

**CITY TRAFFIC ENGINEER'S REPORT  
ISSUE NO. TC 786**

**Parking Revisions on SW 105th Avenue North of Denney Road**

**December 17, 2018**

**Background Information**

Under TC 775, the Traffic Commission approved removing the overnight parking restrictions for approximately 300 feet on the east side of SW 105th Avenue north of Denney Road and restrict parking only during business hours (8:00 a.m. to 5:00 p.m.). The Traffic Commission decision differ from the staff recommendation to remove the overnight parking restrictions for approximately 200 feet on the west side of 105<sup>th</sup> Avenue north of Denney Road (see attached Traffic Engineer's Report on Issue TC 775 and excerpt meeting minutes from the May 3, 2018 Traffic Commission meeting).

At the September 4, 2018 City Council meeting, TC Issue 775 was scheduled on the Consent Agenda Bill for approval. During the visitor comment period, Ms. Cindy Dobson spoke against the Traffic Commission recommendation and favored the staff recommendation on the issue. The City Council voted to pull TC Issue 775 from the Consent Agenda. At the City Council November 13, 2018 meeting, the City Council voted to remand TC Issue 775 back to the Traffic Commission for reconsideration.

Staff is recommending that the Traffic Commission consider the previous staff recommendation to remove the overnight parking restrictions for approximately 200 feet on the west side of SW 105<sup>th</sup> Avenue north of Denney Road as shown on the attached drawing.

**Applicable Criteria**

The applicable criterion from Beaverton Code 6.02.060A is:

- 1d (accommodate the parking needs of residents and businesses in a safe and equitable fashion).

**Conclusions:**

1. Removing the overnight parking restrictions for approximately 200 feet on the west side of SW 105<sup>th</sup> Avenue north of Denney Road would accommodate the overnight parking needs of residents in the area, satisfying Criterion 1d.

**Recommendation:**

1. Remove the overnight parking restrictions for approximately 200 feet on the west side of SW 105th Avenue north of Denney Road.

TC # 786



1" = 150'

**PROPOSAL TO REMOVE  
OVERNIGHT PARKING  
RESTRICTIONS**

200'

SW Denney Rd

SW 104th Ave

SW 105th Ave

-  EXISTING OVERNIGHT PARKING RESTRICTIONS (10PM - 6AM)
-  EXISTING NO PARKING ZONE

Y:\TRANSPORTATION\Drawings\2017\2017-71 - Parking Restrictions on 105th North of Denney Modified.DWG



Proposed Parking Revisions On  
SW 105th Ave North of Denney Rd

**ENGINEERING DEPARTMENT  
TRANSPORTATION DIVISION**

Drawn By: GO Date: 12/17/18

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY TRAFFIC ENGINEER'S REPORT  
ISSUE NO. TC 775**

**Parking Revisions on SW 105th Avenue North of Denney Road**

**April 16, 2018**

**Background Information**

Under TC 766, the Traffic Commission approved restricting overnight parking on SW 105<sup>th</sup> Avenue north of Denney Road. Following posting the overnight parking restrictions signs on SW 105<sup>th</sup> Avenue north of Denney Road, residents on SW 105<sup>th</sup> Avenue south of Denney Road requested that the City restrict overnight parking on SW 105<sup>th</sup> Avenue south of Denney Road due to the increase in number of cars, trucks and boats that are left on 105<sup>th</sup> Avenue for a great length of time that do not belong to residents on the street. They also indicated that transients are sleeping in their vehicles on 105<sup>th</sup> Avenue. The request was before the Traffic Commission at the March 1, 2018 meeting under TC 772. Following the public hearing on the Issue, the Traffic Commission voted to deny the request to restrict overnight parking on SW 105<sup>th</sup> Avenue south of Denney Road and consider other solutions to provide overnight parking for residents in the area.

One of the solutions suggested was to open some overnight parking on SW 105<sup>th</sup> Avenue north of Denney Road for residents in the area to park. The Traffic Commission requested that a neighborhood opinion survey be conducted prior to bringing this suggested solution for a hearing.

On March 23, 2018, a survey was mailed to all businesses and residents in the area to measure their opinion on opening some of the overnight parking on 105<sup>th</sup> Avenue north of Denney Road. The survey area was divided into three groups. Group 1 included all the businesses on 105<sup>th</sup> Avenue north of Denney Road. Group 2 included residents of the Hidden Village Mobile Estate and the multifamily units north of Denney Road. Group 3 included residents on SW 105<sup>th</sup> Avenue south of Denney Road and on Cynthia Street (see attached survey area diagram). The results of the survey are shown in Table 1 below.

Table 1

Group Number	Number of surveys delivered	Number of surveys returned in favor of the proposal	Number of surveys returned against the proposal
Group 1	43	3	27
Group 2	101	21	5
Group 3	29	13	4
<b>TOTAL</b>	<b>173</b>	<b>37</b>	<b>36</b>

Staff is recommending to remove the overnight parking restrictions for approximately 200 feet on the west side of SW 105<sup>th</sup> Avenue north of Denney Road as shown on the attached drawing.

This recommendation is contingent on if public testimony received at the hearing are in favor of the proposed change.

**Applicable Criteria**

The applicable criterion from Beaverton Code 6.02.060A is:

- 1d (accommodate the parking needs of residents and businesses in a safe and equitable fashion).

**Conclusions:**

1. Removing the overnight parking restrictions for approximately 200 feet on the west side of SW 105<sup>th</sup> Avenue north of Denney Road would accommodate the overnight parking needs of residents in the area, satisfying Criterion 1d.

**Recommendation:**

1. Remove the overnight parking restrictions for approximately 200 feet on the west side of SW 105th Avenue north of Denney Road if public testimony received at the hearing supports this change.

APPROVED

**CALL TO ORDER**

On Thursday, May 3, 2018, at 7:06 p.m., Chairman Conway called the Traffic Commission meeting to order in The Beaverton Building Council Chambers, 12725 SW Millikan Way, Beaverton, Oregon 97076.

**ROLL CALL**

Traffic Commissioners present were, Chairman Ernie Conway, Vice Chair John Herring, Amy Johnson, Paul Cohen, and Douglas Henderson. Bradford McClean and Ian Beaty were absent and excused. Commissioner Herring joined the meeting after the starting time.

City staff present were: City Transportation Engineer Jabra Khasho, Police Sergeant Steven Schaer, Traffic Commission Recorder Shelley Searle, Assistant City Attorney Grace Wong, and Parking Manager Molly Rabinovitz.

**STAFF COMMENTS**

Mr. Khasho advised commissioners that before them was an additional written testimony for TC 773, TC 774, and TC 775 which were received after the initial packet had been distributed.

**\*\*BEGIN EXCERPT\*\***

**PUBLIC HEARINGS**

Chairman Conway read the opening statement on the conduct of the public hearings for TC 773, TC 774, and TC 775. No conflict of interests were declared.

**Issue TC 775: Parking Revisions on SW 105<sup>th</sup> Avenue North of Denney Road.**

**Staff Report:**

Presented by Mr. Khasho.

Under TC 766, the Traffic Commission approved restricting overnight parking on SW 105<sup>th</sup> Avenue north of Denney Road. Following posting the overnight parking restrictions signs on SW 105<sup>th</sup> Avenue north of Denney Road, residents on SW 105<sup>th</sup> Avenue south of Denney Road requested that the City restrict overnight parking on SW 105<sup>th</sup> Avenue south of Denney Road due to the increase in number of cars, trucks and boats that are left on 105<sup>th</sup> Avenue for a great length of time that do not belong to residents on the street. They also indicated that transients are sleeping in their vehicles on 105<sup>th</sup> Avenue. The request was before the Traffic Commission at the November 2<sup>nd</sup> meeting under TC 772. Following the public hearing on the Issue, the Traffic Commission voted to deny the request to restrict overnight parking on SW 105<sup>th</sup> Avenue south of Denney Road and consider other solutions to provide overnight parking for residents in the area.

One of the solutions suggested was to open some overnight parking on SW 105<sup>th</sup> Avenue north of Denney Road for residents in the area to park. The Traffic Commission requested that a neighborhood opinion survey be conducted prior to bringing this suggested solution for a hearing.

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On March 23, 2018, a survey was mailed to all businesses and residents in the area to measure their opinion on opening some of the overnight parking on 105<sup>th</sup> Avenue north of Denney Road. Staff is recommending to remove the overnight parking restrictions for approximately 200 feet on the west side of SW 105<sup>th</sup> Avenue north of Denney Road. This recommendation is contingent on if public testimony received at the hearing are in favor of the proposed change.

-End Report-

**Public Testimony:**

David Stark, Beaverton, Oregon, In Favor

Mr. Stark lives on the South side of Denney Road. He reported five vehicles park there every night, two of which haven't moved at all. One of these cars has been tagged as abandoned three separate times. The owner moves the car across the street to prevent being towed. One of the times the car had a flat tire and re-parked his car with a flat tire, pulling the tire off of the rim in the process. There is a homeless person sleeping in a van next to his house. Cars are parking on both sides of the street making it difficult to navigate. The street is not wide enough for two way traffic, including school buses, with cars parked on both sides.

There has been an increase of trash on his property. He has found used condoms, liquor bottles, and marijuana packaging. This trash was not happening prior to the parking restrictions. He stated the homeowners experience these issues in a worse way compared to the businesses. The homeowners have to face these problems seven days a week, at night, on their property, and have to listen to it while they are sleeping. The problem moved from a commercial zone into a residential zone and is making the quality of life less for those that live there. He expressed frustration and said if their community had been included in the original conversation, they would have expressed their concerns at that time.

Commissioner Conway asked if he believes the homeless people would move back to the north side if the restrictions were lifted.

Mr. Stark said he expects the new parking restrictions and enforcement to take effect and solve these issues.

Commissioner Henderson asked how many vehicles are parking on the south side that he thinks he would rather park on the north side.

Mr. Stark said all of them, which is five or six.

Commissioner Johnson asked if cars are parking on Cynthia Street.

Mr. Stark said cars are not parking on Cynthia Street.

Daniel Sanderman, Beaverton, Oregon, Against

Mr. Sanderman is representing Pacific Northwest Properties. Mr. Sanderman is the operations manager and is representing his company, his tenants, and future tenants. They were strongly in favor of the restrictions on the north side of Denney Blvd.

Mr. Sanderman said the issue is not overnight parking, the issue is permanent parking with cars never moving. If a car was parked overnight and moved in the morning, no one would have an issue. The abandoned vehicles, boats, trailers, and people living in their cars are the problem. These vehicles made it difficult for street navigation by customers and delivery trucks, and prevented street sweeping resulting in clogged storm drains. They also created safety concerns for tenants and those using the Fanno Creek Trail. Cars parked near the

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intersection create a line of site issue due to the slight S curve. They feel this is a safety hazard. This matter is made worse with the pedestrian and bike traffic in route to Fanno Creek Trail.

They object to any back peddling by the city on these measures. They believe if this decision is repealed there will be 200ft of permanently parked cars that will return with all of their associated problems. He sympathize with neighbors on the south side. They have experience the same problems. He urges the city to not lift restrictions.

Commissioner Conway asked if after hearing tonight's presentation on revised parking restrictions and enforcement, if he is still worried about these issues.

Mr. Sanderman said if the city had the resources to remove cars after 48 hours, would go a long way in addressing their concerns.

Commissioner Cohen asked if Pacific Northwest Properties would consider offering parking permits for a fee to the residents of Hidden Village who need a place to park legally overnight.

Mr. Sanderman stated it is something they would consider.

Tom Flynn, Beaverton, Oregon, *Against*

Mr. Flynn is representing Evo Solutions is opposed to lifting parking restrictions. Numerous of his employees have had issues with the parking problems. Eliminating parking has increased safety. He has not seen evidence of drug use, prostitution, trespassing, or people using outdoor faucets for bathing. Trash has been reduced and it is safe for people to use Fanno Creek Trail.

He is concerned restoring parking will cause a return of these problems and create a traffic choke point at the intersection that is difficult to navigate. Sympathies with neighbors on the south side. He is happy the city is increasing the ability to enforce these issues.

He is concerned the new tenant Electric Lettuce will attract some of the negative behaviors previously mentioned. He also noted they have done many improvements to the property, including repainting the parking lot for their customers to park.

Commissioner Conway asked if after hearing tonight's presentation on revised parking restrictions and enforcement, if he is still worried about abandoned vehicle issues.

Mr. Flynn is still concerned about the S curve and line of sight at the intersection. Based on the presentation, he is not worried about the abandoned vehicles.

Jen Bach, Beaverton, Oregon, *In Favor*

Ms. Bach lives on the south side of Denney on 105<sup>th</sup> and is in favor for a few reasons. She reported having issues turning into 105<sup>th</sup> due to cars being parked on both side of the street. This has become difficult to navigate. She is concerned about people who live on the north side of Denney parking on the south side and crossing Denney on foot. There is no crosswalk here, and it is dangerous for pedestrians to cross here. The north side of 105<sup>th</sup> has sidewalks on the eastside which is used for pedestrians to get to Fanno Creek Trail.

**Staff Comments:**

Commissioner Conway asked staff why this section was selected.

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Mr. Khasho explained this is the widest area without current parking restrictions. People already park here during the daytime and parking is restricted on the other side of the street already.

Commissioner Henderson asked how many parking spots will 200ft allow.

Mr. Khasho clarified that the average parking space is 22-25ft, so this will allow 10 vehicles to park.

Commissioner Johnson asked why was the west side was selected to allow for parking, since the businesses are on the east side of the street.

Mr. Khasho explained the west side has increased visibility making it easier for law enforcement to easily spot any illegal issues from Denney.

**Discussion:**

Commissioner Conway acknowledged the complexities of this situation. He is concerned about the curve in the road. However parking is allowed here during the day and no one reported wanting a no parking zone in the S curve during the day. As most of the businesses are closed at night, allowing parking in the S curve at night should not affect the businesses.

Commissioner Herring is in favor of this as a compromise. He does not believe this is traffic issue and Traffic Commission does not have the tools to address homelessness and abandoned vehicles. He sympathizes that no one wants the problems that have been happening on 105<sup>th</sup> Avenue in front of their home or business. However, the question that is before us is do we allow people to park on this street overnight.

Commissioners Henderson and Cohen would like the overnight parking to be after the S curve. Commissioner Henderson suggested moving the overnight parking to the east side of the street, with daytime restrictions.

Commissioner Conway pointed out this removes current daytime parking for customers, who will now have to park on the opposite side of the street from the businesses. He is also concerned this allows parking during the day in the S curve.

Commissioner Cohen also suggested 2-hour daytime restrictions and parking allowed overnight, this would allow for customers to park and prevent someone for parking for 24-hours. Commissioner Cohen stressed the importance to giving residents of the apartments and Hidden Village a safe place to park on the north side of Denney.

Commissioner Conway restated the problem, how do we allow for overnight parking to allow for residents to park safely on the north side without allowing 24-hour parking, which caused previous issues. There have been two suggestions that came out of deliberation. One, allow overnight parking on NE side of Denney from current no parking zone about 200ft heading north. Two, allow overnight parking, but add no parking during the day.

Commissioner Herring is in favor of the staff proposal. He appreciates that this is the side of the road and has increased visibility for enforcement.

Commissioner Henderson would like to see nighttime parking on the east side of the street where there are sidewalks. He is concerned about residents moving their cars when the parking restrictions start in the morning at the same time the business employees are coming in. He doesn't want to see pedestrians crossing the street during rush hour. The businesses have lots for their customers and this is a fair compromise for all users.

Commissioner Conway suggested the commission entertain a motion.



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Commissioner Cohen made a motion to restrict parking north of the current no parking zone on east side of 105<sup>th</sup> Avenue north of Denney Road for 300ft to no parking during business hours (8am-5pm). Commissioner Cohen withdrew his motion.

Commissioner Henderson made the motion to restrict parking on the east side north of the existing no parking zone for 300ft during business hours (8:00 a.m. – 5:00 p.m.). Commissioner Henderson MOVED, SECONDED by Commissioner Cohen to restrict parking north of the current no parking zone on the east side of 105<sup>th</sup> Avenue north of Denney Road for 300ft to no parking during business hours.

Question called on the motion. Commissioner Henderson, Johnson, and Cohen voted AYE. Commissioner Conway and Herring voted NAY. The MOTION CARRIED (3:2).

*The revised final written order will be signed at the next Traffic Commission Meeting.*

**\*\*END EXCERPT\*\***

**Adjournment:**

There being no further business before the Commission, the meeting was adjourned at 8:55 pm.

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Shelley Searle, Traffic Commission Recorder

# MEMORANDUM

## Beaverton Police Department



DATE: December 20, 2018

TO: Jabra Khasho, City Transportation Engineer

FROM: Sergeant Steve Schaer

SUBJECT: Traffic Commission Issues No. TC 786

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On review of the City Traffic Engineer's report, and my visitation of the location, I concur with the Traffic Engineer's recommendation to remove the overnight parking restrictions for approximately 200 feet on the west side of SW 105<sup>th</sup> Avenue north of Denney Road.

Sgt Steve Schaer

**Jabra Khasho**

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**From:** Steven Hall <shall@ct3inc.com>  
**Sent:** Monday, December 17, 2018 2:59 PM  
**To:** Jabra Khasho  
**Subject:** Issue TC 786 - Parking Revision Proposal on 105th Avenue

Jabra,

I love the fact that there is now no overnight parking on 105<sup>th</sup> Avenue north of Denny Road. My office has been located on 105<sup>th</sup> Avenue for 24 years and things look great now. Prior to the overnight parking restrictions 105<sup>th</sup> Avenue was cluttered with vehicles that had no business being here – landscaper's pickups and trailers, moving vans, semi-truck and trailers, other commercial vehicles, broken down vehicles, boats, RVs etc. I was continually calling Beaverton code enforcement to get the abandoned rigs tagged and removed. Things look really good now.

All the businesses on 105<sup>th</sup> Avenue north of Denny Road have invested in their own 'on premises' parking areas and do not need to support people who have not thought of how they are going to park their commercial vehicles or have no place to abandon their 'junkers'. These businesses have also paid for their Beaverton Business Licenses.

It is not all together clear from your signage whether you are evaluating allowing overnight parking for just the first 200 feet north of Denny Road, or everywhere on Denny north of the first 200 feet or somewhere in the middle. The first 200 feet north of Denny Road is particularly problematic since parking obscures the sight lines thru the curves. Northbound traffic tends to cut to the center of the curves further restricting the sightlines and obstruction of Southbound traffic.

I appreciate that people with limited parking need a place to park but they need to consider this issue prior to acquiring additional vehicles, trailers and boats.

Thank you for your consideration.

Steve Hall  
CT3, Inc.  
6900 SW 105<sup>th</sup> Avenue  
Beaverton, OR 97008

TC 786

**Jabra Khasho**

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**From:** Crack noon <cracknoon@aol.com>  
**Sent:** Tuesday, December 18, 2018 12:27 PM  
**To:** Jabra Khasho  
**Subject:** TC 786. Parking on SW 105th

My name is Elmer Green. I live at 10300 SW Denney Rd.

I would like to see parking moved back to the North side of Denney Rd. As it was until a few months ago. My concerns are different than the people who live on 105th, although I certainly appreciate their concerns. My complaint is that I am unable to make the turn onto 105th from Denney in my motorhome or even when towing my boat behind my pickup when cars are parked on both sides of 105th right up to Denney. It's necessary for me to circle the block and approach my driveway from the east to enter my driveway.

I know this sounds trivial compared to problems created for the folks who live on 105th, not to mention the devaluation of their property values. In my personal opinion, that alone is reason enough to move the overnights back to the north side. I sat in and listened to the home owners lists of complaints at the last meeting regarding this problem and agree with them completely..

I have resided at the same address for over 45 years and I can't recall all of these overnight cars in previous years, yet there has been no new homes constructed in that area that I recall. Why has this become such an issue in the last few years?

Respectfully,  
Elmer G. Green Sent from my iPad

**Jabra Khasho**

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**From:** Jane Steiger <janesteiger@frontier.com>  
**Sent:** Friday, December 21, 2018 2:28 PM  
**To:** Jabra Khasho  
**Subject:** Parking Revisions on SW 105th Avenue

Dear Traffic Commission:

Removing the overnight parking restrictions on the west side of SW 105<sup>th</sup> Avenue for approximately 200 feet north of Denney Road is something that I believe should be done. Closing all of SW 105<sup>th</sup> north of Denney Road to overnight parking has created a dangerous situation on 105<sup>th</sup> Ave. south of Denney. Right now cars are parked on both sides of SW 105<sup>th</sup> leaving only a narrow space in center for pedestrians (no sidewalks) and cars going in both directions.

Please open up the overnight parking north of SW 105<sup>th</sup>. You may find it necessary to do something further now that people have gotten in the habit of parking south of Denney.

Sincerely,

Mary Jane Steiger  
10360 SW Cynthia St.  
Beaverton, OR 97008



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