

Steven Okey

From: Jennifer Bach <JBach@tualatin.gov>
Sent: Wednesday, March 22, 2023 11:19 AM
To: Steven Okey
Subject: [EXTERNAL] RE: HO2023-0002

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

Hi Steven, thank you for your kind and detailed email, its appreciated.

Now that I have the knowledge that she will be having a total of up to 6 clients per day, which is probably one client at a time, this does not seem like it's going to be a parking issue. Also great to know that there will be no additional deliveries for the business which means less delivery traffic.

Thanks for the links and info! 😊

I appreciate your time and effort in explaining all of this to me.

My address:
10170 SW Heather Lane
Beaverton 97008

Regards,

Jennifer Bach

From: Steven Okey <sokey@beavertonoregon.gov>
Sent: Tuesday, March 21, 2023 11:45 AM
To: Jennifer Bach <JBach@tualatin.gov>
Subject: RE: HO2023-0002

Hello Jennifer,

Thank you for reaching out and providing testimony. I apologize that there wasn't more information on the notice, please follow this [link](#) to review Beaverton's Noticing Requirements for a Type 2 Land-Use Applications. You will see the noticing requirements in section 50.40 numbers 2-5. It is Beaverton Planning Divisions standard practice to only post the final version of applicant materials on the website that were used as the basis for the final decision. When a land-use process is ongoing applicants have the opportunity to revise their materials because of this the project planners provide applicant materials as requested via email. Please see attached applicant materials on the Heartflow Healing Home Occupation.

The impact should be minimal as the applicant will only be operating out of the residence two days a week and with only 6 clients total per day and the business will not require deliveries or pick-ups outside of the regular U.S. Postal Service delivery. This level of use does not require that a traffic impact analysis or a trip generation memo be provided. Lastly the project is compliant with the off-street parking requirements found [here](#) as it provides four compliant off-street parking spaces(2 in the garage, 2 in the driveway) for the uses of the residence and the home occupation.

I will include your email as a part of the staff report when we go to write the decision. As a formality will you also please provide us with your mailing address so that we can send you the Notice of Decision when that is complete.

Please let me know if you have any further questions or concerns.

Best Regards,
Steven

Steven Okey

Planning Technician | Current Planning | Community Development
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www.beavertonoregon.gov

Please note: I am working remotely/in office at this time. My work hours are: **7:30am-4:30pm M, T, Th, F and 8am-5pm W**. I am in the office **T,W,Th** and can be reached at **503-350-4026**. I work remotely on **M & F** and can be reached at **503-319-6052**.

Email: sokey@beavertonoregon.gov

Coming Soon! – NEW Beaverton Electronic Permitting System (BEPS) will go live within the Planning Division on April 3, 2023. Customers will have 24/7 access to the BEPS with comprehensive project tracking and the ability to pay fees online! For more information, click here [Electronic Permitting System | Beaverton, OR - Official Website \(beavertonoregon.gov\)](#)

From: Jennifer Bach <JBach@tualatin.gov>
Sent: Monday, March 20, 2023 11:17 AM
To: Steven Okey <sokey@beavertonoregon.gov>
Subject: [EXTERNAL] HO2023-0002

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

Good morning.....I received a notice of a Type 2 Development Proposal in my neighborhood, actually up the street from me.

Sounds like the applicant is seeking a home occupation to operate an acupuncture, herbal medicine, and bodywork practice.

Not knowing how busy her business is going to be, or how much traffic it will bring to our residential streets in the area (SW 101st, SW Heather Lane, SW 102nd, SW Scholls Ferry)basically not knowing anything based off the Cities notice.....it doesn't look like we even know what to expect before she is given approval??

Seems like to me, as homeowners and taxpayers, the City of Beaverton has not provided enough information to really know what we are getting into and how this business will impact our quality of life in our little neighborhood???

OFF-STREET PARKING and our neighborhood safety and our children's safety are my questions regarding this application.

As you know...off-street parking in a neighborhood like this is always in high demand for the homeowners that live on the street. More and more off-street parking creates frustration and clogged neighborhoods with vehicles that don't belong. It also brings in extra traffic flow and increased little, theft, and other petty crimes.

Having this business in a residential zone and on a residential street with sidewalks that are used as a way for school children to walk to and from school is the first concern I have. How much vehicle traffic will increase on this street due to this in-home business? Adding more vehicle traffic flow to a connected residential neighborhood in a school zone will increase traffic flow, which in turn raises the chance of more cars driving faster than the posted speed limit during hours when kids are walking to and from school..which increases risk of accidents and speeding.

Has the City of Beaverton performed a traffic study to assess how much the increased traffic will be on SW 101st during her working hours and does it add more risk to our connected school zone?

Also how much will this affect the on-street parking situation in the neighborhood?

Regards,

Jennifer Bach