



Received  
Planning Division  
11.5.21

May 4, 2021

**RE: Phase 2 Sexton Mountain Pump Station Upgrade, 14600 SW Sexton Mountain Drive  
Notice of Virtual Neighborhood Review Meeting**

Dear Sexton Mountain Neighborhood Association Committee (NAC) Co-Chairs and Residents,

You are invited to attend a neighborhood meeting regarding Phase 2 of the City of Beaverton (City) Sexton Mountain Pump Station (SMPS) Upgrade. The SMPS serves as the backbone of the City's potable water system, providing critical drinking water and fire protection for over 16,000 City residents.

Phase 1 of the SMPS Upgrade was recently completed and included construction of two pumps, a retaining wall, an emergency standby generator, and associated electrical improvements. Phase 2 will include a new auxiliary building directly east of the existing pump station to house two more pumps and a hydropower turbine generator. Phase 2 will also include architectural, structural, fencing, electrical, sanitary, and water line improvements to support the SMPS. A new pedestrian path will additionally be created for safe neighborhood access to Tualatin Hills Park & Recreation District (THPRD) Sexton Mountain Park, which is located directly north of the SMPS.

Prior to submitting the land use application to the City for review and approval, we would like to discuss the Phase 2 SMPS Upgrade in more detail with Sexton Mountain NAC members and surrounding property owners and residents to solicit project suggestions and/or concerns. Therefore, you are cordially invited to attend a meeting on:

**Tuesday, June 15, 2021, 7-9 p.m.**

**Virtual Meeting**

**Zoom link:**

<https://www.zoomgov.com/j/1616941998?pwd=NGRmNjRIUWhjNzJWVG0aGZMYjRldz09>

**Webinar ID:** 161 694 1998 | **Passcode:** 976381 | **Call-in Numbers:** US: +1 669 254 5252 or +1 669 216 1590 or +1 551 285 1373 or +1 646 828 7666

This will be an informational meeting and is not intended to take the place of a Planning Commission public hearing. There will be opportunity to present testimony to the Planning Commission after the land use application is submitted. The SMPS project team looks forward to seeing you at the meeting and hearing your thoughts on the project.

Respectfully,

A handwritten signature in black ink that reads "Sheila Sahu".

Sheila Sahu, City Project Manager  
(971) 288-8960, [ssahu@beavertonoregon.gov](mailto:ssahu@beavertonoregon.gov)

OWNERNAME	OWNERADDR1	OWNERCITY	OWNERSTATE	OWNERZIP
14305 SW SEXTON MOUNTAIN ARE LLC	100 WILSHIRE BLVD STE 1755	SANTA MONICA	CA	90401
TUALATIN HILLS PARK & RECREATION DISTRICT	15707 SW WALKER RD	BEAVERTON	OR	97006
WASHINGTON COUNTY FACILITIES MGMT	169 N 1ST AVE #42	HILLSBORO	OR	97124
SORRENTO BLUFF, LLC	1125 NW COUCH ST STE 450	PORTLAND	OR	97209
GALLOWAY, JAMES & DELEON, APRIL	8315 SW GEARHART DR	BEAVERTON	OR	97007
GERLACH, PAUL & REBECCA LIV TRUST	15010 SW TELLURIDE TER	BEAVERTON	OR	97007
SAMPSON, ALLEN W & KEDDY, ASHA	15012 SW TELLURIDE TER	BEAVERTON	OR	97007
HERRING, STEVEN C REV TRUST & LAYPORT, CYNTHIA A REV TRUST	15018 SW TELLURIDE TER	BEAVERTON	OR	97007
SLIFMAN, DAVID C & ETTLELMAN, RACHAEL L	8385 SW GERHART DR	BEAVERTON	OR	97007
WITTE FAMILY TRUST	8355 SW GEARHART DR	BEAVERTON	OR	97007
CASTRO, ROBERT & CASTRO, HANNA S	8360 SW GEARHART DR	BEAVERTON	OR	97007
CICIONE, KELSEA	8390 SW GEARHART DR	BEAVERTON	OR	97007
KERN, KEITH E & KERN, JAYNE H	15030 SW TELLURIDE TER	BEAVERTON	OR	97007
DOWIS, STEVEN MICHAEL & DOWIS, LYNN MARIE	15025 SW TELLURIDE TER	BEAVERTON	OR	97007
TSAI, CURTIS & JULIE REV LIV TRUST	15021 SW TELLURIDE TER	BEAVERTON	OR	97007
HAMAGUCHI, HIDESHI & HAMAGUCHI, JUNKO	7797 TORREYSON DR	LOS ANGELES	CA	90046
WILKINS, AARON M & WILKINS, RENEE M	15015 SW TELLURIDE TER	BEAVERTON	OR	97007
COOK FAM REV TRUST	14980 SW TELLURIDE CT	BEAVERTON	OR	97007
WASHINGTON COUNTY	1400 SW WALNUT ST MS 18	HILLSBORO	OR	97123
SENOUR, CARL D & SENOUR, FONDA D	15036 SW TELLURIDE TER	BEAVERTON	OR	97007
HAYES, BRETT & PAULA LIV TRUST	15040 SW TELLURIDE TER	BEAVERTON	OR	97007
NELSEN, CRAIG A & NELSEN, ANGELA E	15044 SW TELLURIDE TER	BEAVERTON	OR	97007
WILLIAMS, SANDRA S	15048 SW TELLURIDE TER	BEAVERTON	OR	97007
TARUMASELY, REGINALD & TARUMASELY, LINDA	8460 SW 148TH TER	BEAVERTON	OR	97007
SCEARCE, DAVID W & SCEARCE, ANNE K	8480 SW 148TH TER	BEAVERTON	OR	97007
ROSS, SOVUTHY	15037 SW TELLURIDE TER	BEAVERTON	OR	97007
NGUYEN, TUOI M & NGUYEN, DIEP T	15035 SW TELLURIDE TER	BEAVERTON	OR	97007
LEE, MIN-FU & LEE, CHIH MING	15033 SW TELLURIDE TER	BEAVERTON	OR	97007
TANNER, RYAN & TANNER, GABRIELLE	15024 SW TELLURIDE CT	BEAVERTON	OR	97007
GIEBELS, MARCUS & GIEBELS, BRENDA	15031 SW TELLURIDE CT	BEAVERTON	OR	97007
MOOTHART, TERI	15013 SW TELLURIDE TER	BEAVERTON	OR	97007
MAHER, FRANCIS X IV & MAHER, LINDSAY H	15011 SW TELLURIDE TER	BEAVERTON	OR	97007
CARPENTER, PEGGY & CARPENTER, DONALD	15035 SW CAPSTONE CT	BEAVERTON	OR	97007
KIRKPATRICK, JAMES JOSEPH & KIRKPATRICK, MEGAN ELEANOR	15003 SW TELLURIDE TER	BEAVERTON	OR	97007
CORTESE, VITO NICOLA	14997 SW TELLURIDE TER	BEAVERTON	OR	97007
SEXTON MOUNTAIN MEADOWS PLANNED COMMUNITY ASSN	8085 SW 146TH TER	BEAVERTON	OR	97007
LIU, CHEN & YANG, YAN YING	12370 SW NORTH DAKOTA ST	TIGARD	OR	97223
PHILLIPS, RODNEY A DISCLAIMER TRUST & PHILLIPS, MISAKO	8195 SW 147TH TER	BEAVERTON	OR	97007
WILLIAMS, MARIA ROSARIO & WILLIAMS, KENNETH IVAN II	8165 SW 147TH TER	BEAVERTON	OR	97007
VISKOV, JAMES S REV TRUST & VISKOV, KAREN M REV TRUST	8135 SW 147TH TER	BEAVERTON	OR	97007
KERBO, TRISTAN I & KERBO, HEATHER N	14720 SW TOPAZ CT	BEAVERTON	OR	97007
NICHOLS, ALEXIS A & NICHOLS, ERIC J	14740 SW TOPAZ CT	BEAVERTON	OR	97007
AUSTIN, STEPHEN B & AUSTIN, PATRICIA A	14760 SW TOPAZ CT	BEAVERTON	OR	97007
BAKER, JEFFREY A LIV TRUST	14765 SW TOPAZ CT	BEAVERTON	OR	97007
OPPAT, DAVID C	14735 SW TOPAZ CT	BEAVERTON	OR	97007
BROWN, LUIZA M	14705 SW TOPAZ CT	BEAVERTON	OR	97007
ZOLFAGHARI-AZAR, HOSSEIN & RAMEZAN-BAIK, MEHRNAZ	14685 SW TOPAZ LN	BEAVERTON	OR	97007
RAMOS, ELIZABETH NATHANIELSZ LIV TRUST	14645 SW TOPAZ LN	BEAVERTON	OR	97007
DAVIS, MARC L & DAVIS, CAROL J	14625 SW TOPAZ LN	BEAVERTON	OR	97007
SANSON, THOMAS J & SANSON, DONNA J	14595 SW TOPAZ LN	BEAVERTON	OR	97007
ROSHANI, MEHDI	14555 SW TOPAZ LN	BEAVERTON	OR	97007
POUNDERS, JERRY W & POUNDERS, PAMELA S	8050 SW 146TH TER	BEAVERTON	OR	97007
HICKS, MARY ROBINSON & HICKS, BRIAN K	8070 SW 146TH TER	BEAVERTON	OR	97007
STEIN, JAMES & STEIN, MICHELLE	8090 SW 146TH TER	BEAVERTON	OR	97007
BARARI, SADEGH	8120 SW 146TH TER	BEAVERTON	OR	97007
JENSEN, CHRISTINE	8140 SW 146TH TER	BEAVERTON	OR	97007
VANDERVEST TRUST	14585 SW AGATE CT	BEAVERTON	OR	97007
HESKETH ADMINISTRATIVE TRUST	17475 SW IVY GLENN DR	BEAVERTON	OR	97007
RECKTENWALD, JAMES N & RECKTENWALD, KELLY A	14545 SW AGATE CT	BEAVERTON	OR	97007
MARRERO PROPERTIES LLC	7802 N 81ST ST	OMAHA	NE	68122
ROSS, CHRISTOPHER & NGUYEN, MAI-ANH	706 E FILLMORE ST	TEMPE	AZ	85281
TURTURA, JESSICA E	8190 SW 146TH TER	BEAVERTON	OR	97007
MICAH 6:8 LLC	19010 SW SHAW ST	BEAVERTON	OR	97078
NGOV, SONG & NGOV, HUONG Y	8225 SW 146TH TER	BEAVERTON	OR	97007
THAMES, LARRY E & THAMES, GAYLE M	8185 SW 146TH TER	BEAVERTON	OR	97007
FISHER, GERALD D & JACQUELYN D FISHER 2012 REV TRUST	8175 SW 146TH TER	BEAVERTON	OR	97007
LAIN, DON L & LAIN, SHERRY L	8155 SW 146TH TER	BEAVERTON	OR	97007
LOPEZ, JILL W	8145 SW 146TH TER	BEAVERTON	OR	97007
KOBAYASHI, ALENA J	8115 SW 146TH TER	BEAVERTON	OR	97007
LAWSON, RYAN B & LAWSON, GAIL	8085 SW 146TH TER	BEAVERTON	OR	97007
SCHOEN, CRAIG P & SCHOEN, JENNIFER K	14630 SW TOPAZ LN	BEAVERTON	OR	97007
WOODEN, JOHN R	800 YAUGER WAY SW APT J203	OLYMPIA	WA	98502
HOFFMAN, KAITLIN WALZER & HOFFMAN, MAXWELL & WALZER, FREDERICK ET AL	8100 SW 147TH TER	BEAVERTON	OR	97007
HORI, DANNY YOSHIIHIDE & DINSMORE, JENNA M	8130 SW 147TH TER	BEAVERTON	OR	97007
BELETE, HENOK D & BELL, RACHEL	8160 SW 147TH TER	BEAVERTON	OR	97007
YI, CHONG NAM & YI, POK RAN	8190 SW 147TH TER	BEAVERTON	OR	97007
JONES, DALE & WASHISAKA, RYOKO	8200 SW 147TH TER	BEAVERTON	OR	97007
REINEMANN, JEFFREY K & REINEMANN, TAMARA R REV TRUSTS	8330 SW GEARHART DR	BEAVERTON	OR	97007
BAKKEN, BRENT L	8310 SW GEARHART DR	BEAVERTON	OR	97007
LYNCH, JENNIFER A 2018 TRUST	1802 NW WILD RYE CIR	BEND	OR	97703
KOBLEGARDE, BETH A	8220 SW GEARHART DR	BEAVERTON	OR	97007
CRETSINGER, KENNETH D & MOLLY E REV LIV TRUST	14836 SW VULCAN CT	BEAVERTON	OR	97007
KLAUSENBURGER, PAUL H & KLAUSENBURGER, LEANNE T	14830 SW VULCAN CT	BEAVERTON	OR	97007
SIAHPOUSHAN, MALIHE	14820 SW VULCAN CT	BEAVERTON	OR	97007
JACKSON, JAMES D & PERSON, JENNIFER J	14815 SW VULCAN CT	BEAVERTON	OR	97007
HASHIGUCHI, MARK LEONARD & MAURA ANN LIV TRUST	14835 SW GEARHART DR	BEAVERTON	OR	97007
SMITH, IZAAK W & SMITH, AMY R	14855 SW GEARHART DR	BEAVERTON	OR	97007
BOCK, CELIN TRUST	14875 SW GEARHART DR	BEAVERTON	OR	97007
LAYTON, TERRY D & LAYTON, ABBIE S	14870 SW GEARHART DR	BEAVERTON	OR	97007

OWNERNAME	OWNERADDR1	OWNERCITY	OWNERSTATE	OWNERZIP
HOLDEN, NANCY ROBERTA REV LIV TRUST	14840 SW GEARHART DR	BEAVERTON	OR	97007
VALERICO, CHRIS	14925 SW VULCAN CT	BEAVERTON	OR	97007
BAILEY, WILLIAM R & BAILEY, LAURIE G	14990 SW VULCAN CT	BEAVERTON	OR	97007
BISHOP, SUZANNE L	14960 SW VULCAN CT	BEAVERTON	OR	97007
MEADE, VIRGINIA A FAM TRUST	14940 SW VULCAN CT	BEAVERTON	OR	97007
PALENCHAR, THOMAS J & SMITH-PALENCHAR, ANN K	14910 SW VULCAN CT	BEAVERTON	OR	97007
MONETTI FAMILY REV TRUST	14880 SW VULCAN CT	BEAVERTON	OR	97007
MARAHRENS, ANNE MARIE & MOTTAGHI, SHAHRIAR	8225 SW GEARHART DR	BEAVERTON	OR	97007
BALACHANDRAN, JACQUELINE	15098 STRATFORD DR	SAN JOSE	CA	95124
MORTAZAVI, FARZAN & MORTAZAVI, MARZIEH	14945 SW TELLURIDE TER	BEAVERTON	OR	97007
MARKMAN, JAMES & CAROL REV TRUST	14975 SW TELLURIDE TER	BEAVERTON	OR	97007
BIADO, FU FONTAINE TRUST	14995 SW TELLURIDE TER	BEAVERTON	OR	97007
HEAVER, PETER KENT & HEAVER, HOLLY ELIZABETH	14990 SW TELLURIDE TER	BEAVERTON	OR	97007
ROPER, FARREL H III & ROPER, NORIKO O	14950 SW TELLURIDE TER	BEAVERTON	OR	97007
PAN STATES PROPERTIES INVESTMENT LLC	15518 LEVEN LINKS PL	LAKEWOOD RANCH	FL	34202
WILGER, CAROL ANN FAMILY TRUST	12240 SW NORTH DAKOTA ST	TIGARD	OR	97223
TON THAT/PHAM FAM REV TRUST	14845 SW CITRINE LOOP	BEAVERTON	OR	97007
PANCHMATIA, PANKAJ & PANCHMATIA, PRAGNYA P	14843 SW CITRINE LP	BEAVERTON	OR	97007
KWAK, JOHN Y & KWAK, KELLY J	14841 SW CITRINE LOOP	BEAVERTON	OR	97007
LANE, DONNA M	14839 SW CITRINE LOOP	BEAVERTON	OR	97007
BEHMAN, JOHN	14837 SW CITRINE LOOP	BEAVERTON	OR	97007
VONGERSDORFF, HENRIQUE & GELI, ALICIA	14835 SW CITRINE LOOP	BEAVERTON	OR	97007
MANYAM, SUBHASHINI & HOGALAGERE, SHIVAKUMAR	14833 SW CITRINE LOOP	BEAVERTON	OR	97007
HAVALDAR, ABDUL HASEEB & MALAYALAM, SUMAIYA TAHSEEN	14831 SW CITRINE LOOP	BEAVERTON	OR	97007
LARSEN, THOMAS & RUX, KRISTI LEE	14829 SW CITRINE LOOP	BEAVERTON	OR	97007
SUNDARAM, VIKRAM S & SUNDARAM, ANURADHA	14827 SW CITRINE LOOP	BEAVERTON	OR	97007
SURAVARAM, SUDARSHAN R & MIRYABELLI, SWAPNA M	14825 SW CITRINE LOOP	BEAVERTON	OR	97007
KAMATH, AJITH & NAYAK, NAYANA	14823 SW CITRINE LOOP	BEAVERTON	OR	97007
ANANTHARAM, BALASUBRAMANIAN & IYER, UMA T	5671 NW 132ND AVE	PORTLAND	OR	97229
MUHAMMAD, SHUAIB & MUHAMMAD, SHAISTA	14819 SW CITRINE LOOP	BEAVERTON	OR	97007
HASSAN, KAMARAN RIDHA & KAREEM, SHIREEN SHAKIR	14817 SW CITRINE LOOP	BEAVERTON	OR	97007
WOOD, MARILEE T	19 WHITE BARK LN	KALISPELL	MT	59901
KRIETZ, WAYNE LIV TRUST	8505 SW 148TH TER	BEAVERTON	OR	97007
HAZARD, MATTHEW R & HAZARD, AMANDA-LEI E	14830 SW CITRINE LOOP	BEAVERTON	OR	97007
HANLON, KELLIE A	14832 SW CITRINE LOOP	BEAVERTON	OR	97007
CHEN, TSING & NG, CHEON	14834 SW CITRINE LOOP	BEAVERTON	OR	97007
LE, XUAN & DIEP, DUNG N	14836 SW CITRINE LOOP	BEAVERTON	OR	97007
SINGHAL, AKHIL & SINGHAL, DURGALAKSHMI	4556 NW 132ND AVE	PORTLAND	OR	97229
PHU, JULIA K	14840 SW CITRINE LP	BEAVERTON	OR	97007
WILSON, SHAUN & WILSON, MARIA ANGELICA	14844 SW CITRINE LOOP	BEAVERTON	OR	97007
LIN, YI-YU	14848 SW CITRINE LOOP	BEAVERTON	OR	97007
YOO, YEONG KYU	500 106TH AVE NE UNIT 415	BELLEVUE	WA	98004
KIM, TOM & KIM, MEA	14868 SW CITRINE LOOP	BEAVERTON	OR	97007
AIKENS, AARON L & MORRISON, ELIZABETH L	14872 SW CITRINE LOOP	BEAVERTON	OR	97007
VO, A VAN & HO, TY T	14874 SW CITRINE LOOP	BEAVERTON	OR	97007
NGUYEN, VINCENT THANH & TRAN, THANH LILY	14878 SW CITRINE LOOP	BEAVERTON	OR	97007
BAI, YANG & WANG, DAN	14882 SW CITRINE LOOP	BEAVERTON	OR	97007
SHARMA, KALPANA & BHANDARI, BIJAY	9618 SW FERN HOLLOW CT	TIGARD	OR	97224
MARCOTT, KATHY REV TRUST	8500 SW 148TH TER	BEAVERTON	OR	97007
SHAFFER, BRUCE A & SHAFFER, CHONG SUK	8510 SW 148TH TER	BEAVERTON	OR	97007
MASSIE, BRIAN K & MASSIE, CHONG YE	8520 SW 148TH TER	BEAVERTON	OR	97007
MURALI, DEVADAS & MURALI, BOOMA	8530 SW 148TH TER	BEAVERTON	OR	97007
BRUNE, KATHLEEN M	8540 SW 148TH TER	BEAVERTON	OR	97007
OLIVEIRA, WILLIAM & OLIVEIRA, REBECA	8550 SW 148TH TER	BEAVERTON	OR	97007
JOHNSON, DAVID	14795 SW CITRINE WAY	BEAVERTON	OR	97007
PORTERFIELD, BRIAN M & PORTERFIELD, REBEKAH S	14785 SW CITRINE WAY	BEAVERTON	OR	97007
HOANG, ERIC	14775 SW CITRINE WAY	BEAVERTON	OR	97007
LENOX, RONALD P & LENOX, CAROL A	14765 SW CITRINE WAY	BEAVERTON	OR	97007
EDWARDS, DANIEL	14770 SW CITRINE WAY	BEAVERTON	OR	97007
KOROLA, RAJINI C	14871 SW CITRINE LOOP	BEAVERTON	OR	97007
VOGEL, GWENDOLYN & VOGEL, ERIC	14867 SW CITRINE LOOP	BEAVERTON	OR	97007
ANGLIN, RICHARD J & ANGLIN, JAMIE L	14863 SW CITRINE LOOP	BEAVERTON	OR	97007
WORF, ROGER W & OERTEL-WORF, SUSAN L	14861 SW CITRINE LOOP	BEAVERTON	OR	97007
TUALATIN HILLS PARK & RECREATION DISTRICT	15707 SW WALKER RD	BEAVERTON	OR	97006
CMI, SEXTON CREST CONDOMINIUMS OWNERS ASSOCIATION	2105 SE 9TH AVE	PORTLAND	OR	97214
DANIELS, JAMES	8510 SW 147TH TER #101	BEAVERTON	OR	97007
REYNOLDS, GALINA & ERCHOVA, ELIZAVETA	15429 SW APPLEWOOD LN	PORTLAND	OR	97224
GIBBONS, JOSEPH & GIBBONS, LINDA	8510 SW 147TH TER #103	BEAVERTON	OR	97007
LOUIE, HOMAYOUN & LOUIE, MARY	16119 SW BRAY LN	PORTLAND	OR	97224
BORSVOLD, JANE	8520 SW 147TH TER #101	BEAVERTON	OR	97007
RICH, SCOTT M	8520 SW 147TH TER STE #102	BEAVERTON	OR	97007
PANDYA, MANOJ K & PANDYA, DAWAN	16773 SW BLACKBERRY LN	BEAVERTON	OR	97007
VERMA, SANJAY K & VERMA, NEETA	232 N WENATCHEE AVE	WENATCHEE	WA	98801
PATNODE, DOUGLAS R & PATNODE, TINA M	8530 SW 147TH TER #3-1	BEAVERTON	OR	97007
SUPERNEAU, KIMBERLY R	8530 SW 147TH TER STE 102	BEAVERTON	OR	97007
XING, JUN	7918 W ZAYANTE RD	FELTON	CA	95018
PELL, SCOTT H	8530 SW 147TH TER STE 104	BEAVERTON	OR	97007
SDN INVETMENT LLC	8540 SW 147TH TER, UNIT 101	BEAVERTON	OR	97007
NAKATSUJI, AKIKO	14120 SW 22ND ST	BEAVERTON	OR	97008
BLAIR, WILLIAM G	8540 SW 147TH TER STE #103	BEAVERTON	OR	97007
SIERRA, LUIS A & SUAREZ-GONZALEZ, NELLIE E	8540 SW 147TH TER STE 104	BEAVERTON	OR	97007
OLSON, JAMES A & OLSON, JODY L	12406 NW WAKER DR	PORTLAND	OR	97229
NIKITINA, OLGA N	8550 SW 147TH TER #102	BEAVERTON	OR	97007
HANSON, HOLLY	8550 SW 147TH TER #103	BEAVERTON	OR	97007
BERNINGER, ELAINE ELIZABETH	PO BOX 6983	YUMA	AZ	85366
LUISTRO, CRISELDA B	8590 SW 147TH TER #102	BEAVERTON	OR	97007
ROMO-RIVAS, RUBEN	8590 SW 147TH TER UNIT 103	BEAVERTON	OR	97007
CAMPBELL, ANDREW B	8600 SW 147TH TER #101	BEAVERTON	OR	97007
HOLLOWAY, DAVID Z	8600 SW 147TH TER UNIT 102	BEAVERTON	OR	97007

OWNERNAME	OWNERADDR1	OWNERCITY	OWNERSTATE	OWNERZIP
BOZARTH, MICHAEL	8600 SW 147TH TER UNIT 103	BEAVERTON	OR	97007
AFZAL, ANEELA	3544 BREWSTER DR	PLANO	TX	75025
BAKER, EVERETT & BAKER, ALISSA	8580 SW 147TH TER #101	BEAVERTON	OR	97007
D'COSTA, AUSTIN FM	8580 SW 147TH TER #102	BEAVERTON	OR	97007
AHMADI, PARINAZ A	1479 CATHLAMET CT NW	SALEM	OR	97304
TAGGART, KEVIN MICHAEL	8580 SW 147TH TER #104	BEAVERTON	OR	97007
JAFFAL, BASEL	8570 SW 147TH TER #101	BEAVERTON	OR	97007
CHI, YI-PEN TRUST & CHEN, HUEI-WEN	16481 SW GOLDFVIEW WAY	BEAVERTON	OR	97007
ADAM, ROSELI	8570 SW 147TH TER #103	BEAVERTON	OR	97007
THOMPSON, CARL J & OSBORNE, LOUISE	7137 SW 184TH PL	ALOHA	OR	97007
RUAN, JUNRU & LU, XI	8560 SW 147TH TER UNIT 101	BEAVERTON	OR	97007
O'NEIL, ROBERT D TRUST	8560 SW 147TH TER #102	BEAVERTON	OR	97007
KAISER, BRIAN G & HARADA, YOSHIKO	8560 SW 147TH TER #10-3	BEAVERTON	OR	97007
DEFRANK, KATHY	17039 SW 123RD AVE	TIGARD	OR	97224
TERJESON, STEPHANIE L	504 MELVILL CRESCENT	PHILOMATH	OR	97370
WOOLERY, JON B & EMI 2009 TRUST	13 LOWER CUTTER DR	WATSONVILLE	CA	95076
CHOI, SHARON B & CHOI, ANABEL	8630 SW 147TH TER UNIT 103	BEAVERTON	OR	97007
KHORSANDIAN, MOHSEN	8630 SW 147TH TER #104	BEAVERTON	OR	97007
FORD, PAUL D & FORD, PEGGY L	8620 SW 147TH TER #101	BEAVERTON	OR	97007
KAY, SCOTT D	811 NW SKYLINE CREST RD	PORTLAND	OR	97229
JAJOU, WALID	14084 SE CLAREMONT ST	HAPPY VALLEY	OR	97086
CURRY, JENNIFER & CURRY, ANDREW	8620 SW 147TH TER UNIT 104	BEAVERTON	OR	97007
TAYLOR, RANDY & TAYLOR, CINDY	8610 SW 147TH TER #101	BEAVERTON	OR	97007
BUSH, BRADDEN R & BUSH, JOAN E	3291 FIELDSTON DR WEST	BOZEMAN	MT	59715
CIRBO, ANNA M	8610 SW 147TH TER #103	BEAVERTON	OR	97007
POPE, CHARLES H JR & POPE, LOIS J	8610 SW 147TH TER #104	BEAVERTON	OR	97007
ZHU, XIAOQUANG & LI, JIN	13106 KETTLE CAMP RD	FRISCO	TX	75035
BUFFORD, RILEY I	8700 SW 147TH TER, UNIT 102	BEAVERTON	OR	97007
PETERSON, MIN PAN	15875 SW TOWHEE LN	BEAVERTON	OR	97007
MINE, RIEKO	8700 SW 147TH TER #104	BEAVERTON	OR	97007
STEELE, ADRIAN PAUL	8690 SW 147TH TER #101	BEAVERTON	OR	97007
KASSAB, DANNY P	8690 SW 147TH TER #102	BEAVERTON	OR	97007
WEDEN, LYLE	8690 SW 147TH TER UNIT 103	BEAVERTON	OR	97007
WISNIEWSKI, STEPHAN G & WISNIEWSKI, KIM M	8650 SW 147TH TER #101	BEAVERTON	OR	97007
RAU, ELIZAVETA & RAU, RYAN S	8650 SW 147TH TER #102	BEAVERTON	OR	97007
RADTKE, KARYNN	8650 SW 147TH TER UNIT 103	BEAVERTON	OR	97007
KLINGBEIL, CHAD L & CARLSON, JILL M	8640 SW 147TH TER #101	BEAVERTON	OR	97007
SCHILLE, JACQUELINE J	8640 SW 147TH TER #102	BEAVERTON	OR	97007
MORRISON, AMY	8640 SW 147TH TER #103	BEAVERTON	OR	97007
ZARRINKHAT, SHAHRYAR	8640 SW 147TH TER #104	BEAVERTON	OR	97007
LEE-RYU LIVING TRUST	9194 SW SALMON ST	PORTLAND	OR	97225
TAYLOR, ALEXANDRIA B	8660 SW 147TH TER #102	BEAVERTON	OR	97007
SIN, KOSAL A	8660 SW 147TH TER #103	BEAVERTON	OR	97007
BAI, RONG QIANG	8660 SW 147TH TER #104	BEAVERTON	OR	97007
FRANKLIN, RONA J	8670 SW 147TH TER #101	BEAVERTON	OR	97007
HENDRICK, ANNA K	8670 SW 147TH TER #102	BEAVERTON	OR	97007
MEHTA, RON MUKESH	8670 SW 147TH TER #103	BEAVERTON	OR	97007
LIPETS, ILYA	8670 SW 147TH TER #104	BEAVERTON	OR	97007
LEE, YOUNG S P & LEE, SANG MOON	8680 SW 147TH TER #101	BEAVERTON	OR	97007
BUSHWEIN, LEAH	8680 SW 147TH TER UNIT 102	BEAVERTON	OR	97007
CHEN, DAN W	1056 TURQUOISE TER	UNION CITY	CA	94587
ALKHALAF, RAED ABDULLA	8680 SW 147TH TER #104	BEAVERTON	OR	97007

**NOTICE SIGN MOCK-UP**

**PUBLIC MEETING**

On A  
Preliminary Development Proposal  
Affecting

14600 SW Sexton Mountain Drive

PROPOSED

Pump Station Upgrade

A meeting to discuss the preliminary  
development proposal is scheduled for

Virtual via Zoom June 15, 2021 7-9pm  
Meeting ID: 161 694 1998 Passcode: 976381

**ALL INTERESTED PERSONS MAY ATTEND**

**FOR MORE INFORMATION  
CONTACT:**

City Project Manager  
Sheila Sahu 971-288-8960

**[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]**

DEVELOPER OR AGENT: City of Beaverton

PROJECT LOCATION: 14600 SW Sexton Mountain Drive, Beaverton, OR 97006

**AFFIDAVIT OF MAILING NOTICE**

\*\*\*\*\*

I, Stephanie Werner, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Sexton Mountain Pump Station Upgrade affecting land located at 14600 SW Sexton Mountain Drive, Beaverton, OR 97006, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 11th day of May, 2021, 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: *Stephanie Werner*

Dated this 11 day of May, 2021.

~~Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.~~

~~\_\_\_\_\_  
Notary Public for the State of Oregon~~

~~My Commission expires: \_\_\_\_\_~~

~~h:\forms (new folder)\neighborhood meeting\update 2007\hnd #8 affmail update.doc~~



Community and Economic Development Department  
Current Planning Division  
12725 SW Millikan Way / PO Box 4755  
Beaverton, OR 97076  
General Information: (503) 526-2222 V/TDD  
www.BeavertonOregon.gov

**PROJECT NAME:** Sexton Mountain Pump Station Upgrade  
**FILE NUMBER:** \_\_\_\_\_  
**POST ON SITE NO LATER THAN:** May 26, 2021

**AFFIDAVIT OF POSTING NOTICE**

\* \* \* \* \*

I, Sheila Sahu, being first duly sworn; say  
that I am (represent) the party submitting an application to the City of Beaverton for a proposed  
pump station upgrade

affecting land located at 14600 SW Sexton Mountain Drive, Beaverton, OR 97006,

and that pursuant to Ordinance 2050, Section 50.40.5 (Type 2 Applications) or Section 50.45.6-  
8 (Type 3 Applications), and the guidelines set out by the Community Development Director, did  
on the 24 day of May, 2021, personally post public notice(s).

The notice(s) was (were) posted on or before the deadline date determined by City staff for this  
application.

Signature: 

Dated this 24 day of May, 2021.



Attendee Report

Report Generated: #####

Topic	Webinar ID	Actual Star	Actual Dur	# Register	# Canceled	Unique Vie	Total Users	Max Concu
Sexton Mtr	161 694 19	#####	127	28	0	28	61	0

Host Details

Attended	User Name	Email	Join Time	Leave Time	Time in Ses	Country/Region	Name
Yes	Franziska R	frose@Bea	#####	#####	127	United States	

Panelist Details

Attended	User Name	Email	Join Time	Leave Time	Time in Ses	Country/Region	Name
Yes	James Blai	jbblai@g	#####	#####	115	United States	
Yes	Dr. Dr. Alis	drdralison	#####	#####	122	United States	
Yes	Sheila Sahu	ssahu@bea	#####	#####	104	United States	
Yes	Courtney S	csimms@a	#####	#####	35	United States	
Yes	Sinan Gum	sinang.arch	#####	#####	37	United States	
Yes	Maureen J	maureen@	#####	#####	88	United States	
Yes	Adam Odel	adam.odell	#####	#####	25	United States	
Yes	Megan Bra	mbraunste	#####	#####	101	United States	
Yes	Sharon Dur	dunhamsw	#####	#####	110	United States	
Yes	Stacy Conn	stacy@pac	#####	#####	98	United States	
Yes	Peter Swin	p.swinton@	#####	#####	88	United States	
Yes	Patrick Esp	Patrick@pa	#####	#####	86	United States	
Yes	Bonnie Chu	wwschungl	#####	#####	113	United States	
Yes	Elena Woo	ewoo@bea	#####	#####	105	United States	
Yes	Mark Hokk	mhokkaner	#####	#####	117	United States	
Yes	Habib Mati	habib.emei	#####	#####	99	United States	
Yes	Matt Hasti	mhastie@a	#####	#####	53	United States	

Attendee Details

Attended	User Name	First Name	Last Name	Email	Registratio	Approval St	Join Time	Leave Time
Yes	Janice Rich	Janice	Richards	janrichpdx@	#####	approved	#####	#####
Yes	Haza*3baZ	Haza*3baZa		spanditji0@	#####	approved	#####	#####
Yes	Codin Pang	Codin	Pangell	codin@creat			#####	#####
Yes	Jesse N	Jesse	N	jnemec@jt	#####	approved	#####	#####
Yes	Tom Rayne	Tom	Rayner	trayner53@	#####	approved	#####	#####
Yes	Tracie Mill	Tracie	Miller	tracie.mille	#####	approved	#####	#####
Yes	James Spre	James	Sprecher	sprecherj@			#####	#####
Yes	janetrober	janetroberg		janet.rober	#####	approved	#####	#####
Yes	Michelle H	Michelle	Hribar	michellehri	#####	approved	#####	#####
Yes	Jaki	Jaki		jamiche@a	#####	approved	#####	#####
Yes	Karol Cram	NC		karol.cram@	#####	approved	#####	#####
Yes	NC	NC		karol.crampsey@gmail.com			#####	#####
Yes	Brian Irish	Brian	Irish	b.irish@co	#####	approved	#####	#####
Yes	Liz Balderst	Liz	Balderston	liz@ellison	#####	approved	#####	#####
Yes	davetertad	davetertadian		tdesk4@fr	#####	approved	#####	#####
Yes	Keith Wym	Keith	Wymbs	wymbs@h	#####	approved	#####	#####
Yes	Angela	Angela		ninas456@	#####	approved	#####	#####
Yes	Shelby Rih	Shelby	Rihala	srihala@ya	#####	approved	#####	#####
Yes	Heather Jo	Heather	Jones (she/	heather@h	#####	approved	#####	#####



Yes	Laz Buza	Laz	Buza	laz.buza@a	##### approved	#####	#####
Yes	tiffanie dar	tiffanie	danley	Tiffanie@t	##### approved	#####	#####
Yes	Paula Haye	Paula	Hayes	phayes132	##### approved	#####	#####
Yes	Chip	Chip		Cvdunham	##### approved	#####	#####
Yes	A Koble	A	Koble	Akoble@h	##### approved	#####	#####
Yes	Kihep	Kihep		Kihep@hotmail.com		#####	#####
Yes	eric springs	eric	springsted	eric.springs	##### approved	#####	#####
Yes	Heather W	Heather	West	heatherwest1@yahoo.com		#####	#####

Other Attended

User Name	Join Time	Leave Time	Time in Ses	Country/Region	Name
	1.5E+10	#####	107	United States	
	1.97E+10	#####	33	United States	

## urrent Views

### Time in Ses Country/Re

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# Sexton Mountain NAC / NSW NAC

Sexton Mountain Chair – Sharon Dunham

Neighbors Southwest Chair – Dr. Dr. Alison Balbag

## Agenda

Tuesday, June 15, 2021 (7:00 PM)

Online: <https://www.zoomgov.com/j/1616941998?pwd=NGRmNjRIUWhjNzJWVG0aGZMYjRldz09>

Per Oregon Meetings Law this meeting is being recorded and will be broadcast on YouTube.com and archived by the city.

- 7:00 – 7:05 Call to Order, Welcome / Introductions
- 7:05 – 7:15 Beaverton Police Report – Off. Fleckenstein
- 7:15 – 7:25 Tualatin Hills Park & Rec Report – Mark Hokkanen
- 7:25 – 7:35 City Update – Franziska Rose
- 7:35 – 7:55 Phase 2 Sexton Mountain Water Pump Station Upgrade - Sheila Sahu, City of Beaverton Project Manager
- 7:55 – 8:15 Neighborhood Review Meeting  
Pacific Community Design representing Scholls Development, LLC, multi-family development proposal located at 15584 SW Scholls Ferry Road – Maureen Jackson, AICP, Project Planner
- 8:15 – 8:35 Downtown Beaverton's Expanding Restaurant Scene!  
Megan Braunsten, Development Project Manager, Community Development Department
- 8:35 – 8:40 NAC Business
  - Minutes
  - Treasurer report
- 8:40 – 8:45 Visitor Comment Period
- 8:45 Warp Up & Adjourn



**COVID-19 Notice:** The City is suspending in-person attendance by the public for NAC meetings to better protect the health and safety of the community. Persons interested in attending a meeting may use the link below or call in at the phone number listed below.

### Zoom Meeting

<https://www.zoomgov.com/j/1616941998?pwd=NGRmNjRIUWhjNzJWVG0aGZMYjRldz09>

### Passcode

976381

### Call In

1-669-254-5252  
1-646-828-7666  
1-669-216-1590  
1-551-285-1373

### Webinar ID:

161 694 1998

### Contact

If you have issues accessing the remote meeting, please contact [neighbormail@BeavertonOregon.gov](mailto:neighbormail@BeavertonOregon.gov) or call 503-686-9342



# Sexton Mountain

# Pump Station Upgrade

Virtual Public Neighborhood Meeting  
June 15, 2021



# Tonight's Agenda



Welcome

Matt Hastie, Angelo Planning Group

Project Description and Background

Sheila Sahu, City of Beaverton

Site Description

Adam Odell, Stantec

Next Steps

Sheila

Questions & Answers

Matt

# Project Objectives and Background

- Phase 1: Existing pump station is core to the City's water system. Project is to increase energy efficiency, replace aging pumps, and add standby power generation (project mostly complete).
- Phase 2: Build a new pump station to reduce high-pressure pumping of existing pump station (energy savings), increase seismic resiliency, and construct a hydropower turbine for a net export of energy
  - Funding for engineering and construction provided by Energy Trust of Oregon
  - Overall architectural improvements and new restroom

# Site Location

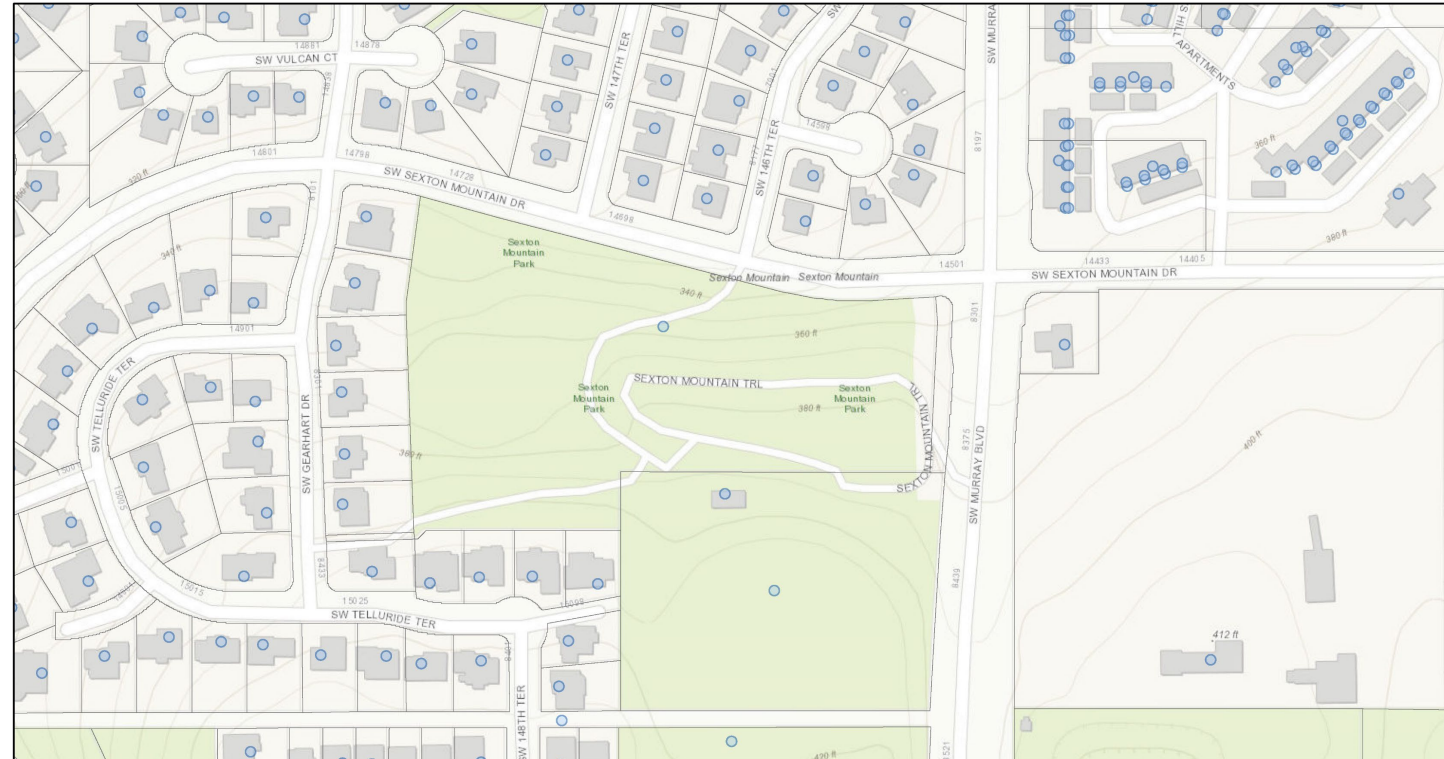
**Site Size:** 4 acres

**Developed Area:** ~1,200 sq. ft.

**Existing Facilities:** Pump Station & Reservoir

**Proposed Phase 2 Additions:**  
Pump Station Building, Electric Vehicle (EV) Chargers

**Surrounding Uses:** Solar Farm, Sexton Mountain Park, Single Family Residential



March 15, 2021  
Beaverton Address  
● IN  
■ Beaverton City Limits  
■ County Boundaries  
□ Washington County Taxlots

1:2,257  
0 0.02 0.04 0.08 mi  
0 0.03 0.06 0.12 km

Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

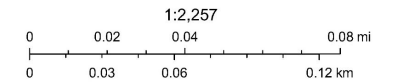
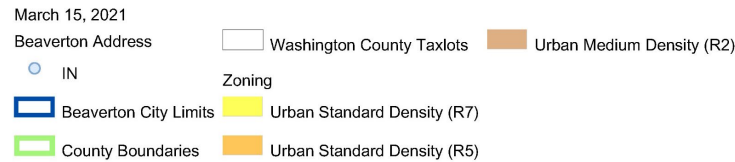
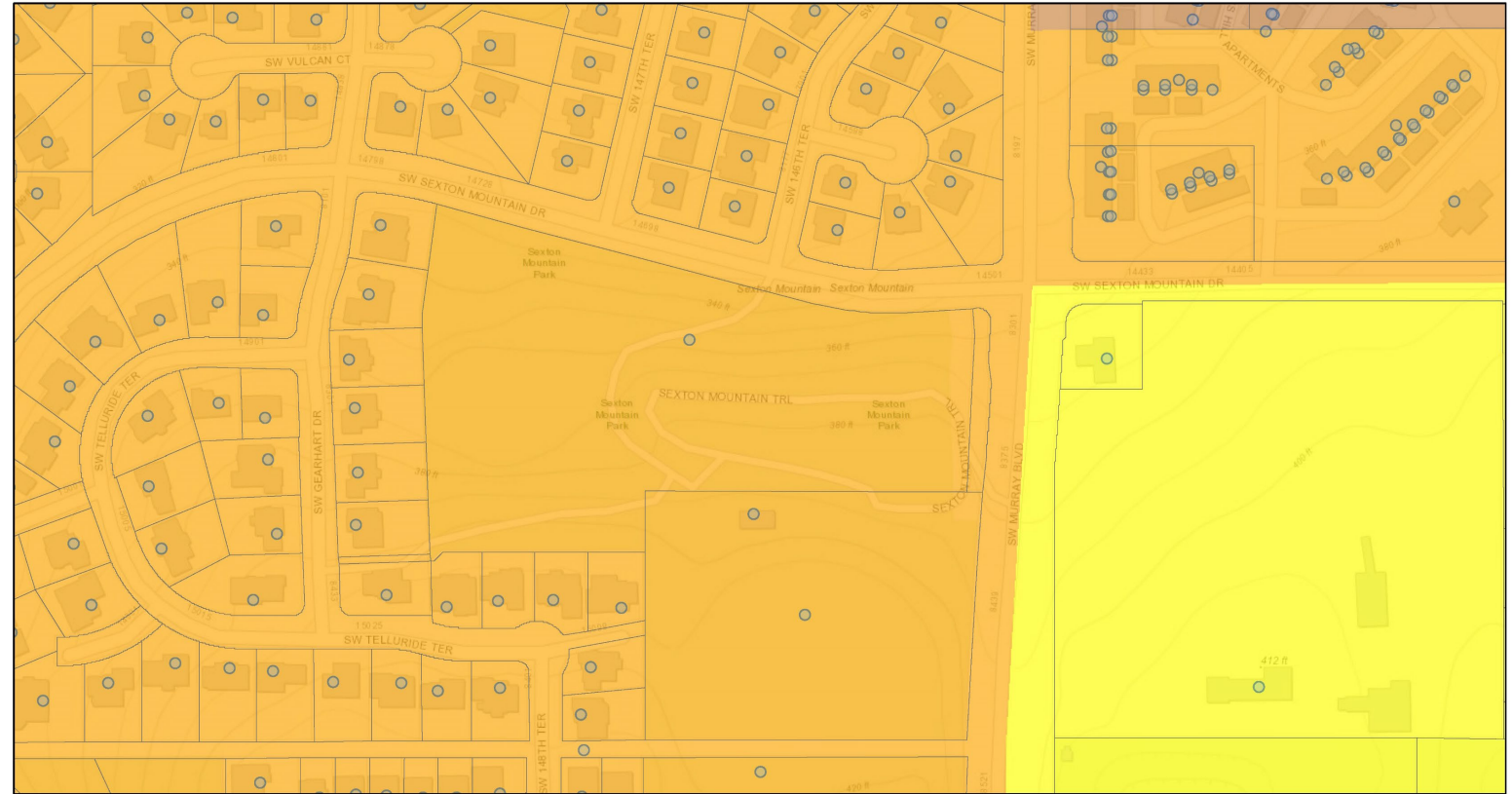


# Site Zoning

**Zoning:** R5 Residential  
Urban Standard Density

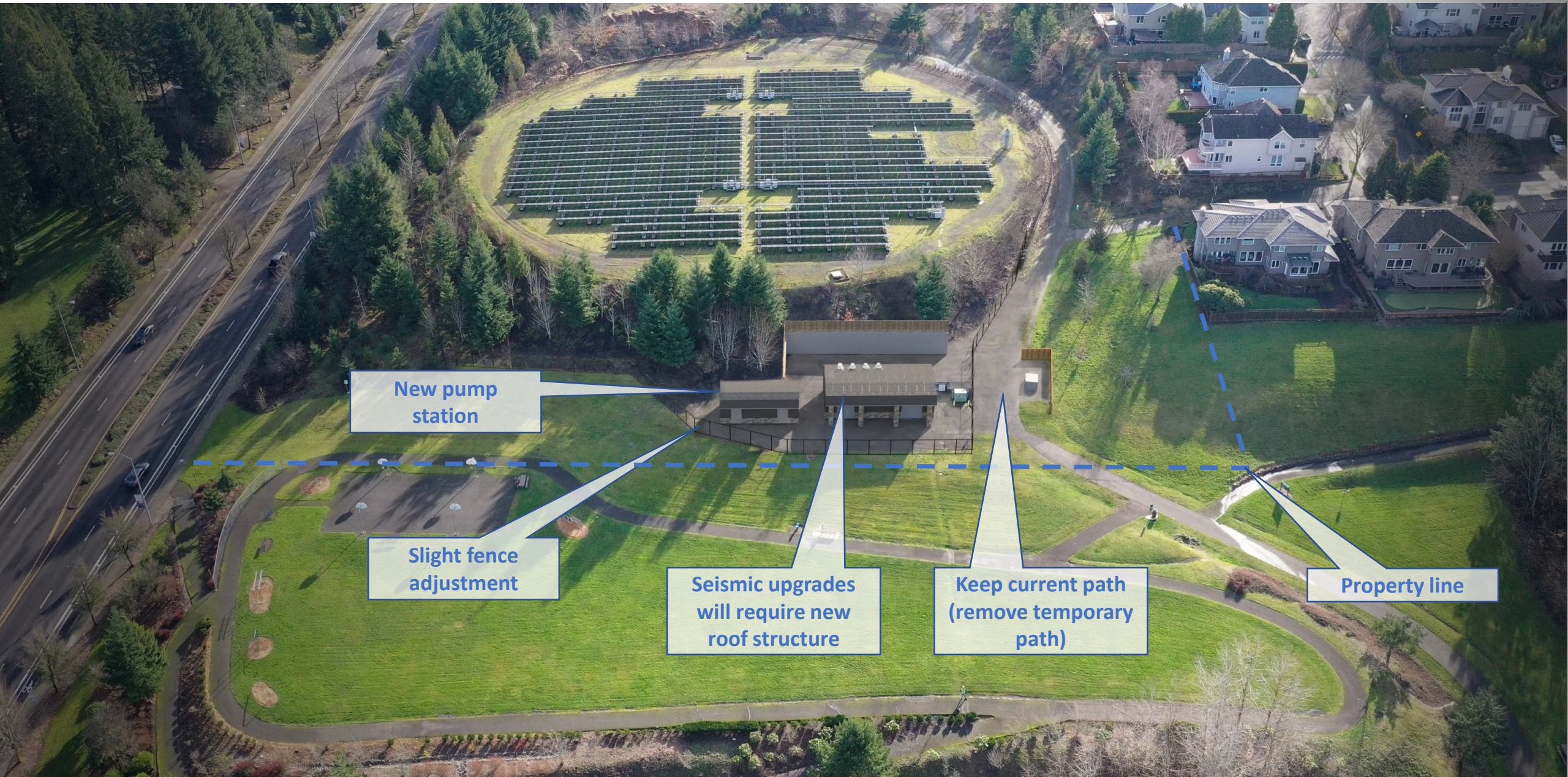
**Comprehensive Plan  
Designation:** Standard  
Density Neighborhoods

**Application:** Modification  
of a Conditional Use



City of Beaverton, Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# Proposed Site Plan and Features



**New pump station**

**Slight fence adjustment**

**Seismic upgrades will require new roof structure**

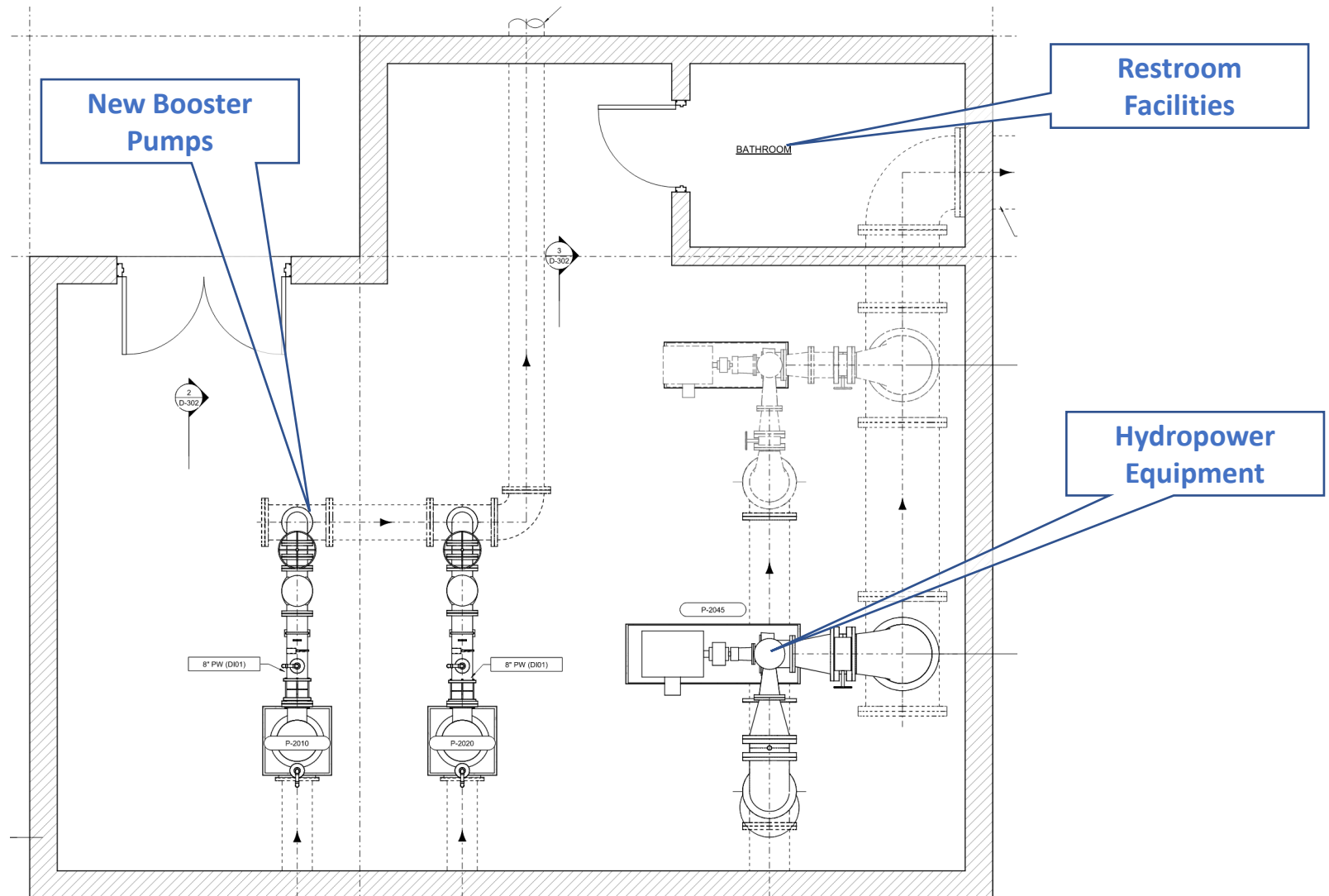
**Keep current path (remove temporary path)**

**Property line**

# Pump Station Building Design

Current design efforts:

- Building size ~1,000 sq-ft.
- Single restroom facility
- EV charging station for City's fleet vehicles
- Currently at ~30% design



# Next Steps

Submit Land Use Application	July 2021
Completeness Review	30 days after submittal
Public Notice	September 2021
Public Hearing	October 2021
Construction Begins	Spring 2022

## Questions and Answers



---

MEMORANDUM

## Neighborhood Meeting Summary Sexton Mountain Pump Station

DATE June 29, 2021  
TO Sexton NAC  
FROM Matt Hastie, Angelo Planning Group (APG)  
CC Sheila Sahu, City of Beaverton, Adam Odell, Stantec

---

The Neighborhood Meeting for the proposed Modification to a Conditional Use application was held through a virtual presentation as part of the regularly scheduled Sexton Mountain/Neighbors Southwest NAC meeting on Tuesday, June 15, 2021, at 7:00 pm. A copy of the presented materials is included in this summary.

### Project Staff Present

1. Matt Hastie, APG
2. Sheila Sahu, City of Beaverton
3. Adam Odell, Stantec
4. Courtney Simms, APG

### Summary of Presentation:

Matt Hastie introduced himself and the project team and described the presentation agenda.

Sheila Sahu described the project background. The Sexton Mountain Pump Station is currently under construction as part of a two-phase project. The Sexton Pump Station is the City's most powerful pump station, supplying water to about 16,000 residents, including those in the Cooper Mountain area.

Phase 1: Currently underway. The improvements being done currently will increase energy efficiency and replace two of the four pumps and add an emergency generator.

Phase 2: Currently in design, the Phase 2 additions will include building an entirely new pump station, adjacent to existing pump station. Phase 2 will add two pumps, seismic upgrades, a bathroom, and a hydropower turbine to create and export energy to other facilities. The funding will partially come from the Energy Trust of Oregon, due to the energy improvements. The buildings also will be made to be more aesthetically pleasing, using earth toned materials and paint so that they better blend into the surrounding environment.

Sheila described the site and its surrounding characteristics, as well as its zoning.

Adam showed a site rendering, indicating the location of the new building and describing the new roof on both the existing and proposed building and a slight fence adjustment. The addition will be about

1,000 sf. Adam then described the interior equipment, which will include new booster pumps and the new turbine which he described as essentially a pump working in reverse.

The next steps will be: 60% design estimated to be completed in July when the team will submit the land use application. After a 30-day completeness review process and submittal of a final land use application, notice will be shared with the surrounding property owners and a hearing will be held around September.

After the presentation, the team was available for questions. No questions and only a couple of comments were provided. The neighborhood association co-chair noted that it sounds like a straightforward project and land use application.



# Sexton Mountain Pump Station Upgrade

Virtual Public Neighborhood Meeting  
June 15, 2021





# Tonight's Agenda



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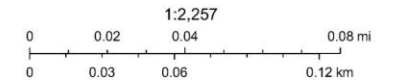
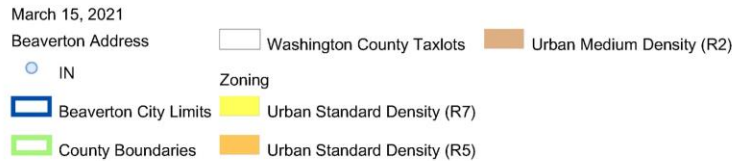
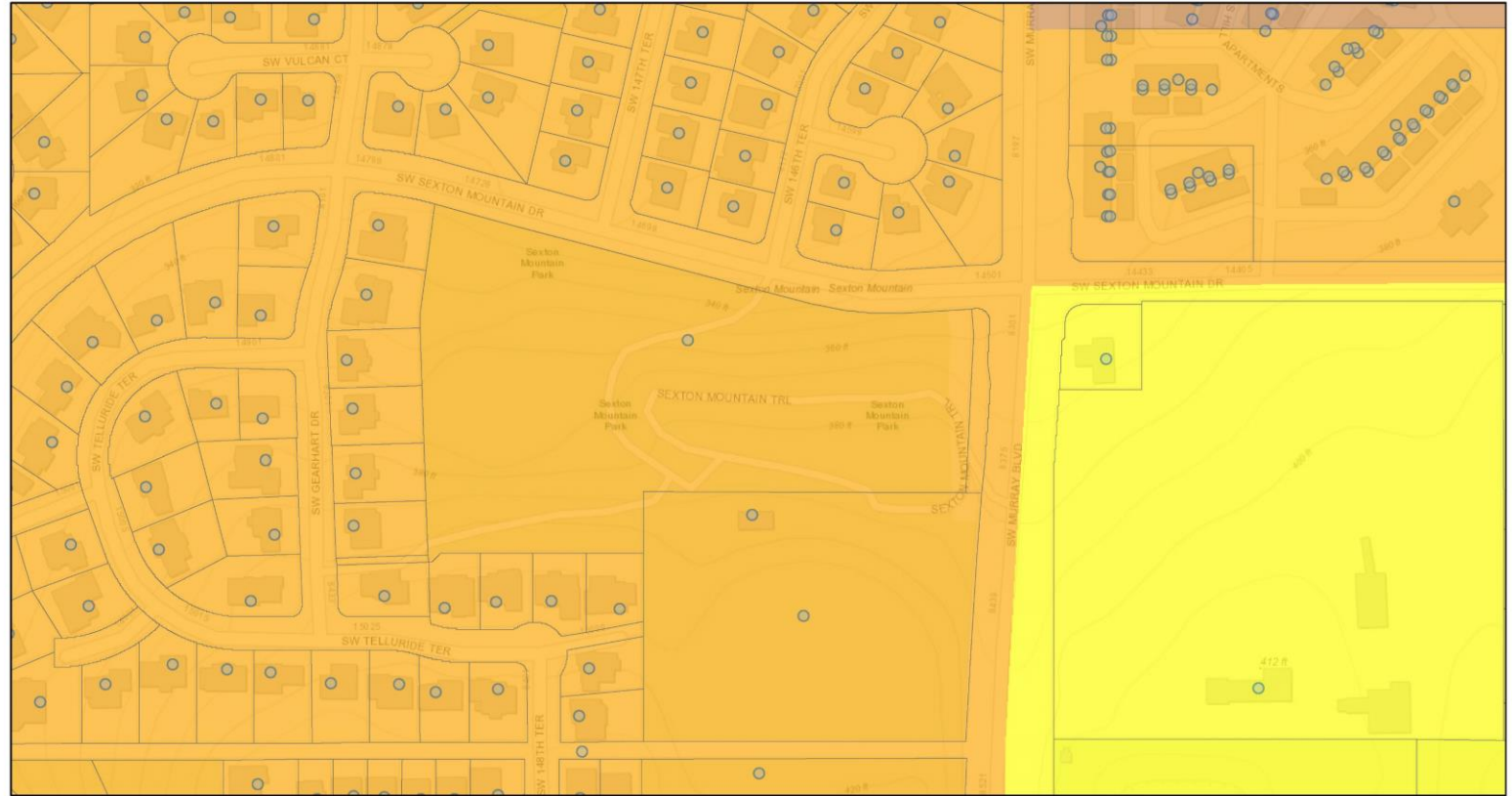
Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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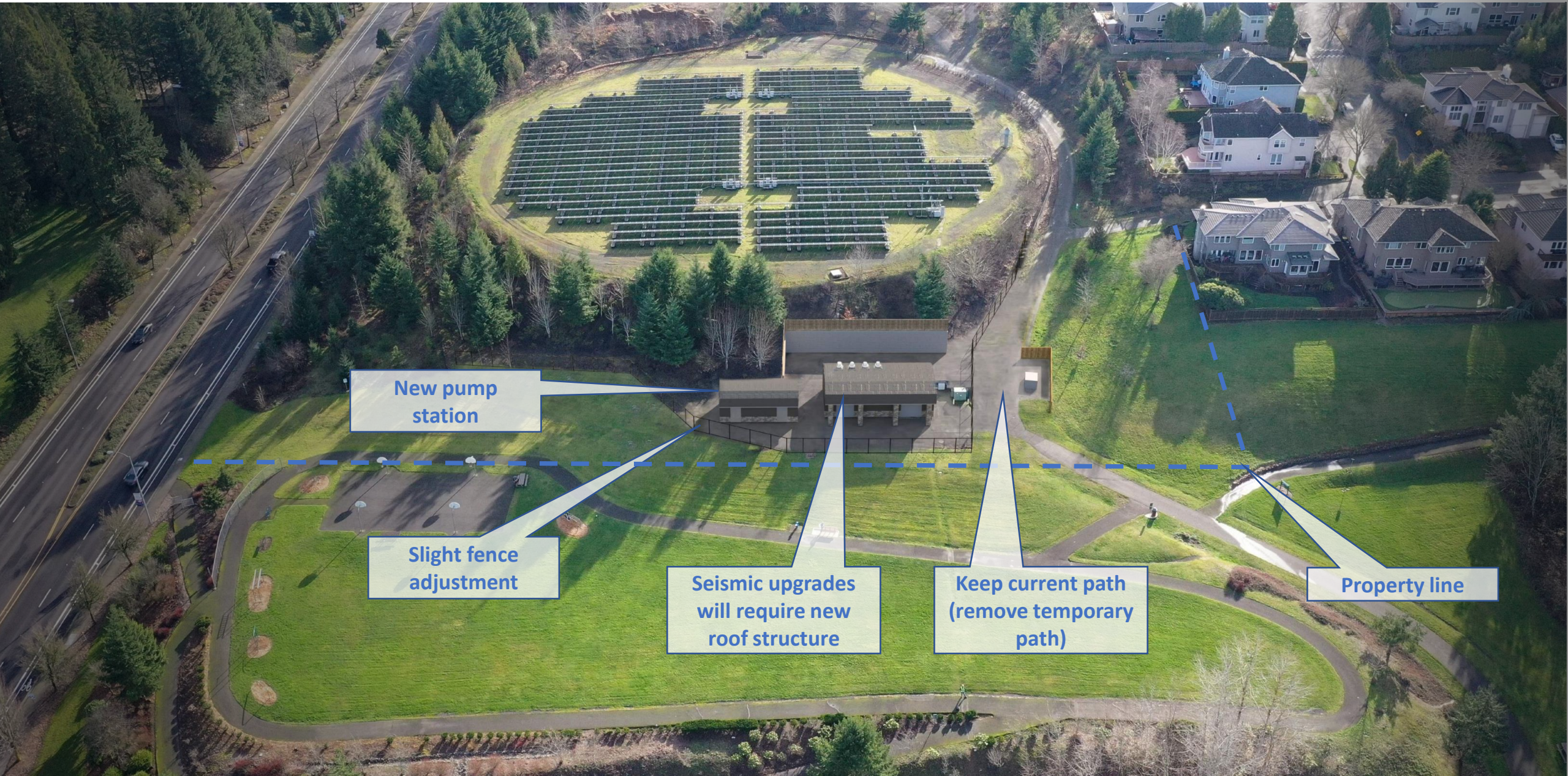
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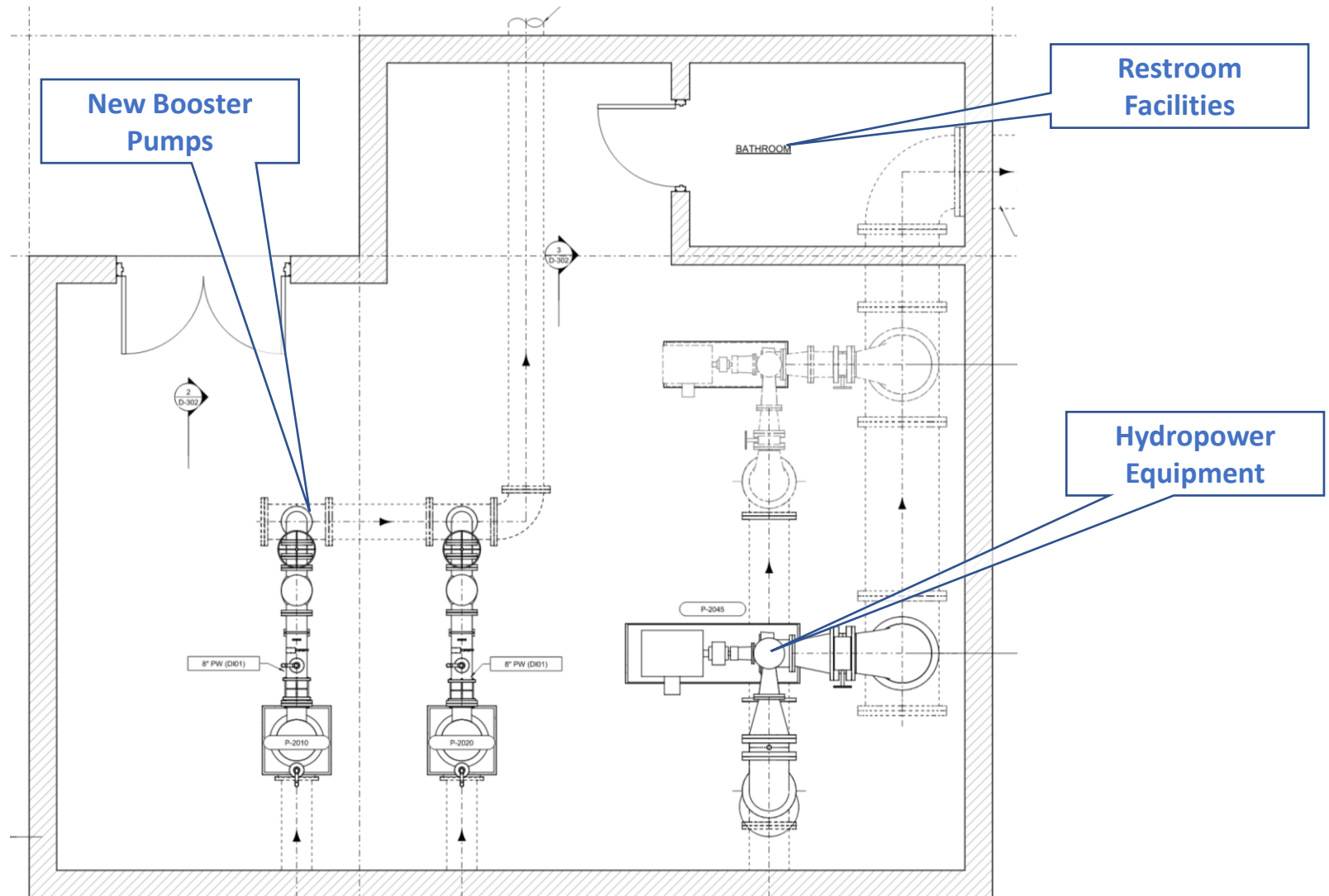
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Completeness Review

30 days after submittal

Public Notice

September 2021

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October 2021

Construction Begins

Spring 2022

## Questions and Answers



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