

# Exhibit 3.16

Elena Sasin

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**From:** Doug Monahan <doug@mthoodpension.com>  
**Sent:** Wednesday, September 07, 2016 1:22 PM  
**To:** Elena Sasin  
**Subject:** Development Proposal - SW 155th 3 Lot Partition  
**Attachments:** City of Beaverton Development letter.pdf

Hi Elena

Please enter the attached comment letter into the record for the proposed development at 10510 SW 155th Ave.

Thank you.

Doug Monahan

[Click here](#) to upload files.



Doug Monahan  
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September 6, 2016

City of Beaverton  
Planning Division  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

Re: SW 155<sup>th</sup> 3-Lot Partition  
LD2016-0002, TP2016-0003, FS2016-0001

I am one of the adjoining property owners to the proposed lot division at 10510 SW 155<sup>th</sup> Avenue and have several concerns about the proposed development.

1. This lot was originally proposed to be 3 separate lots in the original development plans, but was denied by the City of Beaverton due to traffic and safety concerns on 155<sup>th</sup> Ave. I cannot believe that these safety concerns would have gone away in the last 25 years given the increased traffic on 155<sup>th</sup>.
2. There are documented existing restrictions on single family driveways directly accessing 155<sup>th</sup> Ave. Increasing ingress and egress traffic on the one existing driveway does not seem to be in the spirit of the restrictions that currently exist.
3. Trees. The developer is proposing the cutting of 18 trees on the property. Many of them are substantial 100 foot fir trees. Specifically, (tree numbers 26, 27, and 28 on the "Tree Plan") are next to my property and are part of a cluster of 6 large fir trees, three of which are on my side of the property line. These trees are not in the building envelope but are still targeted to be removed. Removal of these trees will most certainly have an impact on the remaining trees on my property. From increased wind load, to disruption of the root system, since all the trees are so tightly packed.
4. Arborist report. The report that was prepared on July 24, 2016 by Morgan Holen & Associates, LLC is incomplete at best. The report was based on representations of the developer and the Arborist never actually visited the property! I do not see how this report can possibly satisfy the City's development criteria.

Finally, this type of infill development is completely out of character with the existing development. In no other part of the Murrayhill or adjoining developments are flag lots utilized. Where houses do back up to each other, extensive care was taken to maintain the natural landscape to reduce the impact and maintain some amount of privacy. The removal of the trees that are not directly within the building envelope certainly does not maintain this historical feel of the development.

I hope that you will seriously consider the issues that have been raised by both myself and the neighboring community.

Thank you

  
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