

**Received
Planning Division
4/11/2024**

Subject: Sikh Temple Neighborhood Meeting Report
Reference: 2039-001 – Type III Conditional Use Permit
Location: 15660 SW Division Street, Beaverton, Oregon 97007

Exhibit 3.11

A physical invitation was mailed to all properties within 500 feet. The list of these properties was provided by the City of Beaverton staff. The meeting was held at the subject property, located at the above-mentioned address. Approximately thirty-five people attended the meeting and three people called the applicant's representative. During the meeting, the applicant gave a brief presentation describing the project purpose, proposed improvements, and the existing property conditions. There was an opportunity for neighbors to ask questions after the presentation.

Questions, Concerns, and Comments

Meeting attendees represented the residential lots surrounding the subject property. Members of the public asked many questions and voiced some concerns with the proposed project, while quite a few attendees voiced general support for the proposed project. These questions, concerns, and comments included:

1. Many neighbors were interested in learning about potential traffic impacts including the number of vehicle trips, timing of those trips, and relationship to pedestrians. Street improvements were also discussed briefly.
2. Several neighbors had questions regarding potential lighting associated with the proposed parking lot.
3. There were a number of questions related to the preservation of on-site natural vegetation.
4. A few neighbors had concerns about the stormwater detention and treatment both on the subject property and in the neighborhood. These questions frequently included concerns about nearby flooding.
5. There were a few questions regarding the amount of noise generated by the proposed development.
6. There was a general concern that a large parking lot could provide an opportunity for unacceptable behavior by people unaffiliated with the proposed use.
7. Neighbors had questions about the timing of the land use process and eventual construction.
8. There were comments regarding the need for architectural improvements related to a change in building occupancy and necessary compliance with fire access requirements.

9. Several neighbors voiced appreciation regarding the preservation of mature trees and vegetation.

10. One neighbor commented that a faith organization will enhance safety in the neighborhood.

Response

The applicant has considered each of the concerns raised by the neighbors during this meeting and will address them in the order presented in the Questions, Concerns, and Comments section of this report.

1. The applicant noted that they expect approximately 80 vehicle trips on Sunday morning and mid-afternoon when service starts and ends. There might occasionally be additional events on weekends, but the applicant said those are rare and only occur approximately four or five times a year. The applicant's representative noted that if any undue impacts whether to pedestrian or vehicle circulation are identified, they will coordinate with the appropriate jurisdiction to design and implement mitigation measures. The proposed development will include half-street improvements.

2. The applicant explained that there is no intention to construct on-site lighting at this time. Any future lighting will be directed onto the parking lot and mitigation measures will be implemented to ensure light does not cross property lines.

3. The applicant's representative stated that approximately 0.59 acres will be preserved as natural area and it will remain undisturbed.

4. The applicant's representative noted that because the project is still in the preliminary design phases, a stormwater system has not yet been engineered. They further explained that the system will detain all runoff to pre-development rates and treat stormwater according to the appropriate regulations. The neighbor should not experience an increase in stormwater runoff. Lastly, the applicant's representative explained the any public improvements necessary to convey water into the appropriate management system will be constructed.

5. The applicant explained that noise will only be generated during brief times on Sundays, and it is unlikely to be noticeable outside of the buildings. They noted services are not particularly noisy, more meditative in nature.

6. The applicant noted there will be someone living on-site after the proposed renovations who can monitor the property. Additionally, if the applicant or neighbors have issues with misuse of the property, access to the parking lot could potentially be restricted in the future via a gate or fence.

7. The applicant's representative explained that construction is likely five to six months away, at least. They went on to state that this project is still in the early stages of permitting and design, so an accurate or detailed construction schedule cannot be created at this time.

8. The applicant's representative noted that the applicant is aware of the need for structural improvements and has been coordinating with an architect. Additionally, the proposed site plan will provide adequate emergency vehicle access to the various structures. It was stated that

compliance with the applicable fire code standards will be demonstrated during the appropriate permitting processes, whether land use or building permit.

9. The applicant appreciated the sentiment and noted that they intend to preserve the green space on the property.

10. The applicant appreciated the positive comment.



March 17, 2023

Subject: Neighborhood Meeting
Reference: 15660 SW Division Street Temple

Dear Neighbor,

Reece Engineering & Survey is inviting you to a neighborhood meeting to discuss the proposed conversion of an existing residential accessory building (workshop) into a temple/prayer hall. In addition to the proposed temple, other elements of the site will be altered to support the potential use. The existing garage will become a community kitchen, and a carport attached to the existing dwelling will be removed, although the dwelling will be preserved. Newly proposed parking facilities will primarily be located behind these buildings on the southern portion of the subject property and accessed via two driveway connections to SW Division Street.

This neighborhood meeting will be held on the subject property, address below, at 11:00 a.m. on April 8th, 2023.

15660 SW Division Street
Beaverton, Oregon 97007

The applicant's land use planner and designer will be there to answer questions about this development. While this invitation was mailed to property owners within 500 feet, all are welcome. Please extend the invitation to anyone who may be interested.

If you have any questions or comments, please contact me at hayden@reece-eng.com, or call 541-926-2428. We look forward to discussing our project with you at 11:00 a.m. on April 8th.

Sincerely,

Reece Engineering & Survey

A handwritten signature in black ink, appearing to read 'Hayden Wooton', is written over a light blue horizontal line.

Hayden Wooton
Senior Land Use Planner

9589 0710 5270 0848 5908 52

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Beaverton, OR 97007

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees

\$5.01

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE



DEVELOPER OR AGENT: Reece Engineering & Survey

PROJECT LOCATION: 15660 SW Division Street

AFFIDAVIT OF MAILING NOTICE

I, Hayden Wooton, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Conditional Use Permit affecting land located at 15660 SW Division Street, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 17th day of March, 2023, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

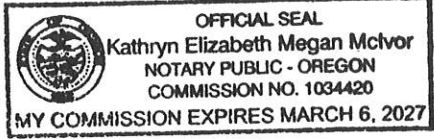
Signature: [Handwritten Signature]

Dated this 31 day of March, 2023.

Linn County, State of Oregon
Subscribed and sworn to before me this 31 day of March, 2023.

[Handwritten Signature]
Notary Public for the State of Oregon

My Commission expires: MARCH 6, 2027



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