



Community Development Department / Planning Division
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MEMORANDUM

TO: City Council
FROM: Rob Zoeller, Associate Planner
DATE: June 21, 2022
SUBJECT: Housing Options Project CPA 2022-0004, TA 2022-0002 and ZMA 2022-0004
Supplemental Memo 5

This supplemental memo provides additional written testimony regarding the Planning Commission recommended amendments in CPA 2022-0004, TA 2022-0002 and ZMA 2022-0004 related to the Housing Options Project.

The Planning Commission recommended amendments in CPA2022-0004, TA2022-0002 and ZMA2022-0004 include changes to the Beaverton Development Code and Comprehensive Plan that are described in the April 29, 2022, Staff Report.

Previously submitted public testimony has already been included in the following exhibits in the agenda packet for the June 21 City Council hearing.

- Exhibit 2. Planning Commission Staff Report from Apr. 29, 2022
- Exhibit 3. Planning Commission Supplemental Memo from May 10, 2022
- Exhibit 4. Planning Commission Supplemental Memo from May 11, 2022
- Exhibit 12. City Council Supplemental Memo from June 14, 2022
- Exhibit 14. City Council Supplemental Memo from June 17, 2022

Any additional testimony will be shared with City Council through an additional memo and/or via email prior to tonight's June 21 City Council hearing.

Rob Zoeller

From: Teri Rudnick <terirudnick@yahoo.com>
Sent: Monday, June 20, 2022 3:13 PM
To: Rob Zoeller; Mailbox CDD Planning
Subject: [EXTERNAL] HOP planning

You don't often get email from terirudnick@yahoo.com. [Learn why this is important](#)

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I am not happy about the expedited efforts to push through changes to housing densities and codes. I also am not happy with code enforcement efforts.

Science has proven stacking and packing rats in tighter and tighter spaces causes fighting and even lethal interactions. This is the same with PPL. This communist Chinese intent to lock us up in smaller spaces to more easily control PPL must stop. And if you scoff at this I can only assume you are brain dead to the cover war to take down this country by paid traitors and you are brain washed useful idiots or fully part of it.

I am dealing with my home after a recent fire here in Beaverton. Under current codes my home was in great danger. We had 5 homes engulfed in fire because of 8 ft. clearance of buildings. It is insane to make any more reductions in these codes. They are not adequate at all as they stand.

I reported in 1916 up to 1920 on building and set back codes being violated that codes never had corrected, not once. This big fire was made worse because of the permitted code violation.

My last call to codes I was told that they didn't want to deal with home owners suing them and would not enforce fire codes. I gave up trying to get anyone in the city to do squat. I saw this fire coming years ago. It doesn't take an Einstein to see the danger presenting it's self.

I have a 6 ft. fence in the back. Neighbor builds an illegal deck in height- head and shoulders over my fence, over a water PUD- illegal, right up to my property line-3 ft distance required. Now they have a shed over the water PUD, butt up to my shed, and only 4 ft from a wood gazebo. This wood deck they BBQ. The gazebo has a fire stove. I can't run my A/C when they burn 15 ft from my air intake. At least the illegally placed second shed keeps the kids off the roof of my shed.

The neighbor to the side of me who started the fire with an illegal extended shed with 2 ft. clearance from the main home had 2- 5 gal. propane tanks expelled up the side of the home and into the roof. I tried to warn them when the wife expelled a propane tank on the side of their house next to mine, but they only speak Vietnamese. Because my home is so small the gas furnace is in the crawl space. I have air intake that is 10 inches below ground level. Propane is heavy and travels to the lowest level. My home could have been blown up then. That is when I found they had built an out door grease pit shanty. It was obvious that if split grease landed on the rubber hose it would melt through and send propane up the side of the house. This house had wired in smoke alarms and not one sound was heard. If for a good dive by had not stopped to help me get my quad and 3 dogs out of the home, we would not have been alerted. I blame this fire on codes enforcement!

The house on the other side of them also built an extension roof on his shed butt up to his home. Codes told him because it was a metal roof and he threatened to sue, he could keep it! Even after the fire he sees no reason to remove it. If the fire to his home had not been put out all 10 homes could have been involved. They are allowed to create potential fire tunnels.

Then there is the steel lattes work those 2 homes have put up over the drive way that connects both homes. Fire ladders and hoses can't set up. They had to knock down the back fence and come in through the neighbor in the backs property. If they could have broken through the roof quicker my home would not have gotten damaged. There is no codes for this kind of structure.

The small size of these habitat homes has some of these foreigners trying to live like they did back home. We have limited parking so turning your drive way into an over head grow structure puts even more cars on the street.

The next neighbor parks his truck 2 ft. up on the side walk so the other cars can make it by including the garbage trucks. The fire hydrant is hidden in brush and the blue marker in the road is gone, and it hasn't been tested in a decade. And cars park in front and all around it so no access any way.

Since 2006 I have been warning the city and PGE to coordinate to remove an apple tree being held up by the power line. The tree is on city property. It only feeds the home of our military family with 12 kids! I called a total of 5 times over the years and gave up. An other fire danger that could be prevented.

I have no great hopes in all of you. Newbies have a bit of excuse with me since Lacey is an old class mate, best wishes to you and yours! . Yahall need to get up to speed and realize this green new push is designed to take this country down. Listen to the other side and look real close at the opposing science. What has gone before you is criminal. Do not continue to go along with the efforts. Slow down and take a much closer look at what you are planning to do here.

The most important thing here is to up hold fire codes and enforce them. Codes are inadequate to date.

PS my habitat home had over 20 code violations under the good old boy system. Do better!
And ADA law say's every 5 th. home must be wheel chair accessible and remodeled buildings have to be brought up for access. Didn't happen down on Broadway did it? Follow the rules you enact!
You take 1 penny of Fed \$ and you have to follow Fed ADA rules too.

I also see law suites coming Beaverton's way with devaluing PPL's homes.

Your pissed off neighbor,
Teri Jo Rudnick

Rob Zoeller

From: Mailbox Citymail
Sent: Tuesday, June 21, 2022 10:01 AM
Subject: FW: Written Comments/Questions for City Council Meeting

Hello Mayor & Councilors (bcc'd):

Please see below comments addressed to your attention. These comments have been acknowledged, as well as shared with the City Recorder team and key staff.

Thank you! db

From: Lisa Beaty <mlgandc@hotmail.com>
Sent: Monday, June 20, 2022 1:13 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: [EXTERNAL] Written Comments/Questions for City Council Meeting

You don't often get email from mlgandc@hotmail.com. [Learn why this is important](#)

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Re: June 21 City Council meeting

Beaverton City Council

Although I see many professionally composed letters from home builders associations in your agenda in regards to the new Middle Housing plan, I find it very disappointing that the city has not publicly consulted any outside professional or research organizations that would speak for the health of the environment. Many neighbors have written eloquently about the loss of tree canopy, loss of permeable soils, loss of wildlife habitat, and more that the new zoning regulations would bring about. But Beaverton's lack of initiative to engage organizations outside of the building industry is disturbing. Home builders, being a business, are interested in the marketability of homes, with little to no regard to long term effects that new developments bring to an area. Their particular complaints about restricting the FAR of middle housing is particularly concerning. South Cooper Mountain and River Terrace are prime examples of 'neighborhoods' designed purely for marketability, not sustainability, and in both the short and long term will remain a strain on our region.

Beaverton has failed to bring in any environmental advocacy groups to address the concerns brought about by these proposed zoning laws. Why? You carefully listen to the testimony of builders, but disregard the informed organizations that would promote the health of our city and planet? It is never too late. Please consider:

Sustaining Urban Places: <https://www.suprlab.org/>
The Audobon Society: <https://audubonportland.org/about-us/>
American Forests: <https://www.americanforests.org/>

And there are many more.

Thank you for having regard for our future beyond the current crisis.

Lisa Beaty

June 20, 2022

To: Beaverton City Council
From: Cheryl Pierson, Murrayhill Homeowner

Dear Council members,

I would like to request that the Murrayhill Owners Association (MOA) land (including the 25 recorded Murrayhill plats) be removed from Beaverton city's rezoning plan. The Association land already complies with the higher density housing goals desired by the recent Oregon state legislation House Bill 2001. This is exemplified by the increased residential density compared to the Cooper Mountain Community Plan Alternative A presented in February to Beaverton residents.

MOA land encompasses 379 acres and was developed from 1986-1992. On 318 acres, there are 1458 single and multi-family units. Less than half of these, that is 702, were built as single family residences, including 14 townhomes. True single family residences only number 688. The majority of the Association residences are apartment units, numbering 756.

The Association land also includes 16 acres of commercial development; the Murrayhill Marketplace, Chase bank, A Childs Place, and 3 business of the Murray Scholls complex bordering the 4-acre Murrayhill lake. An additional 31 acres are Natural Habitat Resource Areas and approximately 10 acres are landscaped common properties.

In comparison, the Cooper Mountain Plan Alternative A presented to citizens outlines 3760 residential units over 1232 acres. The units per acre is 3.05. The Murrayhill Owners' Association housing density (1458 units over 379 acres) is significantly greater at 3.84 units per acre. This higher density is closer to the Cooper Mountain Plan Alternative B including 5000 residences, with 4.06 units per acre.

As evident with these numbers, the MOA development was built with goals and standards ahead of its time and fulfills Oregon state HB 2001's intent. The Association already has a nice mix of single-family, multi-family, and commercial properties. Moreover, it has significant acres of natural habitat areas for citizens and wildlife to enjoy. With this goal accomplished, the Murrayhill Owners' request the Beaverton City Council to exclude the Association land from rezoning changes as it already embraces the goals of HB 2001.

Sincerely,
Cheryl Pierson