



Community Development Department / Planning Division  
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## MEMORANDUM

TO: Planning Commission  
FROM: Steve Regner, Senior Planner  
DATE: January 5, 2022  
SUBJECT: Scholls Heights PUD Phases 1A (East) / 1B (West) Modifications –Public Comment  
ATTACHMENTS: Exhibit 2.1, 2.2, 2.3 – Testimony from Abhisek Sarkar, Vaibhav Mehra, Priyanka Bose

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This memo is intended to supplement the staff report dated December 29, 2021, for the proposed Scholls Heights PUD Phases 1A (East) / 1B (West) Modifications (CU2021-0012 / DR2021-0083 / LD2021-0010). This memo provides public comment received after publication of the staff report.

**Exhibit 2.1 – Email thread from Abhisek Sarkar, 12732 SW Incline Drive, dated January 5, 2022.**

Summary: Email expresses concerns of triplexes being proposed across the street from property they own, the impact the changes will have on views from the property and not having sought consent for the changes.

**Exhibit 2.2 – Email from Vaibhav Mehra, 12726 SW Incline Drive, dated January 5, 2022.**

Summary: Email expresses concerns of triplexes being proposed across the street from property they own, as they bought the property understanding they would be developed as single family homes.

**Exhibit 2.3 – Email from Priyanka Bose, 12732 SW Incline Drive, dated January 5, 2022.**

Summary: Email expresses concerns of triplexes being proposed across the street from property they own, the impact the changes will have on views from the property and not having sought consent for the changes.

### Staff Analysis

Staff notes that the addresses provided in each piece of testimony is east of Strobel Road, outside of the area under review for this proposal. Nothing in this proposal will locate triplexes

across the street from the addresses provided, as described in the public testimony. The proposed modifications would locate the triplexes, at minimum, one third of a mile from the addresses provided, and should have no direct impact on livability for those who provided testimony.

**Therefore, no additional considerations or conditions of approval are recommended by staff.**

**From:** [abhisek sarkar](#)  
**To:** [Steven Regner](#); [Mailbox CDD Planning](#)  
**Subject:** [EXTERNAL] OPPOSING Scholls Heights PUD phases 1A/ 1B modification  
**Date:** Wednesday, January 5, 2022 9:12:04 AM

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Hello Steve,

We are the current residents in Lolich Farm Taylor Morrison Property ( 12732 SW Incline Dr, Beaverton, OR 97007) and this supposed modification for 1A and 1B slots has been proposed without any consent or any prior agreement with the residents who have been directly impacted.

The proposed Duplex and Triplex are directly across our property and block the entire horizon for us, we chose and bid for the current model homes with assurance that no town home will block this view. Also proposing for town homes in lieu of single house property was not something that we current residents agreed on during our agreement.

Henceforth, we strongly oppose the proposed modification of the aforesaid slots and I hope you take this into consideration in your final judgment.

Thanking you,  
Abhisek Sarkar  
Lot 41 ( Incline Drive)  
Mobile- 317.270.2993

**From:** [Vaibhav Mehra](#)  
**To:** [Steven Regner](#)  
**Subject:** [EXTERNAL] Re: Scholls Heights PUD Phases 1A (East) / 1B (West) Modifications  
**Date:** Wednesday, January 5, 2022 9:50:33 AM

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Steve,

We are currently residing at 12726 SW Incline drive, Beaverton OR 97007 (Lolich farm Taylor Morrison community).

Thanks  
Vaibhav

On Wed, Jan 5, 2022 at 9:45 AM Vaibhav Mehra <[vaibhav.infy@gmail.com](mailto:vaibhav.infy@gmail.com)> wrote:

Hi Steve,  
Good morning

I got a mail with details about the planned lot size changes to the new homes coming in this community.

**Project name:** Scholls Heights PUD Phases 1A (East) / 1B (West) Modifications  
**Application Numbers:** CU2021-00012 / DR2021-0083 / LD2021-0010

We just moved to this site (new home) 2 months back.  
At the time of buying, we were told that single family detached homes are going to come up in this area. This was a big motivation for us being right next to these empty lots.  
We would have made a different decision otherwise.

Just got to know that instead of detached single family homes, we would be surrounded by duplexes/ triplexes.

I foresee street parking to be a big problem in this area. The inner roads for these duplexes/triplexes are narrow.

There is no park or any other open common space of any kind in this area/ community.  
Surely, it will become very congested.

This is my personal feedback.  
The mail asked for inputs, hence sharing mine.

Thanks  
Vaibhav

**From:** [Priyanka Bose](#)  
**To:** [Mailbox CDD Planning](#); [Steven Regner](#)  
**Subject:** [EXTERNAL] OPPOSING Scholls Heights PUD phases 1A/ 1B modification  
**Date:** Wednesday, January 5, 2022 9:50:39 AM

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Hello Steve,

We are the currently residing in Lolich Farm Taylor Morrison Property ( [12732 SW Incline Dr, Beaverton, OR 97007](#)) and this supposed modification for 1A and 1B slots has been proposed to us without any consent. They never had any prior agreement with the residents who have been directly impacted.

The proposed Duplex and Triplex are directly across our property and hence block the entire view and horizon for us. We chose to bid for the current model homes as we knew that there will be no town home to block this view. We never agreed for town homes in lieu of single house property during our agreement.

Hence, we strongly oppose the proposed modification of the mentioned slots and we really hope you take this into consideration in your final judgment.

Thanking you,  
Priyanka Bose  
Lot 44( Incline Drive)  
Mobile- 317.793.4866