

City Of Beaverton
12725 SW Millikan Way
Beaverton, Or 97076
Phone: 503-526-3718

RECEIVED

JAN 07 2016

Mr. & Mrs. Prentice
16550 SW Alvord Lane
Beaverton, Oregon 97007
January, 5th, 2016

To: Sandra Freund

City of Beaverton
Planning Services

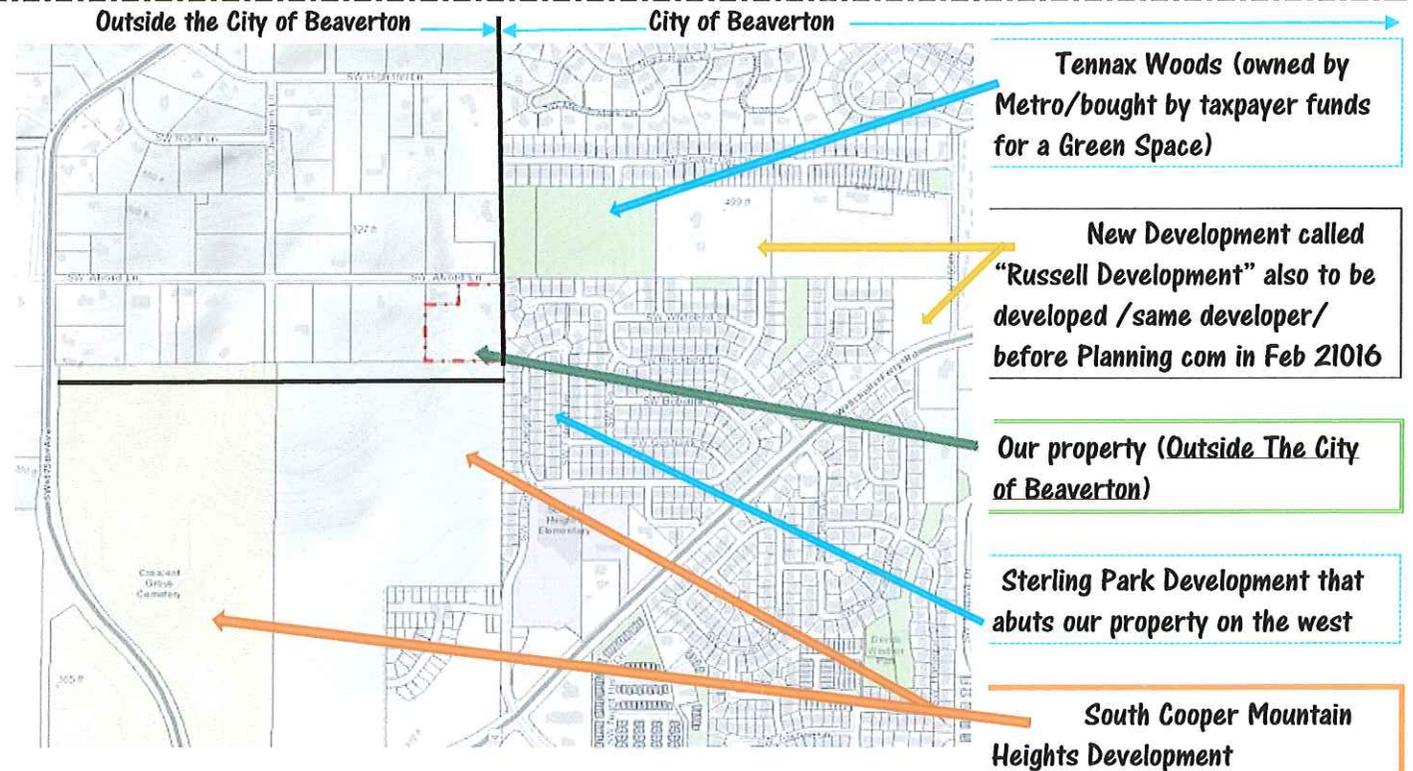
EXHIBIT 3.1

Regarding: **South Cooper Mountain Heights**
Case file: cu2015-0006 / dr2015-0071/ ld2015-0013/ tp2015-0008/ zma2015-0006

Dear Ms. Sandra Freund,

This letter is with regard to the **South Cooper Mountain Heights Development** that is to be built below us, on our southern fence line. We have many concerns with regard to this development, especially with the lack of clarity and consistency (having attended a few meetings). It seems that everything presented is currently floating. The plans presented in large folders are not solid as actual site prep. There are still many unknowns and requirements that The City of Beaverton has not placed on the developers. We would like to ask the planning commission to carefully read the info presented and make many conditions of approvals. We were screwed over by the City of Beaverton when the Sterling Park Development was built, (along with a 14 foot cliff on our western property line) and have learnt the meaning of "conditions of approval", and multi phasing developments the hard way.

Diagram 1: Below: is a quick summary of our property and the developments and areas around.



The Current Development being presented before the Planning Commission.

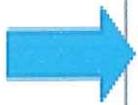
Water Issue: The following criteria is not being met that includes public water, public: Chapter 90 of the development code that defines "critical facilities" from water, to sanitary sewer, storm water etc... to be available

A. The City of Beaverton Currently has **no adequate** supply of water to accommodate the South Cooper Mountain Heights Development or any of the developments to follow. Not even for phase 1 of it. And the current plan is to use Alvord Lane , the road we have lived on for over 25 years, and which IS OUTSIDE THE CITY OF BEAVERTON as the solution to the water line issue. We have submitted a letter to the City Public works department and the City Hall which we shall attach as **ATTACHMENT 1**, at the end of this letter. We urge you to please read it. Had we not come across this intention by the City, those of us living on Alvord Lane would not have even been informed of this water line that affects us as residents on the lane.

1) Alvord Lane is OUTSIDE the City of Beaverton!

Attached is a copy from THE CITY OF BEAVERTON South Cooper Mountain CONCEPT PLAN addressing Alvord Lane which was approved in 2014. This was approved by the Planning Commission.

Please read the excerpt to the left that clearly States that "the Concept plan DOES NOT indicate near term right of way improvements. And FUTURE expansions to the UGB would need to occur PRIOR and is NOT expected to occur within the next ten years or more!



**Please Stop using Alvord Lane
As quick fixes for the City of Beaverton**

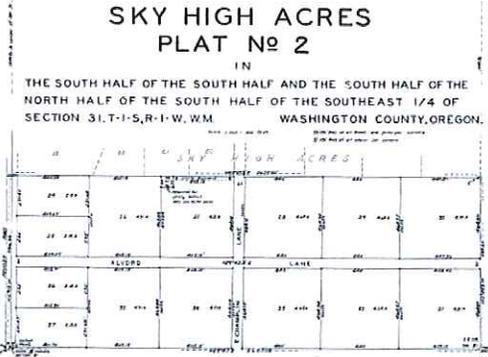
South Cooper Mountain Concept Plan
Evaluation of Alvord Lane Neighborhood Route Extension and Connections



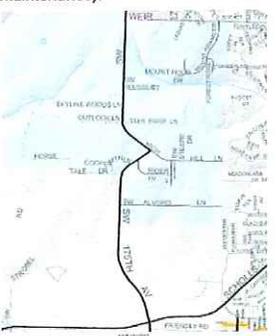
Alvord Lane, existing conditions

SKY HIGH ACRES
PLAT No 2

IN
THE SOUTH HALF OF THE SOUTH HALF AND THE SOUTH HALF OF THE
NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF
SECTION 31, T-1-S, R-1-W, WM. WASHINGTON COUNTY, OREGON.



Public or Private Street?
Alvord Lane is a public street. The plat filed for creation of Sky High Acres No. 2 (circ. 1952), left, included dedication of Alvord Lane and Champlin Lane. Further, Washington County's Urban Road Maintenance District map, below, which depicts many different types of road including private and public, depicts Alvord Lane as a public Local road (not subject to urban road maintenance).



Alvord Lane is within the Urban Reserve Area (URA). Depiction of Alvord Lane as a Neighborhood Route in the Concept Plan does not indicate near-term right-of-way improvements. Future expansion of the Urban Growth Boundary (UGB) would need to occur prior to development of a Community Plan for the URA; which is not expected to occur within the next ten years or more based upon existing land available within the regional UGB for residential development. If this URA were to be added to the UGB, the Community Plan process for the area would be guided by the Concept Plan. Development of a Community Plan includes a much closer analysis of the viability of plan elements, including transportation connections.

2) Alvord Lane is a **Public access road, but not maintained by Washington County. It is maintained by the residents.** Currently we get our water from Tualatin Valley Water (and the line is located on the North/Left side of Alvord Lane). The City of Beaverton plans to install a 16" Water line, via the End of Alvord Lane on the South/Right side of Alvord lane, and run it towards 175th ave or Champlin Lane without our consent or approval. And only using a very loosely worded "right of way permit" from Washington county. Had we not gotten privy to this, we would have been left with no recourse, nor would the City of Beaverton be held accountable for the damage it caused to Alvord Lane.

In order for the water line to be built... a very large 5 foot trench will have to be dug on the South/ Right side of Alvord Lane all the way to the end of it or to at least Champlin lane using very large equipment to be able to install the 16" water pipe. Alvord lane is a road with very large fir trees on the right of way and therefore these trees will need to be cut down or will have sever root damage caused to them, and eventually die. We ask the planning commission to please drive down Alvord Lane and look to the left and right of it, as you mind the pot holes. Observe the location of the overhead power lines on the South/ Right side too. And keep in mind that you are not within the City of Beaverton!

MEMORANDUM



808 SW 3rd Avenue
Suite 300
Portland, OR 97204
Phone (503) 287-6825
Fax (503) 413-2304

To: Mike Peebles, PE
From: Brad Swearingen, PE
Copies: File
Date: September 8, 2015
Subject: South Cooper Mountain Heights – Water Phasing
Project No.: 16985

Attached to the Right is a letter included in the Otak binder confirming the Alvord Lane water line connection!

Let us also point to the fact that it **ASSUMES** the water line on Alvord Lane is ready in time for phase 1 of the development as well as Champlin Street.



Since when is it okay to get approval for a development **WITHOUT** having a water source available?

Please make WATER a condition of approval!!!

The purpose of this memorandum is to summarize the phasing of the proposed water system improvements for Phases 1 thru 5 of the South Cooper Mountain Heights PUD, located in Beaverton, Oregon. The project footprint lies within two planned water pressure zones. The majority of the project site lies within the 550 pressure zone, while a small portion at the north end of the site lies within the 675 pressure zone. The relative elevation dividing the two pressure zones is assumed to be roughly 390'. This Phasing Memo assumes the proposed water line extension in Alvord Lane to the north of the site and that project's ancillary water connection stubs in SW 175th Avenue and SW Champlin Street are available at the time of construction.

South Cooper Mountain Heights Proposed Water Phasing

Phase 1

Phase 1 consists of 85 single family detached lots and 41 single family attached lots. Proposed points of connection for the looped water system in Phase 1 are at three locations along the frontage with SW 175th Avenue. The proposed Phase 1 development and water plan is shown on the attached plan sheet, UT-PH1.

The proposed water layout for South Cooper Mountain Heights Phase 1 will include construction of a Pressure Reducing Vault (PRV) in the far northwest corner of the site to provide a reduction in water pressure from the available 675 pressure zone in SW 175th Avenue to the 550 pressure zone to the south. Additional looped connections are proposed at the intersection of SW 175th Ave/ Road 6C, and SW 175th Ave/Street F. Phase 1 includes extending a 24" water line in SW 175th Avenue from the existing blow-off near SW Scholls Ferry Road along the site frontage to the northerly property line. Two phase end and valve connection points will be provided at the north project boundary (at the intersections of Street A/C and Street A/I). These connection points will allow looping the water system with future development to the north. Additional phase end and valve connection points will be provided along the southern edges of Phase 1 at Street F/K and Street

3) Champlin Lane is used in conjunction with Alvord Lane as if the lane exists, just because it is shown on maps, does not mean it does. And please don't forget to admire the lovely land use notification sign.

Photo 1: Below is a current photo of Champlin Street which intersects Alvord Lane And that the water line is to run thru from Alvord Lane to the development.



*Mike Peckles
South Cooper Mountain Heights
Water Phasing*

Page 2

September 8, 2015

Let us also point to the fact That the Developer it ASSUMES the water line on Alvord Lane is ready in time for phase 2 of the development as well as Champlin Street.



F/L as well as at the eastern end of Road 6C (Collector Road) to accommodate future water system looping in Phases 2, 4 and 5.

Phase 2

Phase 2 consists of 155 single family detached lots. Proposed points of connection for the looped water system in Phase 2 are to the north at the proposed water extension in SW Champlin Street (with connection to the proposed 16" water line in Alvord Lane), and to the south at SW Bittern Terrace. The proposed Phase 2 development and water plan is shown on the attached plan sheet, UT-PH2.

The proposed water layout for Phase 2 will include construction of a PRV near the intersection of Street N/T to provide a reduction in water pressure from the 675 pressure zone via the proposed water line extension in SW Champlin Street to the 550 pressure zone to the south. Lots fronting on Streets M, N and T above the PRV will be within the 675 pressure zone. An additional looped connection is proposed to the south at the existing blow-off at the extension of SW Bittern Terrace (Street O). A phase end and valve connection point will be provided at the north project boundary (at the intersection of Street T/M) to allow looping the water system with future development to the north. An additional phase end and valve connection will be provided at the western end of Street 6C (Collector Road) to accommodate future water system looping in Phases 1, 4 and 5.

Phase 3

Phase 3 consists of 33 single family detached lots. Points of connection for the looped water system in Phase 3 are to the east at SW Oystercatcher Lane and SW Moorhen Way. The proposed Phase 3 development and water plan is shown on the attached plan sheet, UT-PH3.

The entirety of Phase 3 lies within the 550 pressure zone.

Phase 4

Phase 4 consists of 61 single family attached lots. Assuming Phase 4 as a stand-alone project, points of connection for the looped water system are at SW 175th Avenue. If Phase 1 precedes Phase 4, points of connection are at phase end and valves at Street F/K and Street F/L. The proposed

Since when is it okay to get approval for a development WITHOUT having a water source available?

Please make a viable water Source Available, and please make that a condition of approval!

- 4) Believe it or not, the residents of Alvord Lane spent a lot of our own money to keep this road drivable. And due to its contours, the road deteriorates. Having heavy equipment working even on the right of way will cause severe damage, one which the residents of the street cannot afford to fix. Nor should we have to.

Attached is another excerpt from the Otak/Arbor Homes binder that assumes that the City of Beaverton will be providing the water supply.



completion of development. Critical facilities include:

Public Water System

Public water supply for the subdivision will be provided by the City of Beaverton. 24 -inch water transmission mains will be extended within SW Scholls Ferry Road and SW 175th Ave as required for development within South Cooper Mountain Community Plan Area. The South Cooper Mountain Heights project will connect to this transmission main in one location and will provide a 12-inch public water main line within the proposed public streets (Road 6C). The water main will be stubbed to the south to provide for future connection to adjacent development.

Public Sanitary Sewer

The anticipated sanitary sewer infrastructure in this basin will include a network of small diameter gravity sewer pipes and manholes located within future roadways and easements. Potential connections can be made in SW Scholls Ferry Road City MH "E1" or MH "A9" as identified in the Sanitary Sewer Existing Conditions Memo. A City of Beaverton/CWS project is proposed to upsize the existing sewer main to the east in Scholls Ferry Road.

South Cooper Mountain Heights Planned Development
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5
Otak

- 5) Currently there is not enough water pressure to serve the Murryridge Development (on Snowy Owl lane) or Sterling Park. Adding new water lines do make sense, as long as it is on Beaverton City property. Running a line on Alvord Lane WILL NOT BENEFIT the residents of Alvord lane even though we will suffer the consequences of it. And for what?
- B. The Annexation Plan to incorporate South Cooper Mountain took years of work by the City or so they said. There were plenty of Engineering groups, both from the City and Private companies that explain that this was a feasible plan with no impact on surrounding areas. There were City meeting after meeting. It seems that the only ones not reading the material was the City of Beaverton. We are the surrounding area and ARE being impacted.

There was also testimony from neighboring property owners as to the LACK of water, sewer, transportation etc. to support such huge endeavors. And yet the City came up with pretty pictures and assured us that everything was in place to handle the growth within the City Boundaries. And the brunt of the cost and impact would be handled by the developers.

In life, all of us must live within our means and our boundaries. So why is the City of Beaverton and developers not held to these principals too? We can understand the need for increase in water lines to supply the new developments. That is a given, considering the number of houses planned. BUT it should be done with thought and at whatever cost to The City of Beaverton, and within their boundaries. We have no objections to development.

Please stop using Alvord Lane as your dumping ground for quick fixes for large problems. At the very least, make ALL our concerns in ATTACHMENT I at the end of this letter ... as Conditions of approval. That would be the least The City of Beaverton and the Planning Commission can do.

C. The City and Developers seemed to be focused on the area by 175th by the New High School and Scholls Ferry Road, as well as the Loon Connector lane. Please remember this is a much larger project with 5 phases to be built in any order the developer chooses. Therefore the sewer, water, fire access, and transportation needs to be clearly defined, before approval of the project as a whole. If we built a house, we cannot go to the city with theories of where the road or water or sewer lines could or might come from. They have to be predetermined, and existing on drawings and not to be varied. The same common sense rules should apply to this development.

Land Use Designation	Proposed Zoning	Gross Residential Acres	Net Residential Acres	Maximum Gross Housing Capacity (units)	Maximum Net Housing Capacity (units)	Minimum Housing Capacity (units)	Proposed Housing Units
High Density	R-1	11.5	11.5	501	246	197	340
Medium Density	R-2	11.2	4.5	244	103	82	110
	R-4	18.5	7.6	202	84	67	83
Standard Density	R-5	20.0	3.4	174	29	23	33
	R-7	46.4	22.5	289	128	102	157
Total		107.7	42.0	1411	590	471	723



Table 1: Above shows the number of houses to be built

Development Phase (Not representative of sequencing)	Detached Single Family Lots	Attached Single Family Lots	Multi-Family
1	83	43	NA
2	156	NA	NA
3	33	NA	NA
4	NA	67	NA
5	NA	NA	340

Proposed minimum setbacks and maximum building heights within South Cooper Mountain Heights are as follows:

For detached dwellings, the requested minimum setback standards and maximum building height standard for all of South Cooper Mountain Heights are:

Front yard to building:	5-15 feet
Garage entrance - front yard setback:	20 feet
Corner side yard	10 feet
Side yards	5 feet
Rear yards	15 feet
Building height (maximum):	35 feet

For attached dwellings, the requested minimum setbacks and maximum building height are:

Front yard to building:	10 feet
Garage entrance - front yard setback:	20 feet
Corner side yard	10 feet
Side yards	5 feet/0 feet
Rear yards	15 feet
Building height (maximum):	40 feet

The requested setbacks are within the ranges represented by Beaverton R2, R4, R5 and R7 zoning districts. The maximum building height standard requested also matches the above

Table 2: above shows the back yards at 15', with maximum heights as shown. We would like to make sure the rear yards and max heights of the buildings are maintained. Especially the height based from the ground to the top of roof and not as shown in their drawings where the height stops at the eaves of the roof. We are talking about a large development. And the City codes are there for a reason to provide consistency for everyone.

with Cooper Mountain Heights Planned Development
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We find that 20-05-15 Site Development Standards are NOT being met.

20.05.15 Site Development Standards

Response: The table at Subsection 20.05.15 provides Site Development Standards for the residential zoning districts. The proposed subdivision is designed to contain lots with the following zoning designations R1, R2, R4, R5, and R7.

This application is for property residing within the South Cooper Mountain Community Plan area. As such it relies on the density standards proscribed by that plan, as described in 20.25.15. While the densities are compliant with the aforementioned Table 2, a number of lots are smaller than the minimum specified by the chart within 20.05.15. Following is a breakdown of the proposed lots:

	R2	R4	R5	R7
Standard (20.05.15)	2,000	4,000	5,000	7,000
Minimum	1,049	3,520	3,800	4,389
Average	3,128	5,619	5,562	9,623
Maximum	1,780	3,985	4,422	5,709

*Numbers represent area in square footage.

Accordingly, this application requests relief from the minimum lot size standards.

Minimum lot width and depth:

Of the four zoning designations included in the application, three have lot dimensions proscribed by 20.05.15. Following is the pertinent information related to compliance embedded within the table describing the requested allowances for the proposed minimum lot widths and depths within the South Cooper Mountain Heights subdivision.

Zone	Standard Min. Width	Proposed Min. Width	Standard Min. Depth	Proposed Min. Depth
R2	14'/20' (corner)	NA	NA	NA
R4	24 detached/ 40 attached	NA	80'	74.95' (Shallowest is Lot #80)
R5	NA	NA	NA	NA
R7	65'/70'(corner)	47.39' (Narrowest is Lot #143)	90'	NA

South Cooper Mountain Heights Planned Development
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6
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Minimum setback standards:

All lots are configured so that detached single-family homes will be able to be constructed consistent with modern quality practices. Due to varying lot sizes, within the subdivision, front, rear and side setbacks will vary. Following is a description of the setback standards proposed within each building type.

Condition / Product	Front loaded townhomes	Front loaded single family detached	Rear loaded townhomes without driveway parking	Rear loaded townhomes with driveway parking
Zone	R2	R4, R5, R7	R2	R2
Front building setback	12'	12'	10'	10'
Front garage setback	20'	20'	NA	NA
Porch setback	10'	10'	NA	NA
Side building setback	5' (10' for corner lots)	5' (10' for corner lots)	5' (10' for corner lots)	5' or 10' plus (10' for corner lots)
Rear building setback	15'	15'	3'	20'
Rear garage setback	NA	NA	3'	20'

The applicable rear area standards for each lot are illustrated on the Preliminary Site Plans, Sheets P2.2 through P2.5. Accordingly this application is requesting reduced yard setbacks through the Flexible Setback application contained within 40.30

Maximum building height: 35 feet for all zones other than R2 which is 40 feet. The maximum building height generally matches the above referenced zoning districts with the exception of a number of lots with sloping profiles, accordingly height allowances are requested. Due to the slopes, buildings whose height is compliant with standards of a flat lot are calculated taller than the standard provisions for certain slope conditions. Accordingly this application requests allowances for flexibility on the following lots:

Lot Numbers	Zoning	Plan Sheet
94 – 103; 66 – 73	R2	4.0
139 – 154; 163 – 169 194 – 222; 263 – 278	R7	4.1
155 – 156; 181 – 183 192 – 193; 223 – 226 257 – 262; 279 – 282 242 – 253	R7	4.2
63 – 65; 170 – 171	R4	4.5

Table 4: The developer is asking for Relief from the standard development conditions. If the developer cannot develop within the guidelines everyone else has to, we ask that the City enforce their own codes. This is a large development, and reducing setbacks, and increasing heights is not the answer to a better community nor livability.

What is the purpose of codes if they are not enforced by the City?

New Tax lot Numbers ... please make each phase tax lot available to the public

As you see the densities and housing numbers are quite great. We would like clarification as to what this area with its 5 phases are called tax lot wise until the individual houses are built. This helps us as neighbors when calling with issues that arise, whether it be to the City or other organizations. And these agencies such as police, fire, etc must be able to locate the area and phases quickly.

Work Hours of the Development

We understand how critical it is to work with the weather in the creation of a development. But we ask that you take our needs into account to. The permit is being granted for 5 years to the developer. That is 5 years of OUR life too. Especially during grading, and constructions when work begins before or lasts longer than allowable. Or if the City allows for longer hours of operation than allowed by special dispensation. During the creation of Sterling Park, due to such dispensation, workers worked 21 days in a row before one day was taken off, and another 21 days began in an endless cycle which drove us crazy. But we were not savvy enough to understand the codes of the city. Other issues that arose were dust, noise, constant heavy equipment, trespassers... ect

 We would like to ask the City not to allow for longer work hours than normal in the code. Please let us have our sanity and livability, quality of life, and time to decompress from the noise which will be going on for years. And IT is also why the City has rules of construction times. Please make this a condition of approval with NO special hours of work.

Open Spaces

Below is the developers description of Open Spaces

4. **Active Open Space.** Active open space areas are ~~outdoor~~ common areas that may be gathering spots, community rooms, play areas, overlooks, or any that consist of active uses for owners, residents, or the community at large. Active open space shall meet the following criteria: [ORD 4654; March 2015]
 - A. Active open space that is provided outdoors shall be no smaller than the minimum lot size requirement of the underlying zoning district with a minimum width 40 feet. For properties in multiple use zoning districts with no minimum lot size active open space areas shall be a minimum of 5,000 square feet in area. The Planning Commission may modify this requirement to accommodate trails, overlooks, and other types of recreational features which serve the residents of the development.

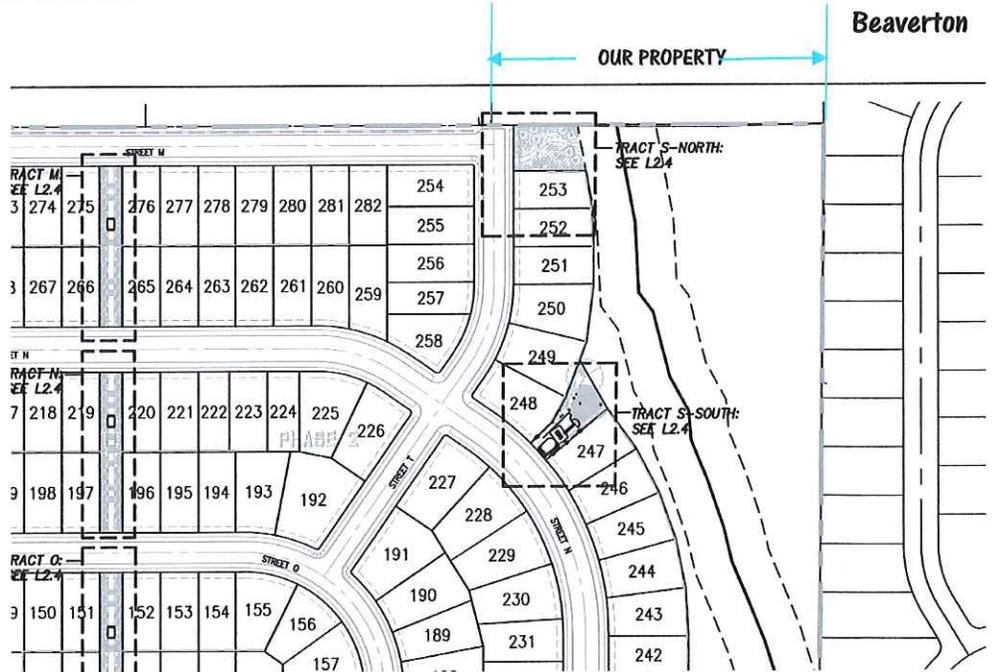
Response: There are several tracts within the subdivision that meet the size and programming requirements for active open space. They are shown in conceptual detail on Sheets L2.1 through L2.7.

- B. Active open space may abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan, when separated from the street by a constructed barrier, such as a fence or wall, at least three (3) feet in height.

Response: Active open spaces are proposed to abut a collector (Road 6C) in phases 1 and 2, and the neighborhood park. These features with compliant improvements are shown in conceptual detail on Sheets L2.1 through L2.7.

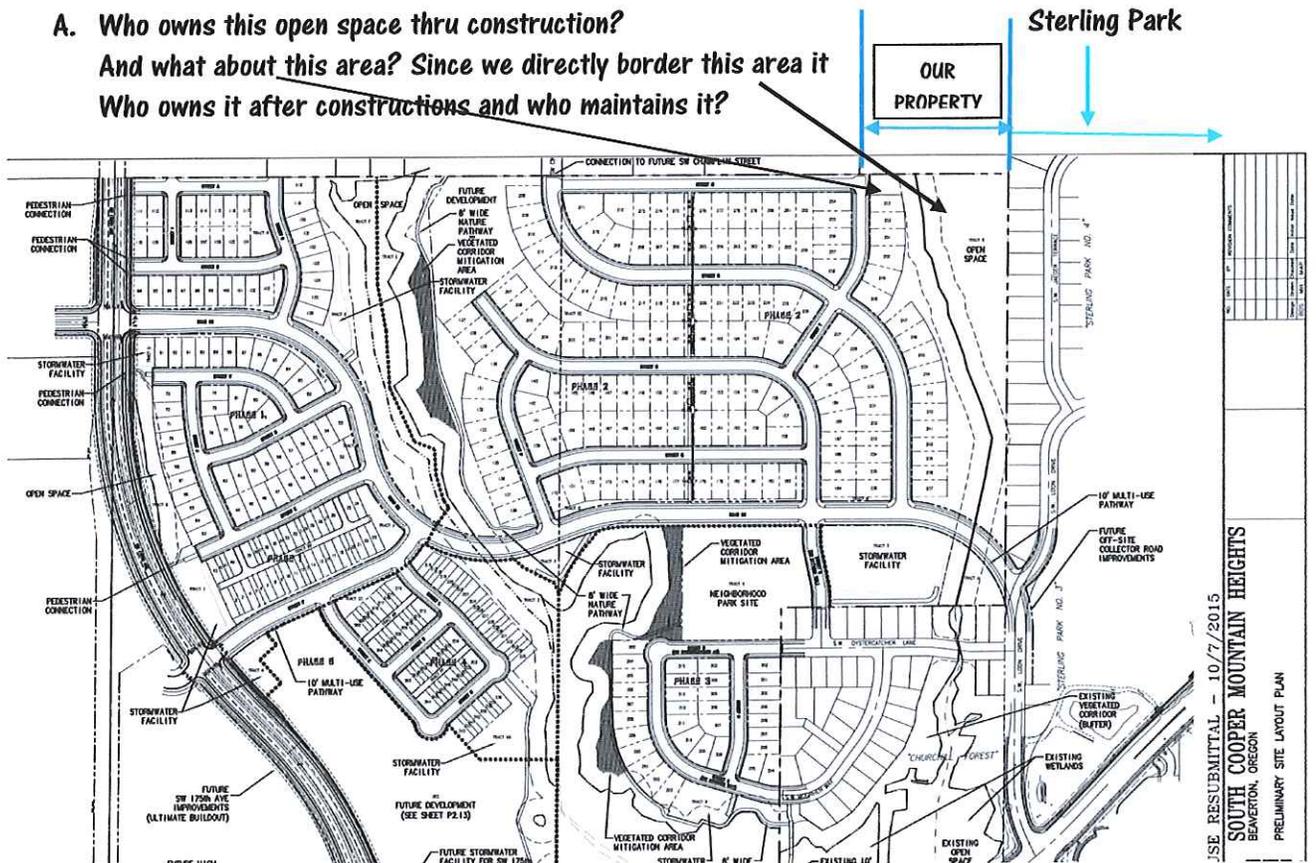
Drawing 1 below shows the open space tracts of land we are concerned about for they are on our fence line and are labeled as Tract S-North see L2.4

Note: We would have loved To have included Table L2.4 If we could have found it in the developers pages. We sure the City will be able to find them and explain it to us.



Drawing 2 below shows the open space tracts of land we are concerned about for they are on our fence line and are labeled as

- A. Who owns this open space thru construction?
- And what about this area? Since we directly border this area it
- Who owns it after constructions and who maintains it?



Per the above definition of Open Spaces of which the land below us falls into...

4. **Active Open Space.** Active open space areas are ~~outdoor~~ common areas that may be gathering spots, community rooms, play areas, overlooks, or any that consist of active uses for owners, residents, or the community at large. Active open space shall meet the following criteria: [ORD 4654; March 2015]
- A. Active open space that is provided outdoors shall be no smaller than the minimum lot size requirement of the underlying zoning district with a minimum width 40 feet. For properties in multiple use zoning districts with no minimum lot size active open space areas shall be a minimum of 5,000 square feet in area. The Planning Commission may modify this requirement to accommodate trails, overlooks, and other types of recreational features which serve the residents of the development.

Response: There are several tracts within the subdivision that meet the size and programming requirements for active open space. They are shown in conceptual detail on Sheets L2.1 through L2.7.

We would like to ask the Planning Commission to make a solid 8' cedar or other type of solid fencing along our Southern Border as a Stated Condition of Approval. (Based on 3.4.1)

3.4.1 Goal: Provide a policy framework for a community designed to establish a positive identity while enhancing livability.

Policies:

- a) The City, through its development review process, shall apply urban design standards to guide public and private investment toward creating a positive community identity.



Action 1: Adopt and apply land use regulations for landscaping, screening and buffering standards for interfaces between differing zones to reduce impacts of lighting and noises to retain a degree of privacy.

Action 2: Adopt and apply land use regulations respecting the natural and physical features of the landscape, including but not limited to, natural areas, site design for hillside areas, flood hazards, earthquake hazards and other environmental constraints.

Action 3: Adopt and apply land use regulations promoting development in ways that promote healthy watersheds and natural resources, use a natural system approach to development, and avoid impacting natural resources. A natural system approach includes sustainable stormwater management using habitat friendly development practices and low impact development techniques.

Action 4: Adopt and apply land use regulations allowing and encouraging techniques to reduce impacts to natural resources, known as Habitat Friendly Development and Low Impact Development.

- b) The City's urban design standards shall promote creation of public spaces and a good pedestrian environment.
- c) Existing overhead utilities shall be placed underground in all parts of the community in conjunction with development.
- d) Sign regulations shall limit the size, location, and number of signs throughout the City. Non-conforming signs shall be removed at the time of a change in use. Off-site advertising signs shall be prohibited in all districts of the City.

Action 1: To ensure fairness, the City shall apply the sign amortization program to annexed properties that had their signs approved by Washington County.

- e) The City shall preserve significant natural resources identified on the City's Statewide Planning Goal 5 Inventories, Volume III of this Plan, through application of regulations requiring the careful siting of development.

With this development The City will be allowing an open area with Access to Anyone from 732 houses who wants it. It is basically a nuisance and a security risk to our family. We want you to please give us back our livability and leave us with as minimal impact from this huge development in the form of solid fence. We want our solitude and country feel that so many of the developer's purchasers will be paying to be next to. This is at least 5 years of construction and intrusions! All we are asking is for is a solid buffer, since we Are Not Part Of The City of Beaverton!

We are begging the Planning Commission to mitigate the adverse effects this open area will have on us with a solid fence.

Also maintaining the solid fence be apart of the developer's responsibility during construction and written into the covenants of the open space area. It is not to be difficult, but due to the clear cutting and the strong winds, the fences seem to fall. And maintaining and repairing it should be that of the developer or whoever owns it.

Below in photo 2: shows our property with pathways which people find inviting, as well as treed with the open space area shown below below.



We are NOT VACANT farm land to the NORTH of the development site as stated by the developer. In fact most of us are one owner families who are NOT farmers. And this development is a great intrusion on our life.



J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Response: The subdivision is bounded on the North by vacant farmland, and the majority of the other sides by either a roadway or natural area. The southeast portion of the site abuts the Churchill Forest subdivision. Wherever roads are present the site is proposed to be graded to match current elevations. For the Churchill Forest subdivision this includes SW Oystercatcher Lane, SW Moorhen Way and SW Bittern Terrace. These roads will extend into and through the South Cooper Mountain Heights subdivision. No significant grading is proposed to extend these facilities; roadways will maintain grade standards matching the city of Beaverton's standards. The existing homes on the western portion of the existing subdivision will become adjacent neighbors to eight new homes. In each instance the new property will be developed to matching grade with the existing. The two properties NW of the intersection of SW Oystercatcher Lane and SW Bittern Terrace will neighbor a future neighborhood park. No grading is proposed at this time for the land adjacent to these properties. There are six lots north of Oystercatcher Lane that will neighbor a future stormwater facility. While there will be no change of grade abutting these properties, the facility will include a sloped bank leading downward to the north.

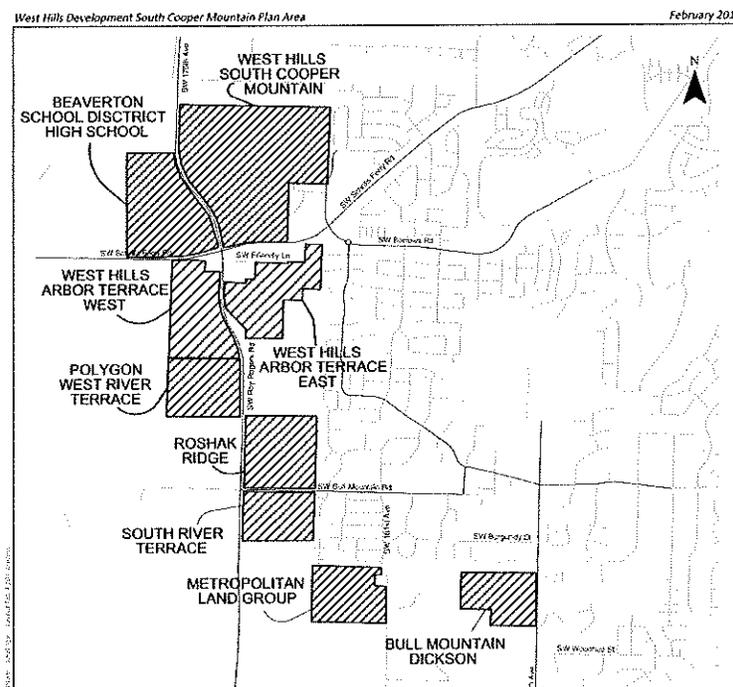
Grading is also addressed through compliance with 60.15.10 Grading in section IV Compliance with Chapter 60 (Special Regulations) of this application.

60.15.15. Final Plat Standards.

***** Response: This criterion is not applicable at this time. This application does not include a final development plan.**

Once again Final Plat standards have not been met by this developer. Then how can the Planning Commission Approve such a development? We do not understand. Please add this to the Conditions of approval.

Below is an example of CURRENT developments in progress. Add to it The Russell Development between Sterling Park and Snowy Owl Lane and you see that the citizens of this area are maxed out with traffic jams, noise, congestion and difficulty in livability. Our homes are supposed to be a place we relax from work and enjoy it with family. Please keep that in mind as well as that these are projects that are in phases thru many years. And it is affecting our daily lives.



We have lived on the same land for the last 25years. We have no objections to growth or development as long as we are not affected directly by them or unless we choose to. If the City of Beaverton went to great lengths to create a plan for annexation and growth, may we suggest that the city adhere to it? We severely object to our life to be compromised by the City of Beaverton, and at the whim no less, to fix an already broken system, at our expense.

Let us live in peace! Please!

Sincerely,

Mr. & Mrs. Prentice

City Of Beaverton
12725 SW Millikan Way
Beaverton, Or 97076
Phone: 503-526-2455

Mr. & Mrs. Prentice
16550 SW Alvord Lane
Beaverton, Oregon 97007
September, 30th, 2015

e-mailed to:

'dwinship@beavertonoregon.gov'

'ddonaldson@beavertonoregon.gov'

'realy@beavertonoregon.gov'

Regarding: 16 inch Water Line the City of Beaverton and South side of Alvord Lane

Dear Mr. Winship,

This letter is with regard to the 16 inch water line the City of Beaverton is planning on running down the South side of Alvord Lane. As we spoke on Monday, in person, you were still pretty sure that The City Of Beaverton would be going down Alvord Lane.

These are the following reasons that we would like the City to STOP this water line from happening on Alvord lane. I have called Washington County Transportation/Operations personnel, and was informed that I need to complain to the City of Beaverton not to them. Their recommendation was to start with the Mayor's office. They currently have no permit to tie the complaint to. And once the permit is submitted, we as homeowners living on Alvord Lane will not be notified, nor will be able to stop it then.

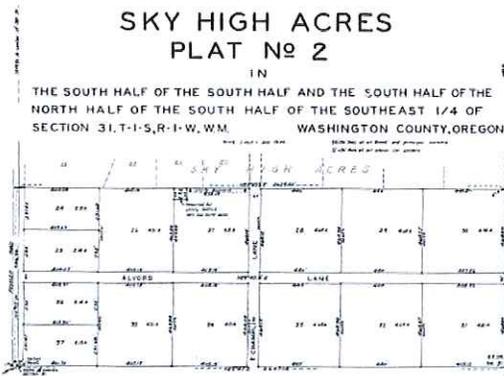
1. Alvord Lane is OUTSIDE the City of Beaverton!

Attached is a copy from THE CITY OF BEAVERTON South Cooper Mountain CONCEPT PLAN addressing Alvord Lane which I believed was approved in 2014.

**South Cooper Mountain Concept Plan
Evaluation of Alvord Lane Neighborhood Route Extension and Connections**



Alvord Lane, existing conditions



Public or Private Street?

Alvord Lane is a public street. The plat filed for creation of Sky High Acres No. 2 (circ. 1952), left, included dedication of Alvord Lane and Champlin Lane. Further, Washington County's Urban Road Maintenance District map, below, which depicts many different types of road including private and public, depicts Alvord Lane as a public Local road (not subject to urban road maintenance).



Alvord Lane is within the Urban Reserve Area (URA). Depiction of Alvord Lane as a Neighborhood Route in the Concept Plan does not indicate near-term right-of-way improvements. Future expansion of the Urban Growth Boundary (UGB) would need to occur prior to development of a Community Plan for the URA; which is not expected to occur within the next ten years or more based upon existing land available within the regional UGB for residential development. If this URA were to be added to the UGB, the Community Plan process for the area would be guided by the Concept Plan. Development of a Community Plan includes a much closer analysis of the viability of plan elements, including transportation connections.

Please read the attached that clearly States that "the Concept plan DOES NOT indicate near term right of way improvements. And FUTURE expansions to the UGB would need to occur PRIOR and is NOT expected to occur within the next ten years or more!"

- Alvord Lane is a Public access road, but not maintained by Washington County. It is maintained by the residents. Currently we get our water from Tualatin Valley Water (and the line is located on the north side of Alvord Lane). Apparently the plan is to install a 16" Water line, on the right side of Alvord lane and run it to the End of Alvord where it will connect with a currently mythical water line being brought down from Snowy Owl Lane via their Green Space owned by the Home Owners Association.

In order for this to occur a physical trench would have to be dug on the south side of Alvord Lane all the way to the end of it or to at least Champlin lane. Alvord lane is a road with very large fir trees on the right of way and therefore these trees will need to be cut down or will have sever root damage caused to them, and eventually die as we have seen happen in the past.



A picture looking from the END of Alvord Lane to the beginning.

3. The residents of Alvord lane spent MORE than \$50,000 a few years ago just to get the road paved and it has already degraded now with pot holes. The road may not seem like much, but it is maintained by US. And getting the residents to agree to pave it was an event in itself. So a \$30,000 dollar saving to the City is but a drop in the bucket compared to us hard working folks trying to save up enough money let alone to pay our bills but repave the road.
4. The survey/ and Water Line is being done to help OTAK Engineering, the firm that is set to engineer/develop the area right below/ to the South of us (on our fence line) and the new developments between Snowy Owl road and Sterling Park development! I believe they are working for West Hills development/Arbor Homes. There is not enough water pressure to serve Snowy Owl lane as well as the New Developments that are going to be built **INSIDE THE CITY LIMITS**. Apparently the City is into subsidizing the work for the developer at our expense. And all to save a cost by creating a circular water system for a developer and a city that is worth millions.
5. The best part is that this Beaverton City water line is.. it WILL NOT BENEFIT the residents of Alvord lane even though we will suffer the consequences of it! Currently the City of Beaverton has an easement on The Green space owned by the HOA of Snowy Owl Lane, and the properties in Sterling Park for water and sewer lines which they should consider as an option 1, to run this water line thru on City property rather than choosing an easier way out. We are not part of the City of Beaverton.
6. The Annexation Plan to incorporate South Cooper Mountain took years of work by the City or so they said. There were plenty of Engineering groups, both from the City and Private companies that explain

that this was a feasible plan with no impact on surrounding areas. There were City meeting after meeting. It seems that the only ones not reading the material is the City of Beaverton.

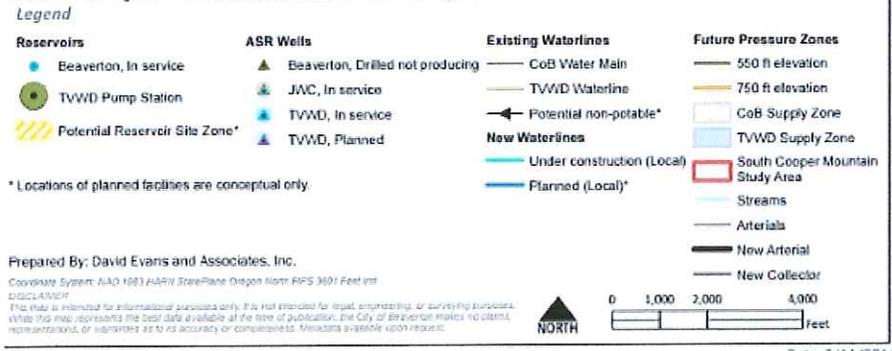
There was also testimony from property owners as to the LACK of water, sewer, transportation etc. to support such a huge endeavor. And yet the City came up with pretty pictures and assured us that everything was in place to handle the growth. And the brunt of the cost would be handled by the developers. And now that seems to be a lie!

7. Just thought I would add the City of Beaverton's South Cooper Mountain Future Water System Plan since no one seems to care about it.



We are here! OUTSIDE the City of Beaverton! Oh and the elevation is also clearly marked... just mentioning it, since that too was used as the need for tree removal so that an accurate elevation could also be recorded by the surveyor.

South Cooper Mountain Future Water System



8. It was explained to me that a 5 foot trench using heavy equipment would be needed to install this water line. Yet there IS NO PLAN to repave Alvord Lane after the damage caused by the trench and heavy equipment.... Please guess as to why...

Because Alvord Lane is OUTSIDE the City of Beaverton jurisdiction and that would be up to Washington County to require them to do so.

9. **Would the culverts be replaced after the road work is performed? It is an unknown by the City of Beaverton ... why..**

Because Alvord Lane is OUTSIDE the City of Beaverton jurisdiction and that would be up to Washington County to require them to do so.

10. **What type of road way will the City replace Alvord Lane with (should we be lucky enough for that to happen)... similar to the one existing or up to Washington county standards? It is an unknown by the City of Beaverton ... why..**

Because Alvord Lane is OUTSIDE the City of Beaverton jurisdiction and that would be up to Washington County to require them to do so.

11. **Would Alvord Lane now go from a public access lane, to a Washington County maintained lane? It is an unknown by the City of Beaverton ... why..**

Because Alvord Lane is OUTSIDE the City of Beaverton jurisdiction and that would be up to Washington County to require them to do so.

12. **Would the Large Fir trees that will be damaged or removed, be done according to an arborists plan by the City of Beaverton? It is an unknown by the City of Beaverton ... why..**

Because Alvord Lane is OUTSIDE the City of Beaverton jurisdiction and that would be up to Washington County to require them to do so.

13. **What are the considerations of the steep grade and narrow lane of Alvord lane, and how far into the road or right of way will this construction be? It is an unknown by the City of Beaverton ... why..**

Because Alvord Lane is OUTSIDE the City of Beaverton jurisdiction and that would be up to Washington County to require them to do so.

14. **How will the residents who live on this lane get to and fro when huge equipment is blocking the roadway that is currently about 12 feet wide? (When the garbage service comes, we have nowhere to move to but wait till he gets to the beginning of the road where it is wider, but even then the line of sight is blocked to oncoming traffic). SO how will this be handled by the City of Beaverton? It is an unknown by the City of Beaverton ... why**

Because Alvord Lane is OUTSIDE the City of Beaverton jurisdiction and that would be up to Washington County to require them to do so?

Attached is a copy approved by the City of Beaverton.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERTON, OREGON:

Section 1. The City Council hereby expresses its appreciation and thanks to members of the community, the Citizen Advisory Committee, the Technical Advisory Committee, the Finance Task Force, and partner jurisdictions and their staff for their time and efforts in contributing to the preparation of the South Cooper Mountain Concept Plan and Implementation Plan.

Section 2. The City Council hereby asks staff to convey a copy of this resolution to each member of the Citizen Advisory Committee, the Technical Advisory Committee, the Finance Task Force, and partner jurisdictions.

Section 3. The Mayor and City Council hereby direct staff to initiate the following City-specific Implementation Plan Action items specified in the South Cooper Mountain Concept & Community Plans Implementation Plan, as outlined in Exhibit 2 of Agenda Bill 15023, incorporated herein by reference:

1. Planned Unit Development Code Amendments
4. 175th Avenue "Kink" – Phase 1 in coordination with Washington County
5. Loon Drive Connections Study and Right-of-Way Acquisition
6. South Cooper Mountain Storm Water Plan
7. Update of Public Facility Plans
8. Memorandum of Understanding for Concept Plan Implementation and Coordinated Services Provision
9. SCM Special Transportation System Development Charge
10. Administration of SCM TDT Funds
12. Urban Forestry Review
13. Trails Planning and Trail Standards Coordination

Section 4. The South Cooper Mountain Concept Plan will be used as the starting point for all future community planning that may be undertaken by the City of Beaverton for future urbanization of the South Cooper Mountain Urban Reserve area as that area is brought into the Urban Growth Boundary by the City of Beaverton.

Section 5. This resolution is effective immediately upon passage.

Adopted by the Council this 13 day of January, 2015

Approved by the Mayor this 14 day of January, 2015

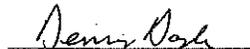
Ayes: 5

Nays: 0

ATTEST:


Catherine Jansen, City Recorder

APPROVED:


Denny Doyle, Mayor

Resolution No. 4290

Nowhere in there is a requirement for a water system running outside the City limits!

The ONLY thing the City of Beaverton seems to know is that they need to improve their water system for the CHEAPEST cost. And that seems to be running onto property OUTSIDE the City Limits... and hope that Washington County does not require any major upgrades to Alvord Lane. Just use it, and leave it, seems to be the attitude.

In life , all of us must live within our means and our boundaries. So why is the City of Beaverton not held to these principals too? I can understand the need for increase in water lines to supply the new developments. That is a given considering the number of houses planned. BUT it should be done with thought and at whatever cost to The City of Beaverton, and within their boundaries. We have no objections to developments. Just plan appropriately for them. IF that means double backing a waterline on Snowy Owl Lane... or somewhere else ... so be it. Why? Because that is part of the City of Beaverton.

If there is not enough water to supply the new planned developments... then stop building them till you have a water source for them. Or have the developers come up with a water source to supply their buildings within their limits. Is that not common sense?

Please stop using us as your dumping ground for quick fixes for large problems. At the very least, make our concerns conditions of approval. That would be the least The City could do.

We have lived on the same land for the last 25years. We have no objections to growth or development as long as we are not affected directly by them or unless we choose to. If the City of Beaverton went to great lengths to create a plan for annexation and growth, may we suggest that the city adhere to it? We severely object to our life to be compromised by the City of Beaverton, and at the whim no less, to fix an already broken system, at our expense.

- Please STOP touting the South Beaverton Concept Plan in your literature and Livability of the City of Beaverton plan if you plan on disregarding it!**

Let us live in peace! Please!

Sincerely,

Mr. & Mrs. Prentice

**Cc: 'ctwete@beavertonoregon.gov'
'ssparks@beavertonoregon.gov'
'broast@beavertonoregon.gov'
'Ashetra'**