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City of Beaverton
Planning Services

EXHIBIT 3.1

September 12, 2017

City of Beaverton
Planning Commission
4755 SW Griffith Drive
Beaverton, OR 97005

Re: Letter of Concern - South Cooper Mountain Heights PUD – Modification of a Decision CU 2017-0005 / LD2017-0006, LD 2017-0014 / TP 2017-0011

Dear Chair Overhage and Members of the Commission,

Thank you for this opportunity to provide testimony on the proposed Modification of Decision for South Cooper Mountain Heights PUD.

As some of you may know, we are a property owner in South Cooper Mountain and have participated in the planning efforts for this area for many years. We have been working to secure time certain connections to all critical utilities since the South Cooper Mountain plans were approved and adopted in 2015.

Our project requires access to the 675 water line that the city is currently working to connect from the area NE of South Cooper Mountain Heights (adjacent to the East of Alvord Lane) through the South Cooper Mountain Heights project and eventually to SW 175th Ave right of way. (Please see Exhibit A)

We have expressed concern over the timing of delivery of that line and have been working with city staff for the past year and a half to ensure time certain availability. Easements over the affected area must be provided prior to construction of the line and the applicant is currently not required to dedicate those easements until development of the specific phase of the subdivision. The applicant's current modification includes changes that would allow the developer to delay dedication of these easements for many years to come.

This water line is critical for provision of adequate fire flow to the South Cooper Mountain area. Any delay of this service is a safety issue for the residents of South Cooper Mountain. Additionally the delay in provision of this line will halt development of significant portions of the area.

We respectfully request that the city condition dedication of all easements needed to deliver the 675 service through South Cooper Mountain Heights to the public right of way at 175th Avenue prior to recordation of a plat of ANY PHASE of the South Cooper Mountain Heights subdivision.

We have been working in partnership with the City to support the viability of the South Cooper Mountain for many years. If this condition is not required with recordation of ANY plat within their

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application the safety of the residents and the viability of development in South Cooper Mountain will be significantly threatened.

We respectfully request that the applicant be required to dedicate all necessary easements prior to recordation of any plat as outlined above.

Thank you for your consideration.

Sincerely,



Jamie Stasny

Metropolitan Land Group

Cc: Jana Fox, City of Beaverton

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