



Community Development Department / Planning Division
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MEMORANDUM

TO: Planning Commission
FROM: Brett Cannon
DATE: June 26, 2024
SUBJECT: LU32023-00649 Beaverton Sikh Temple Supplemental Memo
ATTACHMENTS: Exhibit 2.18 Richard Crimi Public Comment

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

Public Comment

Exhibit 2.18 E-mail from Richard Crimi identifying issues with traffic, environmental impacts of tree removal and Section 50.30 Neighborhood Review Meeting compliance.

Staff Response: In response to the traffic concerns, staff cites the 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.

In response to the implication that the procedures identified in Section 50.30.3.a weren't adhered to, staff cites Exhibit 3.11 Neighborhood Meeting Documents which includes a certification of mailing and a notarized affidavit of mailing notice indicating the NAC, CPO, and all neighbors within 500 feet of the project site were mailed notice of a Neighborhood Meeting. Section 50.30.3.a indicates preference **should** be given to a NAC meeting for the neighborhood meeting, but it isn't a requirement. By mailing the NAC when the neighborhood meeting would take place the applicant has given adequate notice of said meeting being held at a location other than the scheduled NAC meeting. By providing the certification of mailing and the affidavit of mailing notice staff find that the applicant has provided the required materials to show compliance with Section 50.30.3.a.

From: Richard Crimi <richard_crimi@hotmail.com>
Sent: Tuesday, June 25, 2024 1:36 PM
To: Brett Cannon; Mailbox CDD Planning
Cc: Mailbox Neighborhood Programs; Wb Nac
Subject: [EXTERNAL] LU32023-00649 Beaverton Sikh Temple

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

Dear Planning Commission,

There is much to admire about this project to establish a Sikh Temple in West Beaverton. It gives a peaceful group of people a place to practice their beliefs while maintaining and making some improvements to the property. However, there are also other effects. What follows are questions and comments I have about this project, and I hope you consider them as you decide the merits or the impacts.

Though it probably checks the box for the purpose of this hearing, something the Traffic Analysis does not shed light on is how traffic will really impact the nearby area. The project is in a relatively quiet residential corner of West Beaverton bordering on Aloha. SW Division has speed bumps to calm traffic. With a lack of sufficient sidewalks, many people walk or bike in the street, typically to access the nearby Westside Trail. Weekends, naturally, are busier times with pedestrians and people cycling. They will have to adjust. Adding a small section of sidewalk and a bike lane where there are none in neighboring properties will not solve this.

Another effect is the removal of a 64 of 94 trees on the property, coupled with installation of an 88-space impermeable asphalt parking lot. Again, it probably checks all the boxes, but what is the real environmental impact? There may be adequate sewer connections made, fees paid, and other "acceptable" practices, but how ecologically sound are they really, especially in our age of climate change?

Finally, there is one thing that I'm not sure has checked the box. City code requires a neighborhood meeting. In the project records, you'll find a meeting notice, a report, and mailing certifications. In fact, the application narrative references Beaverton Development Code sections 50.30.2 and 50.30.4.G. But no mention is made of section 50.30.3.a: "...the applicant shall select **the meeting time and place according to the preference indicated by the relevant NAC. Preference should be given to a regularly scheduled meeting me of the NAC** in which the project is located." This appears to have never happened, and I and perhaps others weren't afforded the opportunity. I hope that future projects in West Beaverton, and the rest of the city, are held to this code.

Richard Crimi
West Beaverton Resident