

EXHIBIT 3.2

September 18, 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,

I am a property owner in the South Cooper Mountain area and my project requires access to the 675 water line that the city has been working to connect from the East of Alvord Lane, through South Cooper Mountain Heights and to SW 175th Avenue.

I have concerns over the timing of delivery of that line and understand easements over the affected area must be provided prior to construction by the City. I also understand that the applicant is currently not required to dedicate those easements until the time of development of that specific area of the subdivision.

The proposed modification application includes changes that would allow the developer to further delay dedication of these easements, thereby impeding construction of the water line 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.

I 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 for ANY PHASE of the subdivision.

Thank you,

Sincerely,

DocuSigned by:

Bob Gross

Dr. Bob Gross

Cooper Mountain Vineyards

Cc: Jana Fox, City of Beaverton

RECEIVED

SEP 15 2017

**City of Beaverton
Planning Services**