

**August 20, 2023**

**Comments regarding proposed zone change for the property located at “0 NW 336<sup>th</sup> Ave,  
Hillsboro, OR 97124”**

Cornelius Planning Commission & Mayor,

We acknowledge the complications LCDC is imposing on cities, counties and communities via their Climate-Friendly and Equitable Communities (CFEC) rulemaking. We need intelligent, well thought out development to meet needs of current and future community members and City goals while maintaining livability, but that seldom results from State rules and impositions, and the CFEC is no exception. We want to thank The City of Cornelius for joining with other cities, counties, businesses and trade organizations to challenge the CFEC.

We also want to say that we appreciate that the City of Cornelius is following the Comprehensive Plan developed for the NE UGB and that the recommended zone is R-10, Very Low Density Residential Zone, in keeping with the Plan.

For this zone change, which is expected to lead to housing development on the lot, the following issues must be addressed:

- There must be drainage infrastructure, such as maintaining ditch drainage along 336<sup>th</sup> Ave to the ditch along TV Highway. An example would be installing an adequately sized pipe under the sidewalk to be constructed along 336<sup>th</sup> to handle water loads during large, intense storms and runoff from properties, including house downspouts.
- Safety is paramount. School children need a safe place to wait for school buses. There needs to be adequate space to allow cars in and out of 336<sup>th</sup> without endangering waiting children. Currently there is not adequate space to always maintain safety. When children are waiting for a school bus, a vehicle exiting 336<sup>th</sup> does not always have enough space to allow room for another vehicle turning onto 336<sup>th</sup>. We have had close calls.
- Even though the City is currently restricted from requiring minimum parking on the lot to be developed, there is not enough room for cars to park on 336<sup>th</sup> close to TV Highway. TV Highway is a high volume road and passenger cars, trucks, fire engines, emergency vehicles, UPS vehicles, PGE trucks, garbage trucks, other service trucks/vans, etc. need space to safely make the corner when entering/exiting TV Highway. Often, a vehicle will turn off of TV Highway onto 336<sup>th</sup> when another is waiting to exit. It is not safe for vehicles heading west on TV Highway to stop on TV Highway and wait to make a turn.
- 336<sup>th</sup> Avenue is not designed or improved for public parking, and part of it is within a county right-of-way that is privately maintained (and NOT maintained by the City or County). Furthermore, it turns into a private drive part way along TL 400 on map 1N 3 35CD. The public and private portions of 336<sup>th</sup> Ave were paved as part of the same project so the change to a private drive is not visibly

obvious. Neither the City nor County maintains the ditch lines, drainage, the road surface or parking spaces. Residents along 336<sup>th</sup> are not required to (& should not be required to) maintain parking spaces for others or pay for extra wear and tear from additional traffic or parking. Vehicles cannot park on private land without permission, and vehicles parking along the county right-of-way may damage ditch lines by parking in them, or block private driveways, or may not leave enough space to accommodate fire engines, emergency vehicles, garbage trucks, etc. This is a major safety concern. However, developers are allowed to include parking on the lots they are developing, and Dehen Homes indicated they want to install parking on their lot for the units they will develop. The City cannot require minimum parking on the lot, but the City can work with a developer that wants to install parking spaces on their lot to help ensure they can.

- 336<sup>th</sup> Ave is privately maintained. Construction and worker transport vehicles are expected to add excessive wear and tear on 336<sup>th</sup>, create potholes, may damage ditch lines (interfering with drainage), and block or damage private driveways or property. Construction vehicles and worker vehicles need to be staged on the lot being developed. Any and all damage to or along 336<sup>th</sup> must be repaired &/or repaved after construction.
- Construction and worker transport vehicles can create safety hazards near TV Highway for vehicles entering and exiting 336<sup>th</sup>. There must be adequate plans in place to ensure traffic safety during construction and to keep 336<sup>th</sup> open to residents, emergency services, garbage service and other traffic.
- One goal of the CFEC is to increase the number of people using bus or transit services. There is a bus stop along TV Highway at 336<sup>th</sup> Ave and a companion stop across TV Highway. People using the bus will cross TV Highway at times, creating a very dangerous situation on a high traffic roadway like TV Highway.

Thank you for your consideration,

Duane & Margaret Banks  
260 NW 336<sup>th</sup> Ave  
Hillsboro, OR 97124