



Community Development Department / Planning Division  
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## MEMORANDUM

TO: Planning Commission  
FROM: Brett Cannon  
DATE: June 24, 2024  
SUBJECT: LU32023-00649 Beaverton Sikh Temple Supplemental Memo  
ATTACHMENTS: Exhibit 2.16 and 2.17 Public Comment

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This memo is being provided to convey additional public comment received following the publication of the staff report.

### Public Comment

Exhibit 2.16 E-mail from Roger and Marta Scullion, opposing the project due to traffic concerns and use of the Westside Trail.

Exhibit 2.17 E-mail from Matt Wille, opposing the project due to traffic concerns, possible future expansion of the temple, rezoning and tree removal.

**Staff Response:** In response to the traffic concerns, staff cites staff report published on June 18, 2024. Specifically, the summary of public commentary section on page 5 and the findings to Section 40.03.1.A, Transportation. The facilities and access to the Westside Trail are currently treated with a painted crossing, directional signage, and a marked speed bump to minimize risk to pedestrians using the trail system.

In response to the removal of trees, staff cites the staff summary of the public commentary section on page 5 of the staff report published on June 18, 2024 and the findings for Attachment D, Tree Plan Two beginning on page 45 of the staff report. The email from Matt Wille (Exhibit 2.17) mentions that the lot is being rezoned which could set a precedent for surrounding lots to be rezoned. Staff notes that the application is not for a rezoning of the lot but for a New Conditional Use application, the lot will remain zoned as RMC. Additionally, if the application is approved it does not set a precedent for any future approvals of the surrounding lots. All proposed conditional uses in the area and any expansion of a use conditionally approved would be subject to all city regulations in effect at the time an application is submitted.

**From:** Roger Scullion <rogerscu105@gmail.com>  
**Sent:** Tuesday, June 18, 2024 11:32 AM  
**To:** Brett Cannon  
**Subject:** [EXTERNAL] Beaverton Sikh Temple

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Brett,

My wife and I live a few blocks from where the proposed Sikh Center of Oregon plans to build a temple.

We strongly oppose the construction of this proposed temple, solely because it would be a traffic nightmare. It should not be located in the middle of a neighborhood on such a narrow, poorly lit street with no sidewalks, like Division Street. In addition, it would be unsafe for people crossing the utility line trail nearby and for people walking their dogs along the street. Finally, if there are not enough parking places for certain events, parking along the streets is a terrible option.

Temples, like this one, should be located next to larger trafficked streets on larger parcels of land.

We hope that the city will not approve this project location.

Thanks,

Roger & Marta Scullion  
15350 SW Peppermill Ct.  
Beaverton, OR

**Brett Cannon**

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**From:** Matt Wille <matthew.d.wille@gmail.com>  
**Sent:** Sunday, June 23, 2024 10:30 PM  
**To:** Brett Cannon  
**Subject:** Re: [EXTERNAL] LU32023-00649 Beaverton Sikh Temple

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If you are still taking public comment on the proposed Beaverton Sikh Temple LU32023-00649, I would like to formally oppose the re-zoning and overall project.

I live in the Four Seasons neighborhood. I agree with many of the other comments that Division is not suited to accept the extra auto traffic generated by a public gathering space. The removal of all the mature trees is also unacceptable. The studies mention minimal noise, but anytime large numbers congregate, there will be noise. I think the concern of congregating in the parking lot and other outdoor spaces on the lot possibly by others not-affiliated with the temple is also an issue.

My other concern is future expansion. If this lot were re-zoned, is that not precedent to allow re-zoning of adjacent lots or other lots in the neighborhood for non-residential use?

I don't know of many religious institutions that are not open to growing numbers and expanding building size. What's to stop the temple from attempting to purchase adjacent lots to expand the temple and parking lot size? I see that as a future problem for this quiet residential area.

Thanks for your time.  
Matt Wille