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City of Beaverton  
Planning Services

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December 14, 2016

Beaverton Planning Commission  
c/o City of Beaverton Planning Division  
Community Development Department  
12725 SW Millikan Way  
Beaverton, OR 97076

**RE: Project located at 10510 SW 155<sup>th</sup> Ave., Beaverton Oregon**

Dear Members of the Beaverton Planning Commission:

This correspondence is to address Andrew H. Stamp's letter dated December 7, 2016 and Richard T. King's letter received by the City of Beaverton on December 7, 2016 and pervious letters received into the city regarding the project located at 10510 SW 155<sup>th</sup> Ave, Beaverton Oregon.

Concerns addressed in the Richard T. King letter dated December 7, 2016 and Andrew H. Stamp, P.C. rebuttal letter Dated December 7, 2016

**1. Traffic Safety & Driveway Relocation**

1. The City of Beaverton accepted the application and deemed the application complete on August 10, 2016 including the driveway detail. The reasons for the proposed modifications after that date have been to show we are willing to work within the city's requirements and with the appellants concerns, to come to a reasonable solution. The wider width of the driveway and the retaining wall were to accommodate the appellant's requests. The modification to the driveway creates a safe approach to SW 155<sup>th</sup> Ave. The driveway will not encroach on the utilities contained in the Northwest corner of the property. The retaining wall on the West side of the driveway will be below the three (3) foot height requirement.

**2. Setbacks**

1. Please see setback explanation and diagrams in the letter from the applicant received by the city on December 7, 2016.



### 3. Stormwater, LIDA Swales,

1. As explained in the letter received by the city from the applicant on December 7, 2016 regarding the stormwater drainage system; the Flow-Through Planters and the LIDA swales are designed using numbers above and beyond the required measurements, therefore they are able to process more than the required stormwater for the impervious surface on the property.
2. In addition, as demonstrated on the engineered plans, dated November 17, 2016, (Figure 6B in the applicant's letter to the city submitted December 7, 2016) the riprap outfall basin is now lower than adjoining properties. In fact, it now nearly reaches the wetland area.

### 4. Street Flooding on SW 155<sup>th</sup> Ave

1. Located on either side of the driveway at the subject property are two storm drains, one to the East and one to the West. As seen in Mr. King's pictures there are leaves in the roadway. The standing water was the result of two clogged storm drain grates. The City of Beaverton's website (<http://www.beavertonoregon.gov/1095/Urban-Forestry> - See quote below) acknowledges the efforts of the city crews and the challenge they have to remove leaves that cause street flooding. Once either the city crews or neighbors remove these leaves the water is able to drain through the Storm Water drainage system created to accommodate the water.
  - i. "Leaves!  
Leaf removal is an important part of City landscaping to avoid slippery sidewalks and flooded street drains. City crews sweep and shovel up as much as possible, but it's important for Beaverton residents to do their part; please avoid blowing/raking leaves into the public paths and streets. Deposit leaves into the yard debris bin provided by Waste Management and take advantage of Beaverton's Leaf disposal services "

### 5. Tract Definitions:

- a. Lot-1 – Existing house and yard
- b. Lot-2- Proposed House and yard
- c. Lot-3- Proposed House and yard
- d. Tract A – A shared driveway servicing Lots 1,2 &3
  - i. City of Beaverton Code definition:
    1. **Driveway.** A private drive giving access from a public street to a building or buildings on abutting property. [ORD 4061; October 1999]



- e. Tract B- Vegetated Corridor granted to Clean Water Services (CWS)
  - i. CWS Service Provider Letter pg. 3 #18 states:
    - 1. 18. For any developments that create multiple parcels or lots intended for separate ownership. Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a "STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY" to be granted to Clean Water Services or the City.
- f. Pipeline Easement - 20' Pipeline easement that runs along the West side of the property
- g. City of Beaverton Public Utility Easement - 20' City of Beaverton utility easement that runs along the Southern three quarters of the East side of the property.

#### **6. Adjustments to the application & Adjustments to the deck on Lot-1**

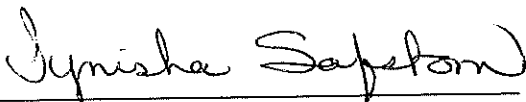
- 1. The City of Beaverton accepted the application and deemed the application complete on August 10, 2016. The reasons for the proposed modifications after that date have been to show we are willing to work within the cities requirements and with the appellants to come to a solution. For example the modifications to the deck on Lot-1, displays a reasonable solution to the appellant's concerns regarding building setbacks.

#### **7. Tree Protection**

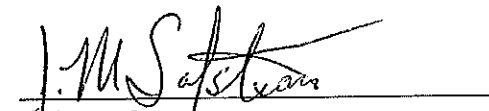
- 1. On page four of the arborist report, the arborist states "Trees 23 & 26-28 can be retained by adhering to the tree recommendations in this report." We will follow all of the arborist's recommendations to preserve these trees.
- 2. In addition, we are willing to accept a condition of approval that will require us to bore at a depth that preserves the roots of the trees.

Thank you for your consideration.

Regards,



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M&T Development LLC CCB#205449



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