, and 15430, all on SW Heron Court - have an average lot size of 9,002 square feet. The average lot size of the 3 lots involved in this partition will be 9,288 square feet - 286 square feet larger.

According to this same Taxation Report, Richard King's home is 2,686 square feet, the home at 15465 is 3,080 square feet, the home at 15430 is 3,606 square feet, and the existing home on the property is 2,522 square feet. So the average for the 4 existing homes is 2,973.5 square feet.

The average size of the 2 new homes that are shown on the application is 2,990 square feet - 16.5 square feet larger than the average, 304 square feet larger than Mr. King's home.

The comment is made, "Storm water drainage is inadequate..."

Answer:

The partition will not cause drainage problems. All hydrology engineering will meet the City of Beaverton's standards for retaining and removal of storm water. All neighboring properties will be protected from channelized flow of storm water. In fact, we are deeding a 2,477 square foot tract to CWS for "storm sewer, surface water drainage and detention tract.", as outlined in the application.

The comment was made, "This application shows an aggressive removal of trees..."

Answer:

- 1) Kinder-Morgan must maintain the ability to perform an aerial inspection of their pipeline. To facilitate this, the planting of any trees or shrubs in their easement is not permitted. Before we even purchased the property, Kevin Wallace - their representative - informed us that they would be removing seven trees and all shrubs that were preventing aerial inspections.
- 2) Of the 14 trees that are outside the Kinder-Morgan easement, we will preserve any tree in the new utility easement that does not suffer root damage.
- 3) Finally, on Page 17 of the application we have included the planting of 25 trees, 125 shrubs, and ground cover for a 2,477 square foot Vegetated Corridor Enhancement tract that we are

deeding to CWS. This will actually increase the wildlife habitat and the air quality within the Murrayhill community.

The comment was made, "The decision dismisses concerns regarding traffic safety..."

Answer:

The existing driveway, which requires that vehicles back out onto SW 155th Ave. will be replaced with an improved driveway that will allow vehicles to enter facing the sidewalk and roadway. The increased line of sight is an obvious safety improvement.

Also, there are Traffic Calming Solutions within a few feet of this property. We talked about this in our Sept. 7th meeting. It was agreed that the new driveway will not slow or impede traffic on 155th.

The comment was made, "there are serious concerns about the owner's ability to complete the proposed partition plat based on the information provided in the application"

Answer:

This is an easy comment to refute. Surely Mr. King's attorney realizes that all site development requires bonding by the city of Beaverton

The comment was made, regarding Mike Safstrom, "it is unclear if he is an authorized agent for the owner."

Answer:

Mike Safstrom is an authorized agent and partial owner.

Comment was made regarding legal access to the property

Answer:

During our Sept. 7th meeting, Jim Duggan made the comment that to not allow development would go against all the planning and land use decisions made over the last 40 years.

We have been in constant communication with the City of Beaverton and have followed all of your suggestions and comments so that this project would be compatible with topography, vegetation, building character, and site development. If there are any other issues you would like us to address, please let us know.

Have a great day,
Mike Safstrom