



MEMORANDUM

TO: Planning Commission

FROM: Jana Fox, Current Planning Manager

DATE: August 4, 2021

SUBJECT: Scholls Heights PUD Northeast Phase Modifications (CU2021-0006 / LD2021-0004)

This memo is to provide the Planning Commission with additional public comment since publication of the supplemental memorandum dated August 4, 2021.

Exhibit 2. Public Comment

- Exhibit 2.5 Email from Julia Anderson, received August 4, 2021
- Exhibit 2.6 Email from Kerry Francetich, received August 4, 2021
- Exhibit 2.7 Email from Karen Chin, received August 4, 2021
- Exhibit 2.8 Email from Marva & Dale Keefer, received August 4, 2021

Jana Fox

From: Julia Anderson <g_da@me.com>
Sent: Wednesday, August 4, 2021 2:03 PM
To: Jana Fox
Subject: Case number: CU2021-0006/LD2021-0004

To the City of Beaverton,

My family lives at 19237 SW Tile Flat Rd. I have four young children and I am always concerned when they play outside because the road out front has become increasingly busy. With the increasing population density in this area, the traffic will only continue to worsen with the narrow lanes out front in place. We have not fenced in our yard because we thought Taylor Morrison would have bought the property by now so my in-laws are in limbo in figuring out how to maintain their property without losing money in case they get bought out. I implore you to consider my in-laws case so that everybody wins and especially safety wins.

Sincerely,

Denise Julia Anderson

Jana Fox

From: Brett Cannon
Sent: Wednesday, August 4, 2021 3:54 PM
To: Jana Fox
Subject: FW: Ron Anderson Request

From: Kerry Francetich <kerry@southwesthills.org>
Sent: Wednesday, August 4, 2021 11:04 AM
To: Mailbox CDD Planning <MailboxCDDPlanning@beavertonoregon.gov>
Subject: Ron Anderson Request

I encourage the Beaverton Planning commission to seriously hear the concerns of Ron Anderson at the Planning Commission meeting to be held on 8-4-2021. If safety is really a concern, please do your due diligence to resolve the safety concerns.

Thank you,

Kerry Francetich
Lives in Tigard, works in Beaverton, have driven Tile Flat Road numerous times.

Sent from [Mail](#) for Windows 10

Jana Fox

From: Brett Cannon
Sent: Wednesday, August 4, 2021 3:54 PM
To: Jana Fox
Subject: FW: Tile Flat Road

From: Karen <brandywine.estate@netzero.net>
Sent: Wednesday, August 4, 2021 2:02 PM
To: Mailbox CDD Planning <MailboxCDDPlanning@beavertonoregon.gov>
Subject: Tile Flat Road

Beaverton Planning Commission:

I am writing in regard to Tile Flat Road and the proposed increase in the number of dwellings in the adjacent to the development. I use TF Road and it has been designed to be a rural road with narrow lanes and no shoulders on the section of road that I travel. Tile Flat Road was not designed to be the thoroughfare it will be when thousands more homes are built in the area. Already, people drive too fast on the road and there is no place to pull off of the road to let traffic pass or to pass a bicyclist who is enjoying a country ride. Traffic has increased on TF Road in recent years and with the planned development on South Cooper Mountain traffic is likely to become a bumper to bumper nightmare while inviting many more accidents.

As a fellow traveler on a road that may become arterial that will funnel thousands of vehicles each day from neighborhoods on and around Cooper Mountain, Beaverton, Tigard, and Hillsboro, I want to recommend that those who are planning the South Cooper Mountain invest in improving Tile Flat Road to accommodate the increased traffic from adjacent developments. By doing so, you will be insuring efficient commerce in the area and saving lives by the safety measures that you will enact for the community. This is a legacy you can be proud of.

Sincerely,

Karen Chin

A resident of Cooper Mountain

Jana Fox

From: Brett Cannon
Sent: Wednesday, August 4, 2021 4:09 PM
To: Jana Fox
Subject: FW: Concern for Tile Flat Road
Attachments: TileFlatRd PUBLIC HEARING notice 8_4_21.pdf

Importance: High

From: Marva Keefer <damakeefer@frontier.com>
Sent: Wednesday, August 4, 2021 3:45 PM
To: Mailbox CDD Planning <MailboxCDDPlanning@beavertonoregon.gov>
Subject: Concern for Tile Flat Road
Importance: High

To whom it may concern:

We will not be able to attend the Zoom meeting tonight in regard to the above attachment, but wanted to express our support of the concern the home owners have on Tile Flat Road – namely Ron and Jennifer Anderson.

Re: The City of Beaverton is apparently disregarding our objection to the plans of the adjacent developers which will **endanger us and the general public** on the basis that we should have raised our objections years ago. We only recently found out that they were disregarding the recommendations of a Traffic Impact Analysis Study submitted by Kittleson, et al, which has no visibility of the intrinsic historically proven dangers in the section of road which will not be improved, yet will have the additional load of the users from 915 to 1,500 new residential units.

- Some history from Ron Anderson: Beaverton acknowledged our Attorney's submission yet ignored my attachment summarizing eight single-car accidents we've observed directly in front of our home under the rural traffic density over the last several years.
- They have not acknowledged the defect in Kittleson's Traffic Impact Analysis Study claiming existing 11' travel lanes on the contentious section of SW Tile Flat Road, with implied 2' shoulders. They are 9' at most with scarcely 6" of shoulder flanked by 2:1 sloped ditches (the minimal required is 5:1), which have likely contributed to the accidents observed.

- Beaverton has declared safe the existing road defects in spite of being provided with projected information of vastly increased traffic on our unimproved rural road which would

likely result in the kinds of single car accidents of the past becoming head-on fatal collisions in the future.

- Beaverton's solution to the pedestrian and bicycle traffic danger is to shunt them into the residential streets. That isn't consistent with the many bicycling enthusiasts I've observed who demand their rightful use of the road, slowing any traffic behind them.

Dale and Marva Keefer's point of view: We use Tile Flat Road many times and are very concerned about our safety not only now, but when the development is complete and traffic increases. We also have great concern for the safety of others who use that route to work, for recreation areas, to visit others or otherwise have need to use it, including the bicyclists. We would really appreciate more consideration than seems to be lent by the planning commission in allowing large developments and not being cognizant of the issues of increasing traffic on roads that are not capable of handling it and the impatience of many drivers that cause accidents or other problems. Yes, we need more housing in Beaverton, but not at the expense of citizens who pay their taxes and expect that the city will provide as much safety as possible with considerate planning, not cramming in neighborhoods and good roads to assist to that end.

Thank you for your consideration.

Sincerely,
Marva and Dale Keefer