

City Of Beaverton
12725 SW Millikan Way
Beaverton, Or 97076
Phone: 503-526-3718

RECEIVED

DEC 03 2017

City of Beaverton
Planning Services

Mr. & Mrs. Prentice
16550 SW Alvord Lane
Beaverton, Or 97007
December 3rd, 2017

Regarding South Cooper Mountain Heights PUD Modifications dated Nov 29, 2017
CU2017-0005/ LD2017-0006/ Ld2017-0014/ TP2017-0011

Dear Miss Sandra Freund,

This mail is Regarding South Cooper Mountain Heights PUD Modifications dated Nov 29, 2017 (after many continuances) ... Going before the Planning Commission on December 6th, 2017. Our comments and statements are directly related to the Water line, and availability of Water for South Cooper Mountain based on the highly touted South Cooper Mountain Plan and the MANY subdivisions arising from it. We have written to the City of Beaverton since the inception and would like to correct a FEW LARGE misgivings that seem to be proliferated by the City of Beaverton with regards to US ... named as the "Prentice Property" in City Documentation!

Having brought attention to the City of Beaverton many years ago that there was NO WATER available to sustain the massive developments the City was approving.... WE NOW FIND OURSELVES in the WORST SITUATION OF ALL! The City of Beaverton has FILED a Condemnation Law Suit against us... and IS FORCEBLY TAKING A LARGE PART OF OUR PROPERTY to Construct THEIR Much needed Water Line THRU Our home/ land. The waterline will be placed right in the middle of our property dividing it... or so we have been told. It will make this land useless due to the constrains that come with having a Major Large Water Line installed. And the best part is that we are NOT part of the City of Beaverton... but Outside the Urban Growth Boundary line! And yet we are being sued by the City with Very little hope of fighting this matter since there are laws in place that back the City no matter what.

This was NOT what we had planned for our home of 29 years! Yes 29years! Trees planted by our kids and us that are in maturity now will be mowed down without a care! Even trees that are considered protected under the Beaverton code will be taken down on our land. Why? Because the City of Beaverton can do so without much consequence being the government giant it is. We will be Forced to allow the City Water people access thru our place at any time should they feel the need to access the area the Water Line is on. Yes and this will be going on thru time. Not just during construction.

The City of Beaverton HAS other OPTIONS CURRENTLY of Building the Much needed Water line going down Alvord Lane as originally stated in The South Cooper Mountain Plans that the City of Beaverton spend Millions in Dollars to have assessed and analyzed. But are not following it. WHY? Because The City of Beaverton has deemed it Cheaper for the CITY to TAKE our land and pass the costs to the Developer below us (West Hills Development). The Developer would have only had to bare a Part of the cost before, had the water line gone down Alvord Lane as planned... and connected via Champlain Rd. See Next page for the original plan created in 2016.

CIP 4122 - ALVORD LN WATERLINE EXTENSION

Project Description: Install roughly 3100 feet of 16-inch DIP waterline from approximately SW 175th Ave to SW Siskin Ter as shown along the alignment highlighted in blue below.

Project Manager: Dave Winship, 503-526-2434

Project Status:

FY16-16: Begin preliminary design and coordinate easement options with adjacent property owners.

FY16-17: Complete ROW coordination and begin construction.

FY17-18: Complete construction.

Substantial Completion Date: September 30, 2017

[CIP 4122 Description](#)



The Original Plan created in 2016.

Had the City of Beaverton Gone the Route above.... The Water Line would have been remained on the Existing Alvord Lane and dedicated Champlain Road that currently exists on all transportation maps without our land being taken from us.

Attached is a copy approved by the City of Beaverton.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERTON, OREGON:

Section 1. The City Council hereby expresses its appreciation and thanks to the members of the community, the Urban Growth Commission, the Technical Advisory Committee, the Finance Task Force, and various stakeholders and staff for their time and efforts in contributing to the preparation of the South Cooper Mountain Concept Plan and Implementation Plan.

Section 2. The City Council hereby asks staff to convey a copy of this resolution to each member of the Urban Growth Commission, the Technical Advisory Committee, the Finance Task Force, and other stakeholders.

Section 3. The Mayor and City Council hereby direct staff to initiate the following City-specific Implementation Plan Action Items specified in the South Cooper Mountain Concept & Community Plans Implementation Plan, as outlined in Exhibit 2 of Agenda 11/15/13, incorporated herein by reference:

1. Planned Unit Development Code Amendments
4. FDP Avenue Study - Phase I in coordination with Washington County
5. Intra-District Connections Study and Right of Way Acquisition
6. South Cooper Mountain Storm Water Plan
7. Update of Public Facility Plans
8. Memorandum of Understanding for Concept Plan Implementation and Coordinated Economic Production
9. SCM Special Transportation System Development Charge
10. Administration of SCM TDF Funds
12. Urban Forestry Review
13. Trails Planning and Trail Standards Coordination

Section 4. The South Cooper Mountain Concept Plan will be used as the starting point for all future urban growth planning that may be undertaken by the City of Beaverton for future urbanization of the South Cooper Mountain Urban Reserve area as that area is brought into the Urban Growth Boundary by the City of Beaverton.

Section 5. This resolution is effective immediately upon passage.

Adopted by the Council this 11 day of January, 2015.

Approved by the Mayor this 11 day of January, 2015.

Ayes: 5

Nays: 0

ATTEST:

Catherine Jensen, City Registrar

APPROVED:

Dave Winship, Mayor

Resolution No. 6290

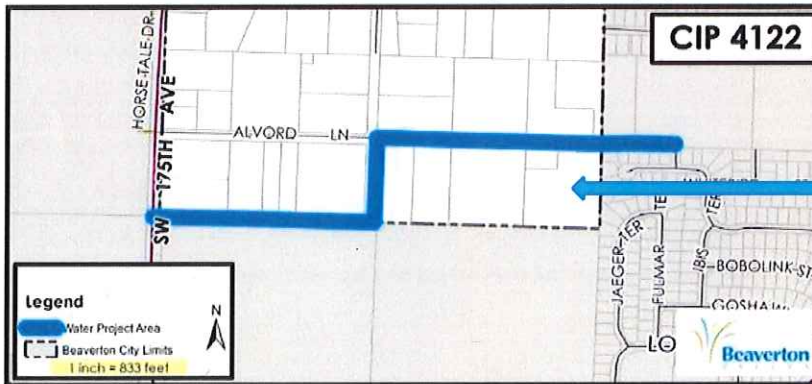
City of Beaverton
2016-2017 CIP

Project Data

Water

Project Number: 4122
Project Name: Alvord Ln Waterline Extension
Project Description: Install roughly 3100 feet of 16-inch DIP waterline from approximately SW 175th Ave to SW Siskin Ter as shown along the alignment highlighted in blue below.

Map:



PRENTICE HOME

Project Justification: This project will strengthen the City's water service and provide redundancy to the South Cooper Mountain area. Additionally, the waterline extension will provide a loop to the system which improves water quality and fire flow. This project was shown on the City's water master plan map.

Project Status: FY15-16: Begin preliminary design and coordinate easement options with adjacent property owners. FY16-17: Complete ROW coordination and begin construction.

Estimated Date of Completion: 09/30/2017
Estimated Project Cost: \$1,000,000
First Year Budgeted: FY16/17
New Project: ✓

Funding Data:

Project No.	Fund No.	Fund Name	Amount	FY
4122	3625	South Cooper Mountain Extra Capacity	\$800,000	FY2016/17
Total for FY:			\$800,000	

WATER

Now however, Per the Conditions of approval below, page COA-6 of this Planning Meeting ... South Cooper Mountain Heights PUD modification dated Nov 29th 2017, the waterline is being routed through our property.

- C. **Prior to Recording of a Plat for Any/All Phases:** (conditions are applicable within the phase boundary the permit is sought for, consistent with the phasing plan associated with this application unless otherwise specified. Conditions applicable to specific phases are applicable in addition to the conditions listed below and may be found in Sections G-L below.)

34. The applicant shall have completed one of the following two options:

a. First, dedicate a permanent easement to the city for a public water line that extends from the planned water line connection at the Prentice property (tax lot 1S131DD01500) west to SW 175th Avenue. The easement shall be 20 feet wide and located generally along the northern boundary of Dyches property (tax lot 2S1060000103) and West Hills property (tax lot 2S106AB00100) or their successors, consistent with the South Cooper Mountain Water System Concept Plan dated 9/11/2017. Second, grant to the City an assignable 10-foot-wide temporary construction easement, to run adjacent to the south of the dedicated water line easement. Third, grant to the City either an assignable 10-foot wide temporary access easement on Tax Lot 100, east of the creek, from the constructed Road 6C to the northern most property line of Tax Lot 100, or an assignable 10-foot wide temporary access easement to run adjacent to the south of the dedicated water line easement to SW Oystercatcher via Street T to Street O and south across Road 6C. The temporary easements required by this paragraph shall terminate 12 months from the start of construction or at the completion of construction, whichever is sooner. The applicant shall also provide to the city a waiver of remonstrance to the formation of a local improvement district to provide water service to the properties in the South Cooper Mountain Community Plan Area: or

b. Enter into an agreement with the City and additional parties designated by the City that requires the applicant to obtain for the City the easements that are required by paragraph a, above, and to construct the planned waterline connection from the Prentice property (tax lot 1S131DD01500) west to 175th Avenue. The agreement shall assign responsibility for easement acquisition and water line construction, state required deadlines, allocate responsibility for costs, and specify remedies for failure to perform.

35. The applicant shall submit to the City a copy of the CC&Rs that provide for the maintenance of the private common open space, including all the trails, pathways, and walkways. (Transportation / KR)

36. The applicant shall have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development / JJD)

Written Report Date: November 29, 2017
South Cooper Mountain Heights PUD - Modifications
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COA - 6

We would also LOVE to know what **South Cooper Mountain Water System Concept Plan 9/11/2017** entails as we cannot find any drawings or descriptions of it on-line at the City of Beaverton. We love to have the staff presenting to the Planing Commission at least explain this to us!

And Below on page COA-20 of this South Cooper Mountain Heights PUD modification dated Nov 29th 2017, Again we see that the waterline is being routed through our property.

LD2017-0014 (3-Lot Partition of Dyches Family, LLC)

Prior to the Final Plat Approval for the partition of Tax Lot, 2S1060000103 the following shall occur:

158. Provision of blanket access and utility easements across the proposed Collector (6C) right-of-way (ROW). (Planning Division)
159. Dedication of right-of-way along all Arterial Streets to ultimate configuration, as approved. (Planning Division)
160. Dedication of additional ROW at Arterial intersections as needed for installation of signal equipment in its ultimate location. (Planning Division)
161. The applicant shall have completed one of the following two options:

a. First, dedicate a permanent easement to the city for a public water line that extends from the planned water line connection at the Prentice property (tax lot 1S131DD01500) west to SW 175th Avenue. The easement shall be 20 feet wide and located generally along the northern boundary of Dyches property (tax lot 2S1060000103) and West Hills property (tax lot 2S106AB00100) or their successors, consistent with the South Cooper Mountain Water System Concept Plan dated 9/11/2017. Second, grant to the City an assignable 10-foot-wide temporary construction easement, to run adjacent to the south of the dedicated water line easement. Third, grant to the City either an assignable 10-foot wide temporary access easement on Tax Lot 100, east of the creek, from the constructed Road 6C to the northern most property line of Tax Lot 100, or an assignable 10-foot wide temporary access easement to run adjacent to the south of the dedicated water line easement to SW Oystercatcher via Street T to Street O and south across Road 6C. The temporary easements required by this paragraph shall terminate 12 months from the start of construction or at the completion of construction, whichever is sooner. The applicant shall also provide to the city a waiver of remonstrance to the formation of a local improvement district to provide water service to the properties in the South Cooper Mountain Community Plan Area or

b. Enter into an agreement with the City and additional parties designated by the City that requires the applicant to obtain for the City the easements that are required by paragraph a, above, and to construct the planned waterline connection from the Prentice property (tax lot 1S131DD01500) west to 175th Avenue. The agreement shall assign responsibility for easement acquisition and water line construction, state required deadlines, allocate responsibility for costs, and specify remedies for failure to perform.

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COA - 20

At the end of the day, the City of Beaverton AND the Developer will be making Money hand over fist on both ends as developments are permitted and built, and as the House/Buildings are constructed and fees charged per each housing permit ... and so on. **The only once left with a Lasting Effect will be us!**

We are writing this to also notify the public and Especially Our Neighbors who seem to think that we are in agreement with the City of Beaverton and their taking of our property! We have had neighbors of ours told casually by City officials that the waterline is going thru the Prentices and will not impact them. We have been asked why we would have agreed to do so! So the answer to all... is, NO! We are NOT being given a choice! This is being FORCED upon us! Much like the documents presented above... that state the water line will proceed from the Prentice Property! We have yet to see any documents from the City of Beaverton after receiving the Letter of Condemnation... **signed by the one and only Mayor Doyle!**

To our Neighbors in Sterling Park we would suggest you do ask Mr. Dave Winship of the City of Beaverton for detail and drawings of how a waterline is brought from SW Siskin Terrace to Alvord Lane ... especially next to a retaining wall and thru Metro land. Be informed. Ask for specifics, reports, drawings, surveys, notes etc. If you do not ask the right question, the information will not be volunteered. Call Mr. Doyle the Mayor and ask him questions you want answered. He is your public appointed official and I am sure he would love to hear from you. Do not assume the City is Fair. Be aware of your rights. We thought we were informed, and we were wrong!

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

Water (potable and non-potable), Sanitary Sewer and Storm Drainage:

The applicant indicates that potable water service, which includes water for domestic use and for firefighting, will be provided by the City of Beaverton. Currently, there are two water pressure zones that will serve the project site: the upper pressure zone (675-zone, 675 hydraulic gradeline) and the lower pressure zone (550-zone, 550 hydraulic gradeline). The higher pressure zone water line is to be constructed by the City of Beaverton, beginning at SW Siskin Terrace to the east of the subject site and SW Alvord Lane. In order for that waterline to be continued through the site to serve their development, as well as other developments west of SW 175th Avenue, the applicant will be required to provide a water line easement as well as a temporary construction easement for the water line from the planned waterline stub along the north property line, toward the western portion of the site to SW 175th Avenue. The easement will be required prior to the recording of any final land division (subdivision or partition) or issuance of any additional site development permits. The development of the high pressure water line and other pressure regulating and flow metering facilities is required to serve the Phase 2B development. The easement is also critical to allow for development of other properties to the west of SW 175th Avenue as well as provide a secondary water source for the South Cooper Mountain Community Plan area. Recoding of an easement to the City for the water line would allow the City or another developer to construct the line should it be needed by others prior to completion of phase 2B.

The lower pressure zone water line is currently located in SW Loon Road as well as SW 175th Avenue and can serve the development site. This water line will be connected through Road 6C to form a loop.

The South Cooper Mountain (SCM) Community Plan identifies a conceptual future water system plan (Figure 15 of the SCM Community Plan) that consists of the extension of the 24-inch water line to the north, in addition to the construction of a 16-inch water line from SW Loon/SW Barrows, which will then traverse the subject site from east to west, to SW 175th Avenue. The South Cooper Mountain Community Plan indicates that the new 24-inch water line is planned to ultimately connect to a future 5.5-million gallon water storage reservoir to be constructed next to an existing 5.5-million gallon reservoir and to be located at the top of Cooper Mountain, west of the intersection of SW 175th Avenue/SW Kemmer Road, at 18250 SW Kemmer Road.



Don't Walk Away From All Government Officials; Walk Towards Local Government



Lacey Beaty

In a time in American history where it doesn't seem to matter where one stands on federal issues or what your political party is, it seems that the daily happenings are all encompassing. People (myself included) seem to have government fatigue as every day another crisis is arising and it becomes difficult to focus your attention on any one topic. I want to make a passionate plea to pay attention to local government. In an era where there is not an emphasis from newspapers or news stations paying attention to the decision-making in local government, and often by the time people release something it is outdated, it is even more important to pay attention. Since last November, I have been asked more times than I can count what people can do if they feel their government no longer reflects their values; I always answer the same: pay attention to local government. I truly believe that if we voted on a ballot that was based on the greatest impact to our daily lives, then your local mayors, city council, school board members, judges and county commissioners would be listed at the top of the ballot rather than at the bottom.

Your local government officials are making decisions regarding traffic, water, infrastructure, schools, and property taxes just to name a few things. Here in the city of Beaverton we are facing the worst housing crisis we have ever seen. We are currently discussing how to combat homelessness-an issue that was once thought to only belong to Portland. Additionally, we are working on building a new police station, performing arts center, and simultaneously a new food cart pod next to The Round.

This past year we were involved in shutting down human trafficking at a local establishment, we talked about where legal marijuana facilities could be located, and voted to uphold the state law by declaring our city a sanctuary city. We worked to remove snow during one of the worst storms in decades, made sure clean water was delivered to your house, repaired potholes in a timely manner, and all the while ensured that your trash was still collected on time weekly! Local government truly is the innovative hub of the future, as we have to work across party lines. We have to bring diverse groups to the table in order to achieve collaboration and make any project work. Most importantly, we as councilors all do this on a part-time basis, as most of us work full-time and serve simultaneously. You can find us shopping at the store, standing next to you at our kids' lacrosse games or eating at one of the many awesome Beaverton restaurants. We are approachable because we are your neighbors!

BEAVERTON CITY COUNCIL



Beaverton city councilors Mark Fagin, Betty Bode, Cale Arnold, Lacey Beaty, and council president Marc San Soucie

Mark Fagin 503-526-2343 Email: m.fagin@beavertonoregon.gov	Betty Bode 503-526-2347 Email: b.bode@beavertonoregon.gov	Cale Arnold 503-526-2506 Email: c.arnold@beavertonoregon.gov	Lacey Beaty 503-526-2345 Email: l.beaty@beavertonoregon.gov	Marc San Soucie 503-526-2370 Email: m.sansoucie@beavertonoregon.gov
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City Council Meetings

Council Chamber
All meetings are Tuesdays at 6:30 p.m., at The Beaverton Building, 12725 SW Millikan Way (unless otherwise noted)

**Nov. 7, 28
Dec. 5, 12**

City council meetings are open to the public, available for online viewing and televised multiple times on community access television (TVCI). For the most up-to-date schedule, agenda and materials call 503-526-2222 or visit www.beavertonoregon.gov.

We have attached this because it shows the hypocrisy that exist within the City of Beaverton. Yes the government officials are making decisions regarding WATER (BY Condemnation of civilians property outside the City Limits). Yey Traffic is a nightmare anywhere you go in the City! Yey! New developments are being approved without transportation such as buses! Yey Currently Rents are being raised that the normal person cannot afford housing! Yey Property taxes are going up! Yey! Homeless has increased greatly! Yey!

Wow the City can afford a New Performing Arts Center for millions of dollars! That will certainly help the homeless and hungry. Yey! Could you take a few dollars from the new performing arts building and assign it towards the Alvord Lane waterline!

<https://www.beavertonoregon.gov/ArchiveCenter/ViewFile/Item/6105>

A Special Thanks to All of You. You have taken our dream property that we have slaved away to own and lived on for 29 years, and replaced it with stress, instability, and chaos ! And that is also not taking into effect the heavy equipment, trucks, destruction and strangers who are yet to set forth on our home! If ever there was a time to wish for karma now is that time. While I would like to wish bad karma to you, frankly no one should have to endure this level of stress.

Sincerely,

Mr. and Mrs. Prentice