

Sandra Freund

From: Sandra Freund
Sent: Monday, June 25, 2018 5:55 PM
To: Carmin Ruiz
Cc: Sandra Freund
Subject: FW: Trees

From: Carla E. Muss-Jacobs
Sent: Thursday, May 31, 2018 6:37 PM
To: Sandra Freund
Cc: Jana Fox ; Carla E. Muss-Jacobs
Subject: Re: Trees

Sure, include it, and you can include this reply as well.

My tenants told me that there was a continued date and I assumed I'd get mailed something about that. If they are going to be required to get a sound study done, Brian, the man I spoke with at Acoustics By Design said that it should be by an Acoustical Engineer, licensed in the State of Oregon. Again, something I wanted to bring up last night, but my inability to focus and my attention span was affected by the stress of having to sit through 90 mins. of them not answering direct questions. This wasn't a freaking Senate hearing . . . how many cars do they expect? Simply question which they glossed over. And no one on the commission required that information? That is HUGE . . . how many freaking cars -- not on the street -- but driving behind the property. They testified to there being 30-40 cars parked . . . that's a lot of noise too. While one of the commissioners mentioned going to the Tanasbourne restaurant and she tossed out some numbers about how many cars. But, she's a commission, and not there to provide a traffic study for Chick-fil-A. Why didn't they just answer her direct question about how many cars did they expect at their drive-thru. None of this is fair to me. What are their projections for traffic, cars coming in and out, etc.? I didn't hear anything specific from them. I've emailed them directly with those questions and those emails are on public record. They have not replied. I guess they don't feel they have to, since no one on the commission was pressing them on that. Even the traffic guy with the City wasn't any help at all. How does he know that another Chick-fil-A will take traffic/cars/customers away from this site?!? He doesn't. But that's what he testified to. Unbelievable! He said that the other location in Hillsboro will have consumers going there, instead of this outlet and that will lessen traffic. REALLY?!? Based on what study? The Chick-fil-A people have studied their markets and locations. I can assure the traffic guy that they are not planning to build the Hillsboro restaurant so that the Cedar Hills restaurant will have customer traffic eased. That doesn't even make sense. They are selecting their locations based on the "feed" (excuse the pun) they will get from those immediate locations. They have done studies including radius maps, and number of cars during peak hours, off-peak hours, etc. That's how they staff the place and order supplies. They know how many cars, so why aren't they giving a direct answer to the commission, and mine, direct question? Why the traffic guy said that to the Planning Commission is beyond me. And that's what I had to sit through for that length of time, and it's very upsetting for me.

Who on the Planning Commission addressed the loss of my property value with having a major restaurant drive-through going in? No one.

Why isn't that a concern to anyone?

The Chick-fil-A people stated that I came to a meeting, and there was 2 other people there that didn't sign in. So if they didn't sign in . . . who were they? Officially, they weren't there . . . they didn't identify who they were

and there is no proof. Was there a certain number of people that had to be there to get a quorum or something like that? So they use my testimony that I saw two people there . . . but they didn't sign in or make their attendance official. They use everything against me.

Is that being glossed over too?

They mentioned at that first meeting I stated my concerns on the noise, the visual site of the restaurant and the smell.

One of the commissions asked further about 'the smell' - and the Chick-fil-A guy (Mike?) said, "Yeah, the food cooking" and the commission laughed, "Oh, when the wind blows you get the smell . . ." or something like that. Yeah, I am concerned about the smell . . . I don't have that odor wafting into my property now.

I couldn't even address these things to the commission in 5 minutes.

Thank you.

Carla

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ABD Engineering & Design is an independent acoustical consulting firm specializing in architectural acoustics, noise control, vibration control, and audiovisual systems design.

From: Carla E. Muss-Jacobs

Sent: Thursday, May 31, 2018 12:17 PM

To: Sandra Freund

Subject: Trees

Hi Sandra,

This is the tree that fell into my yard last year (scroll down for pics). The guy who spoke (Mike?) said something that "Carla could keep an eye out on them" WHAT? I'm not looking at their trees, nor will I be responsible for this. Does the City of Beaverton Planning Commission believe it's my job to tend to the trees not on my property?

In my 5 mins. of being allowed to speak on matters -- they were allowed to speak for over an hour and 1/2 -- WOW -- I got all of 5 minutes, I couldn't remember all the "rebuttals" I wanted to make, and this was one.

The commissioner with the grey hair seems to think that these trees help cut down on lightening. Can you direct me to the city code that has trees used on commercial properties to diffuse light? Also, I got the sense that this commissioner was more concerned about the trees, than with the noise coming from the proposed commercial entity.

The commission seemed very concerned about safety. Well, if you notice, the tree (limb) that fell in my backyard destroyed the tenants play structure. What if the children were playing at the time?

The Chick-fil-A people gave no documented proof that the trees existing on their side would be affected by a solid, cement wall being built. They are not arborists, and provided no proof of their claim. Does the Planning Commission always allow non-specialists, with self-serving motives to give unsupported verbal statements as their reliance for decision that adversely impact a neighboring property owner?

Seems as through Chick-fil-A is placing the trees as their excuse for construction of a sound proof wall. They mentioned that they trees would be affected if . . . blah, blah, blah, but offered no proof. And who cares if they are . . . cut them down, they are old, diseased and not stable to begin with.

I have trees on my property, and will be planting 6 pine saplings . . . I don't care what they have on their side. Cut them down, put in the wall, and then plant new trees. Geez . . . it's not that hard to figure out.

Carla



