

Sandy Freund

From: LUT Development
Sent: Tuesday, June 21, 2022 8:27 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] Bad Idea: In-and-Out Burger on BHH in Beaverton

From: Gail Foster <gail.e.foster@gmail.com>
Sent: Monday, June 20, 2022 1:18 PM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] Bad Idea: In-and-Out Burger on BHH in Beaverton

First note, I have nothing against the In-and-Out Burger franchise. I frequented one of them in Arizona. They are quick and efficient but accommodate a long line of drive-thru customers.

Having lived in the area for 12 years and frequently passing by the proposed fast food restaurant area, I think it is a bad idea to locate another large and busy restaurant in the proposed location. Right now a busy Chic Filet is next door to the proposed location. I hope this proposal to locate on BHH is reconsidered.

Across the street is a bank where I use the Unitus CU ATM and Uwajimaya, a large asian grocery store. When I need to exit the Unitus Credit Union drive through and enter onto BHH the businesses share the same driveway. Turning right (east) onto BHH is not too difficult but sometimes there are up to 10 cars waiting to turn left or right onto BHH. If rleft turning cars can't merge we are all stuck waiting to turn right. If cars are turning left (west) they have to wait until two lanes or eastbound traffic pass before they can get into the center lane to merge onto BHH. At the same time the center lane may have 2 to 3 westbound cars waiting to turn into the driveway to the Unitus and Uwajimaya businesses.

I can't imagine the increased log jam that will happen if more cars are coming and going from In and Out Burger across the street and the added traffic needing to use the center lane for merging and turning. There is plenty of traffic caused by businesses already located nearby: Target, two pizza restaurants, Kentucky Fried Chicken, Kaiser Permanente, not to mention entrances and exits to the 217 hwy.

Please find another location in the Beaverton area where traffic isn't so congested already.

Yours truly,
Gail Foster, 503-977-16665
8524 SW Laurel Leaf Ln
97225

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Sandy Freund

From: LUT Development
Sent: Tuesday, June 21, 2022 8:27 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] NO to in and out on BHH

From: Phillip Rosebrook <Prosebrook@comcast.net>
Sent: Saturday, June 18, 2022 7:52 AM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] NO to in and out on BHH

Phillip Rosebrook
6175 SW Spruce Ave
Beaverton 97005

It is not a matter of whether there is parking or even if I like in and out. This is an issue of traffic. I can see why in and out would like the proposed Beaverton Hillsdale location - there is a lot of traffic - good for business. The reality is that this is a busy tributary and logistically no place to put the other street traffic. Every time i drive by the Kaiser in and out location there is a huge line just to get to the restaurant. When this happens at the proposed location - it will spill onto Beaverton Hillsdale and into the local neighborhoods.

Home Depot, Target, Uwajimaya, Chic Fil A, Fred Meyer, Kaiser Hospital, a New apartment complex under development, all right off 217. This does not make sense and already has heavy traffic consequences. I foresee cars cutting through local neighborhoods to cut around traffic or use Waze to get to the desired destination faster.

I think that finding a location near a large parking lot like the Kaiser Station location would make much more sense - how about a spot near Washington Square where the street traffic is designed for a situation like this? In-and-Out has a great following and appears to be a good employer. The real issue has nothing to do with them as a company or dining option - it is a very bad location and once established will have long term consequences for a very busy tributary and the surrounding community.

PLEASE do not allow this very popular destination to build on the proposed location.

Phillip Rosebrook

Schedule a call - <https://calendly.com/phillip-rosebrook/60min>

Partner, Business Mentors

O: (541) 359-4117

C: (541) 912-5153

Phillip@BusinessMentors.net

www.businessmentors.net

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Sandy Freund

From: LUT Development
Sent: Tuesday, June 21, 2022 8:28 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] No, no, no!

Follow Up Flag: Follow up
Flag Status: Flagged

From: Maureen Berrie-Lawson <grumpyswife925@gmail.com>
Sent: Saturday, June 18, 2022 2:09 AM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] No, no, no!

I'm sure I'm not the only response to say it's nearly impossible to get in and out of Target (no pun intended) to pick up prescriptions now that Chick-Fil-A is on this corner. Allowing an In and Out in the same block will make it more so. I have recently taken to going the back way out, hitting Canyon Rd and making my way through Laurelwood neighborhood to get home off Beaverton-Hillsdale Hwy at SW 42nd. Just yesterday I couldn't even get out of Target's parking lot onto SW 107th. The line of cars was backed up from BHH, north on 107th and into Target's driveway all the way back in front of the entrance to the store, unmoving, and there's no restaurant open there now!

It just happens to be my personal (but shared) opinion that we do not need corporate 'killers' like Chick-Fil-A and In and Out here at all.

Please DO NOT further clog the traffic in this area.

--Maureen Berrie-Lawson, lifelong resident

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Sandy Freund

From: LUT Development
Sent: Tuesday, June 21, 2022 8:28 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] In and out opposition

From: isaac yoder <zickle_1986@msn.com>
Sent: Saturday, June 18, 2022 12:55 AM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] In and out opposition

My name is Isaac yoder and I live at 2335 SW Briggs rd here in Beaverton. I recently read of the in and out building proposal and would like to object. Congestion in Beaverton (that area specifically) is BAD. the city was not designed for the number of people currently living here. I believe this corporate chain will have negative impacts on traffic, but also the quality of life for Beaverton residents living in that neighborhood. We also need to look into the environmental impact of 1000s of cars idling in a parking lot for 30plus minutes at a time. Building a giant parking lot, while turning surrounding streets into parking lots is not positive growth for beaverton. Just say no to in and out!

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Sandy Freund

From: LUT Development
Sent: Tuesday, June 21, 2022 8:30 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] Casefile: L2200066

-----Original Message-----

From: Cat Gerstenschlager <catjohnson@gmail.com>
Sent: Friday, June 17, 2022 6:50 PM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] Casefile: L2200066

I am opposed to the proposed location for the In-N-Out burger. Traffic already backs up terribly on Beaverton Hillsdale and my neighborhood will end up being used as a cut through when the traffic is bad.

Caitlin Gerstenschlager
5650 SW Elm Ave
Beaverton, OR 97005

Sent from my iPhone

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Sandy Freund

From: LUT Development
Sent: Tuesday, June 21, 2022 2:16 PM
To: Sandy Freund
Subject: FW: [EXTERNAL] Out In N Out

From: Nibert, Alan J :LMG Legacy Medical Group <ANIBERT@LHS.ORG>
Sent: Tuesday, June 21, 2022 1:31 PM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] Out In N Out

Hello,

I was just trying to give some input as to the proposed In-N-Out project for Beaverton. Our traffic in this City is atrocious on any given day, and it only gets worse with heavy train traffic. Please consider how much more awful traffic will become if a that restaurant opens in town. Along with the traffic snarls, any other establishment within a certain radius will fail as well (even after surviving the pandemic). No potential customer of any other business in the new restaurant's vicinity will want to patronize that other business. This restaurant will only hurt the City of Beaverton and its current establishments/residents.

Thank you for your consideration.

Sincerely,

Alan Nibert
13050 SW 5th St, Beaverton

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Sandy Freund

From: LUT Development
Sent: Wednesday, June 22, 2022 8:07 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] Comments strongly in favor of project Casefile L2200066

From: Alex Addley <amoodyforkful@outlook.com>
Sent: Tuesday, June 21, 2022 6:55 PM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] Comments strongly in favor of project Casefile L2200066

Hello,

This message is to serve as the strongest possible endorsement of the In N Out burger location on SW Beaverton Hillsdale Highway. As a resident living only 2 blocks away, I stand among those to be the most affected by the new traffic. The massive amount of joy that it would bring to the area makes such traffic concerns trivial in comparison.

In N Out is not just a restaurant; it is a cultural institution. They are also well versed in rapid service and configuring their lots for maximum flow through, and with such a large property it should greatly mitigate the concerns of a few locals. This would be a great boon to Beaverton and I implore you to expedite approval and construction in any way possible.

Thank you,

Alex Addley
4200 SW 107th Ave
Beaverton, OR
97005

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Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Monday, June 20, 2022 9:18 AM
To: Sandy Freund
Subject: Fwd: Casefile Public Comment - Response

Begin forwarded message:

From: Washington County Forms <noreply@co.washington.or.us>
Date: June 19, 2022 at 2:59:37 PM PDT
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>, LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response
Reply-To: Washington County Forms <noreply@co.washington.or.us>

Submitted on Sun, 06/19/2022 - 14:59

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Erin McClaskey

Email

erinmcclaskey@hotmail.com

Address

9525 SW Oak Pl
Beaverton, Oregon. 97005

Your Comments

The proposed location for In N Out on BHH would bring such a high volume of traffic to an area that is already severely congested to a point of catastrophe.

It will inevitably cause commuters to seek side streets into neighborhoods to avoid the traffic that would then create safety hazards in those residential communities.

We already have heavy traffic due to Chick-Fil-A next door. Adding another source will make this area of Beaverton un navigable throughout many times of the day. There are other businesses nearby that people need to reach and would have problems getting to / from due to the congestion these fast food outlets bring.

Please- nobody in this area wants this! We don't need another burger drive through....there are PLENTY

of options up and down BHH and they don't cause traffic and safety issues.
Do the right thing and DO NOT ALLOW THIS TO GO THROUGH!

Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Sunday, June 19, 2022 10:17 AM
To: Sandy Freund
Subject: Fwd: Casefile Public Comment - Response

Begin forwarded message:

From: Washington County Forms <noreply@co.washington.or.us>
Date: June 18, 2022 at 2:07:40 PM PDT
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>, LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response
Reply-To: Washington County Forms <noreply@co.washington.or.us>

Submitted on Sat, 06/18/2022 - 14:07

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Zach Nagy

Email

zachnagy@chef.net

Address

12245 SW 19th Ave
Portland, Oregon. 97035

Your Comments

The choice by the In N Out team to argue that the Keizer In N Out location is not an indicator of traffic is absolutely insane. The plan proposal only addresses cars in the parking lot, not the tens to hundreds that WE KNOW will line up on Beaverton-Hillsdale Highway, busying an already packed thoroughfare. Additionally, Keizer Permanente's Urgent Care location will be severely impacted by the presence In N Out at this location, to the point where hundreds might choose to drive even further to get (potentially life-saving) care because it is too busy around the BHH location. The developers are also ignoring the logistics of placing such a popular establishment right next to a residential zone, and thus are making Beaverton a less welcoming and safe place for families and children.

Sandy Freund

From: LUT Development
Sent: Friday, June 24, 2022 10:06 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] In-n-out burger feedback

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Shelley Zoller <shelleyzoller@yahoo.com>
Sent: Thursday, June 23, 2022 8:27 PM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] In-n-out burger feedback

Hi,

I hope I have reached the right place to provide feedback on this new restaurant location. If not, please redirect to the right person(s).

I live near the proposed site of the new In-n-out burger in Beaverton. If the new location is as successful as they anticipate, I am concerned about the increase in traffic that will result.

We already have two big businesses in the area (Home Depot and Target), as well as Chick-fil-a, that generate lots of traffic in the area. I understand that the company has taken steps to address traffic concerns, but I don't believe that will diminish traffic impacts on Bvtn-Hillsdale.

I am concerned that people will start using more side/ neighborhood streets if Bvtn-Hillsdale becomes more congested. We already have drivers speeding down the street and am worried that we will see more.

If the plans go ahead, as I expect they will, what can be done to ensure local neighborhoods are not impacted?

Thank you for your consideration.

Shelley Zoller
4700 SW Maple Ave
Beaverton, OR. 97005

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Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Tuesday, June 28, 2022 6:37 AM
To: Sandy Freund
Subject: FW: Casefile Public Comment - Response

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@co.washington.or.us <noreply@co.washington.or.us>
Sent: Monday, June 27, 2022 11:39 PM
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>; LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response

Submitted on Mon, 06/27/2022 - 23:38

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Alister Cedeno

Email

cranalister@gmail.com

Address

15455 SW Gleneden Dr
Beaverton, Oregon. 97007

Your Comments

I do not support in-n-out business to be closed to the freeway. It is already difficult to drive during rush hours and having in-n-out in the area, so close to a populated area, will make it worst for every Beaverton resident. I am deeply concern about this location and I do not support it as a Beaverton Resident.

Items that should be considered part of Drive In for application of Zoning Code

Associate Parking – Parking for those serving the drive through is part of the Drive In. In N Out is mostly a drive in therefore all associate parking should be considered part of the drive in.

All drive aisles required to access the drive through within the boundaries of the facility should be considered part of the drive in. Note that In N Out specifically showed queuing in the drive aisle and noted that they had several hundred feet of additional queuing on the site. Given that In N Out intends to use these aisles as queue space it should be considered part of the drive in and not based on an arbitrary line defined to circumvent the code.

These associate parking facilities and drive aisle from the east (main) entrance are at least partially on the OC zoned property that does not allow this type of drive in and therefore the application should not be approved.

The drive aisle could be separated from the restaurant, but this would cause substantial queuing issues and increase the likelihood of impacting Beaverton Hillsdale Highway.

Combining three of parcels rezones all or part of one of the parcels to a less restrictive zone. This should not be allowed without public review and comment.

In N Out noted several reasons that the Keizer location was an outlier and should not be used for queuing and traffic counts. This location will have all the same traits except distance from another In N Out with a population base 5-7 times larger. Although the proposed location may serve a smaller geographic area the population is substantially larger. They claim it is an outlier because it serves the Portland area. It is likely even more patrons from Portland will frequent this location meaning the traffic will likely be much higher than Keizer. The Keizer location is located at the back of a commercial development that is isolated from other businesses and is not adjacent to a major thoroughfare. Point of sale and queuing data for the Keizer location should be gathered and the traffic impact analyzed based on those values adjusted for the larger population. The Los Angeles area locations used for the study serve one quarter of the population that would be served if In N Out opened 3 locations simultaneously in the Portland area. Additionally counts should be taken for the current establishments for comparison and standardized data that is wholly inaccurate should not be used. See Table 1 of the Kittelson report. The existing Azteca and Hawaiian time have never generated the traffic levels noted in the table.

In N Out misrepresented the queuing at the Keizer location by stating it is much smaller in drive thru capacity. True, the arbitrary line has a smaller queuing line than proposed but as was submitted with my original comments they can easily queue over 50 cars. As a reminder the Keizer location can queue these 50 cars without blocking any of their parking or impacting adjacent businesses. Below are photos from 16JUN22 showing queuing well beyond the arbitrary line and an employee that appears to be taking orders (last photo). Waiting in line and ordering food is most certainly queuing and part of the Drive In. For comparison at Keizer with the official line, the three lane section of parking aisle they use, and the two lanes of entrance/exit they use at times the have over 1,000 FT of queue space. The proposed location if they use the drive aisle they have less than 900 FT. In N Out also noted that the site is “much smaller. In fact the immediately adjacent area is somewhat smaller at 1.5 acres compared to 2 acres but this fails to account for adjacent parking for the development.

In N Out continued to misrepresent that they had an addition 250 FT of queuing without impacting circulation. True it does not impact adjacent roads but it will block a portion of their parking. This clearly defines the drive aisles as queuing and part of the drive in not allowed in the OC zone. Lastly they note that they did not block right of way with their traffic. But as can be seen from the previously submitted photo they do block the exit lane that is shared with other businesses.

The TMP is a condition of the Land Use action and should be approved prior to land use approval. This is the only way the public can review and comment. Once land use is approved and a building permit is issued In N Out can not be compelled to develop a reasonable TMP as the certificate of occupancy will not likely be withheld for the TMP. This also provides time for In N Out to demonstrate to all parties that there is a reasonable solution should the traffic be as substantial as the community predicts. The TMP, and temporary measures as proposed by ODOT, should not allow limiting access to adjacent businesses. Eliminating left turn access between 103rd and 107th substantially increases the risk of illegal u-turns on Beaverton Hillsdale Highway. Traffic apps could reroute patrons on to Laurel and 103rd making access to Parker Furniture very difficult.

Ed Trotter

4145 SW 102nd

541-602-6878

edtrotter@comcast.net







Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Thursday, June 30, 2022 7:12 AM
To: Sandy Freund
Subject: Fwd: Casefile Public Comment - Response

Follow Up Flag: Follow up
Flag Status: Completed

Begin forwarded message:

From: Washington County Forms <noreply@co.washington.or.us>
Date: June 30, 2022 at 6:51:46 AM PDT
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>, LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response
Reply-To: Washington County Forms <noreply@co.washington.or.us>

Submitted on Thu, 06/30/2022 - 06:50

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Shawne Martinez

Email

Shawne.Martinez@sbcglobal.net

Address

9130 Southwest 66th Avenue
Tigard, Oregon. 97223

Your Comments

Hello!

My name is Shawne Martinez, I ride an electric cargo bike with our 6 year old in the front cargo bucket all over Washington County and Multnomah County. We've had our bike for 27 months and have enjoyed riding over 11,000 car-free miles.

Getting more people out of their cars and using active mobility is key to meeting our climate goals. Improving walk/roll/bike/transit infrastructure is essential for people to feel safe. Building more car oriented infrastructure is the not the way to a better future. A sedentary lifestyle sitting in a 4,000 pound metal box burning fossil fuel in line at a fast food restaurant is not the way forward. Cars are the second leading cause of death for children. Fewer cars means less congestion, lower emissions, less traffic violence, lower road maintenance costs and a healthier community. Could this space be used for high density housing with healthy food options/retail on the ground floor? A bike share station for people working nearby? A food cart pod with covered bike parking and e-bike charging?

Please prioritize people over cars.

Thank you,
Shawne Martinez

Image description: E-bike charging at Portland Mercado food carts. Many colorful food carts in background.

Attach Documents

- [screenshot_20220630-065006.jpg](#) (1.28 MB)

Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Thursday, June 30, 2022 7:12 AM
To: Sandy Freund
Subject: Fwd: Casefile Public Comment - Response

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Washington County Forms <noreply@co.washington.or.us>
Date: June 29, 2022 at 9:33:25 PM PDT
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>, LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response
Reply-To: Washington County Forms <noreply@co.washington.or.us>

Submitted on Wed, 06/29/2022 - 21:33

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Sara Eaton

Email

saraleaton@gmail.com

Address

6170 Southwest Elm Avenue
Beaverton, Oregon. 97005

Your Comments

I have serious concerns about the traffic that this would generate. The proposed location is already a highly congested area, not just during peak driving hours. No one in this community wants In-N-Out to be put so close to residential neighborhoods. This would encourage people to drive more often and more recklessly through residential streets to avoid the congestion.

This proposal is bad for Beaverton and would deter from residents supporting local small businesses.

Sandy Freund

From: Christy Croghan <ChristyCroghan@msn.com>
Sent: Thursday, June 30, 2022 9:16 AM
To: Sandy Freund
Subject: [EXTERNAL] IN N Out proposed BHHH Location

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the public file that, as a community member and Washington county resident for over 40 years, I highly oppose the addition of and In N Out Business on Beaverton Hillsdale Highway.

The negative impact on businesses in the area will be catastrophic. I myself have started to map out other areas to do my shopping and commerce. The adjoining neighbors will be negatively impacted financially and in their quality of living. Traffic on 217 is already a cluster.....why would this business even be in consideration knowing the FACTS that long lines and HEAVY traffic will be created. If you approve this the community will be severely impacted. PLEASE DO NOT APPROVE IN N OUT on BHH!

Sincerely,
Christy Croghan

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Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Thursday, June 16, 2022 7:34 PM
To: Sandy Freund
Subject: Fwd: Casefile Public Comment - Response

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Washington County Forms <noreply@co.washington.or.us>
Date: June 16, 2022 at 5:13:06 PM PDT
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>, LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response
Reply-To: Washington County Forms <noreply@co.washington.or.us>

Submitted on Thu, 06/16/2022 - 17:12

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Gina Wissmiller

Email

ginawiss@comcast.net

Address

8720 SW White Pine Ln.
Portland, Oregon. 97225

Your Comments

As an almost 20-year resident in the Raleigh Park Neighborhood, I can speak to the already congested nature of Beaverton Hillsdale Hwy and Hwy 217 that we must drive almost every day. There are many more appropriate places for the first In and Out in the Metro area to go versus off an already overcrowded freeway (217), onto a small regional Hwy 8, then through 2 stop lights! The traffic back up will be unbearable. This will cause the locals in our neighborhood to avoid this area to the detriment of all the great new restaurants in the downtown Beaverton area.

I hope you will consider a different location with more room and commercial type spaces for cars instead of shoehorning this massive tourist attraction into our neighborhoods.

The Keizer-Salem location is still a madhouse after many years, and the fact that the traffic patterns here are not being considered is just not right.

I appreciate the opportunity to be heard. Thank you very much!

Sandy Freund

From: Tracy Parker <tparker456@gmail.com>
Sent: Thursday, June 30, 2022 10:28 AM
To: Sandy Freund
Subject: [EXTERNAL] In-N-Out Burger

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning.

I am emailing you to log our protest to the proposed plan to allow an In-N-Out Burger to be built on Beaverton Hillsdale Highway between 103rd and 107th.

Allowing this to happen would have a severe impact to the safety and livability for the local community. The traffic increase when the Chick Fil-a was built was horrific. That stretch of road is continually congested and to add this franchise would only make it increasingly so.

In addition to the congestion, delays and safety issues for pedestrian foot traffic, I believe it would severely impact the other local business in the area - I know that I personally would not frequent any of those locations specifically for that reason.

In addition, traffic in this area is already due to be increased with the planned construction of multiple unit housing complexes going in on Western Avenue. The additional traffic caused by the increase in local residents will make that area a nightmare to navigate during peak times.

I believe WA County has multiple other options that would be less impactful on the community and urge you to explore those.

Tracy Parker

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Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Friday, June 17, 2022 7:57 AM
To: Sandy Freund
Subject: FW: Casefile Public Comment - Response

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@co.washington.or.us <noreply@co.washington.or.us>
Sent: Friday, June 17, 2022 7:51 AM
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>; LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response

Submitted on Fri, 06/17/2022 - 07:50

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Evlyn Brown

Email

evlyn.brown@gmail.com

Address

4080 SW 102nd Ave
Beaverton, Oregon. 97005

Your Comments

Hello,

I am a property owner on SW 102nd Ave, a few blocks from the proposed In and Out Burger. I'm writing to express my concerns about the impact that this business will have on the neighborhood. Traffic on Beaverton-Hillsdale Highway (BHH) is already heavy throughout the day. The intersection at BHH and 107th is frequently backed up on at the light due to the Chickfila there. When traffic on BHH increases, drivers leave the highway and cut through the neighborhood streets. Streets that are not meant for that level of traffic. These streets have no sidewalks, even though they are heavily used by pedestrians.

I do not believe that heavy traffic will be a temporary problem should the In and Out open. Even time I've visited an area that has an In and Out burger, there is a long drive thru line, even in Southern California where they are plentiful. A long drive thru line at this location will extend out on to BHH, further blocking traffic. We see this happening now with Chickfila. I think an In and Out burger at this location would be a major problem for those who live, work, and pass thru this neighborhood. Traffic increasing on BHH will bleed over to Canyon, as well as the neighborhood surface streets.

Increased traffic on the neighborhood streets will make it difficult for families like mine to leave their homes, whether by car or even by foot, as the streets are not designed for high traffic. Please do not let In and Out build at this location. There simply is not room for them to keep their long drive-thru line off the street.

Sandy Freund

From: amyruddy@armomentum.com
Sent: Thursday, June 30, 2022 10:30 AM
To: Sandy Freund
Subject: [EXTERNAL] Please NO to In-N-Out Burger in Beaverton - traffic is already horrible there

Follow Up Flag: Follow up
Flag Status: Flagged

Please **do not** open up an In-N-Out Burger on Beaverton Hillsdale Highway between 103rd and 107th by Chick-fil-A. The traffic is already horrible there, making it a thousand times worse! I know of many people against this as well. It will destroy our traffic flow.



ARmomentum

Amy Ruddy, CEO | (503) 367-7596

amyruddy@armomentum.com | www.armomentum.com

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Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Friday, June 17, 2022 11:02 AM
To: Sandy Freund
Subject: FW: Casefile Public Comment - Response

From: noreply@co.washington.or.us <noreply@co.washington.or.us>
Sent: Friday, June 17, 2022 11:02 AM
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>; LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response

Submitted on Fri, 06/17/2022 - 11:01

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

melissa regehr

Address

8885 sw homewood st
portland, Oregon. 97225

Your Comments

I know none one will listen to people who live in the area, but has anyone visited the Keiser location to see the traffic impact that has occurred there. 3-4 lanes of traffic 25-30 cars long each and that is before the 25 car wait in the drive thru. Even with all of the area provided there the traffic still runs out onto the street blocking traffic trying to get to other areas of the Keiser shopping center. So how does In and Out plan on dealing with 150-200 cars in line at one time, just like the Keiser in and out does? Show us a map of were they are all going to fit plus the parking lot for people who are going into the restaurant. At one time I counted 107 cars for patrons in the keiser in and out. Do your research before thinking everything will just be ok... It is a disgrace that people actually think the 2 acres is going to suffice for the amount of traffic that will occur. But again no one listens to the people who will be affected by this. So I guess Beaverton will be getting a in and out and a lot of 911 phone calls about streets being blocked by hamburger traffic, which I will call every time I see this. I will also sue the county and city if they approve this and traffic blocks emergency traffic and slows down any response to anybody. this could actually cost somebody their life.

Sandy Freund

From: Michele <mcmlcf@comcast.net>
Sent: Thursday, June 30, 2022 11:50 AM
To: Sandy Freund
Subject: [EXTERNAL] Proposed In-N-Out Burger

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sandy and Washington County,

I cannot believe that the idea of putting an In-N-Out burger on Beaverton Hillsdale Highway is still being discussed. Hopefully this is not a done deal for \$\$, and you are not ignoring all your citizens complaints. This would be a complete fail for our community on your part. Who is in charge of this decision? If they decide yes on this they should be fired. We have lived at 6075 SW Arrowwood Lane for 24 years now. Our special little lane has become a cut through due to traffic apps like Waze over the past few years. A restaurant like this will add even more traffic to our little cut through and on Beaverton Hillsdale Highway(BHH). How would anyone with any common sense think that BHH and/or a parking lot would support this traffic? The In-N-Out Burger in Keizer still has a huge line of traffic at all hours and it has been there for years. We need to get to other current businesses in the area. If I was one of those businesses I would be really upset because the community members would avoid that area like the plague because of the increased traffic. Are they giving you some kind of monetary kick back? If you truly had the community that you work for interest in mind you would tell them a big fat NO immediately.

There has got to be a different site that would work better. If they can't tough luck. We are more important than an In-N-Out burger. Chik fil A was enough.

Thanks,
Michele Mott

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Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Friday, June 17, 2022 11:28 AM
To: Sandy Freund
Subject: FW: Casefile Public Comment - Response

Follow Up Flag: Follow up
Flag Status: Flagged

From: noreply@co.washington.or.us <noreply@co.washington.or.us>
Sent: Friday, June 17, 2022 11:21 AM
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>; LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response

Submitted on Fri, 06/17/2022 - 11:21

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Naomi Macioce

Email

nmoran@bu.edu

Address

8423 SW Alden Street
Portland, Oregon. 97223

Your Comments

This location is not appropriate for an In N Out Burger, secondary to major traffic concerns. There are already multiple shopping areas, and Chick Filet, along with with a large medial center (Kaiser) across the street. Currently traffic is often very backed up in that area, affecting all locations. Please do not add an additional popular fast food outlet, with constant turnover and traffic, especially in light of the medical center, it's ambulances, and needs of its many patients, and urgent care center.

Sandy Freund

From: Kennedy Coleman <kennedycoleman98@gmail.com>
Sent: Thursday, June 30, 2022 12:19 PM
To: Sandy Freund
Subject: [EXTERNAL] NO to In-N-Out!!

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am against the planned In-N-Out on SW Beaverton-Hillsdale Highway. This would negatively affect that area that is already struggling with horrible traffic.

There will be lanes blocked because of the In-N-Out crazy. I hope this doesn't pass because it would truly be a mess down there

--

Kennedy Coleman

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Sandy Freund

From: LUT Development
Sent: Friday, June 17, 2022 11:28 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] Concerns about proposed In-n-Out Burger on Beaverton-Hillsdale Hwy

Follow Up Flag: Follow up
Flag Status: Flagged

From: Mark Ross <rossta1414@yahoo.com>
Sent: Friday, June 17, 2022 11:06 AM
To: LUT Development <lutdev@co.washington.or.us>
Cc: Ivy Ross <bravepearl06@gmail.com>
Subject: [EXTERNAL] Concerns about proposed In-n-Out Burger on Beaverton-Hillsdale Hwy

My family and I oppose the In-n-Out Burger proposed for this location. The traffic around the area is already horrible on under-maintained roads which are too small and narrow, with too few lanes and poor traffic lights even for the EXISTING traffic.

The addition of this restaurant would cause not just short-term, but ongoing issues as we see with the popular restaurant chain's location in Keizer. And Keizer has the advantage of an adjacent freeway and a much bigger parking area and adjacent land. The Beaverton-Hillsdale location does not, and grossly lacks the needed space and infrastructure.

It is not an appropriate location for this endeavor. It would be horribly detrimental to all area businesses and neighbors, and for traffic impacts that would cascade for miles onto and beyond area streets and freeways.

Please don't let it happen.

-Mark Ross
Beaverton
(503) 719-2959

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Sandy Freund

From: Kappler, Richard <RichardKappler@corban.edu>
Sent: Thursday, June 30, 2022 1:51 PM
To: Sandy Freund
Subject: [EXTERNAL] Please deny Inn-N-Out application on BH Highway

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Washington County,

Please deny the business application for Washington County, Oregon Casefile L2200066:

Please do not allow the construction of the drive-thru Inn-N-Out (heart disease business) at 10565 SW Beaverton-Hillsdale Highway and on the adjacent eastern property to be approved. Please place a permanent moratorium on the construction of all-new drive-thrus of any kind in Washington County.

Drive-thrus create more gridlock, block sidewalks and bike lanes and even car and bus lanes, discourage walking and riding bikes and using wheelchairs and public transit, encourage people to throw trash out of their car windows onto the street where it ends up in creeks and wetlands and the Tualatin and Willamette Rivers. The nearby Chik-fil-A on Beaverton-Hillsdale Highway, applied for and received the highest amount of car parking spots allowed and they placed barely any landscape alongside SW Beaverton-Hillsdale Highway. The northbound SW 107th Avenue currently gets gridlocked for the grease at Chik-fil-grid which blocks SW Beaverton-Hillsdale Highway and the adjacent bus stop for TriMet bus 54. This also affects TriMet bus 61 which provides service to the largest employer in Portland, Oregon which is OHSU. Bus 61 also goes the VA Medical Center to provide medical service to American military veterans.

The site of 10565 SW Beaverton-Hillsdale Highway, which is part proposed for the Inn-n-out, is already close too many existing drive-thru food businesses. This would make it even more dangerous and deadly for people walking or using a wheelchair or bike to get to the jobs, trails, parks. There are many trails and stairs that connect to and from Beaverton-Hillsdale Highway and Farmington Road. Beaverton is taking a courageous action later this year by turning a nearby crash-prone stroad, SW Western Avenue, into more of a street this year in the adjacent West Five business district in order to eliminate vehicle crashes but to help create more jobs and safer access to public transit. Nearby SW 5th Street, which the city of Beaverton sadly labels as the "5th Street Bypass" on the metal pole signs at its intersection with Western Ave, is a relatively safe route for people to stroll, walk, or ride a bike in order to cross the obstructive 217 freeway.

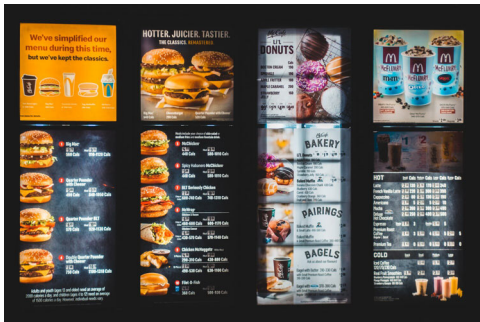
I live less than seventy feet from the West Five business district with roommates and I also work in that business district where thousands of people work. I broke a leg after being hit by a person driving a car on SW Laurelwood Avenue in Beaverton by SW Scholls Ferry Road in 2011 and I strongly advocated for the construction of a continuous sidewalk and street lamps on that dangerous street after Harley Rocher was killed in a hit-and-run crash that remains unsolved since January 15, 2013. Beaverton is finally going to build those two things this year for a street that connects several nearby schools. I have seizures and I'm grateful to have medication and I do not own or drive a car. I enjoy taking public transit, but I wish there was more north and south bus service on the westside of the Portland area and I wish downtown Beaverton had some car

parking meters. There is an extreme lack, to the east of the 217 freeway, of street lamps on SW Allen Boulevard and SW Scholls Ferry Road and SW Beaverton-Hillsdale Highway and SW Canyon Road. Please do not allow the all-new construction of any more drive-thrus of any kind anywhere in Washington County.

The heat wave of the summer of 2021 clearly showed that giant asphalt parking lots help lead to the death of people. So many lives were lost in the heat waves in the summer of 2021 in the Pacific Northwest. It is the urban and suburban heat island effect when those areas lack trees and have too many on and off-street car parking spots.

Drive-thrus are not needed in times of a virus, earthquake, or any crisis.

<https://www.strongtowns.org/journal/2020/9/21/no-we-still-dont-need-drive-throughs>



No, We Still Don't Need Drive-Throughs

A drive-through is a markedly low-returning land use, in terms of the tax revenue it brings in versus other uses of the same land. It just so happens that the article that first brought Strong Towns to many readers' attention way back in 2012 was a proof of exactly this concept: a brand new Taco John's in Brainerd, Minnesota, when you actually do the math, is significantly less valuable than ...

www.strongtowns.org

Sincerely,
Rick Kappler from Beaverton, Oregon
volunteer of Adopt-a-Road in Washington County, Oregon
formerly a member of SWTrails

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Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Friday, June 17, 2022 12:46 PM
To: Sandy Freund
Subject: Fwd: Casefile Public Comment - Response

From: noreply@co.washington.or.us <noreply@co.washington.or.us> on behalf of Washington County Forms <noreply@co.washington.or.us>
Sent: Friday, June 17, 2022 12:06:22 PM
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>; LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response

Submitted on Fri, 06/17/2022 - 12:06

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Derek Becker

Email

beckers@zzz.com

Address

9845 SW Eagle Ln
SW Eagle LN
Beaverton, Oregon. 97008

Your Comments

I support approving this application. Let business happen. In-N-Out has done everything they can to alleviate concerns.

MEMORANDUM

Date: June 28, 2022 Project #: 25622
To: Garrett Stephenson & Joe Gaon, Schwabe
Cassie Ruiz, In-N-Out Burger
From: Julia Kuhn
Project: In-N-Out Burger
Subject: Response to Comments Received at the Hearing's Officer Hearing on June 16, 2022

This memorandum is intended to supplement our oral testimony to the Hearing's Officer as well as our previously submitted reports into the land use record for the proposed In-N-Out Burger on Beaverton-Hillsdale Highway. In particular, the following topics are addressed:

- Traffic during opening conditions versus trip generation during stabilized conditions
- Trip estimates for the two restaurants currently on-site
- Traffic Management Plan performance metrics
- Potential additions to the geographic scope addressed by the TMP

Traffic during the Opening versus Stabilized Conditions

The evaluation of the four access scenarios studied in collaboration with the Oregon Department of Transportation (ODOT) and Washington County staff are based on a "stabilized" scenario:

- A "stabilized" trip generation scenario is one in which more than one store is open in the Metro area and the store is operating under what can be considered typical (i.e., not opening period) conditions.
- In-N-Out Burger stores are not open until 10:30 AM so the analysis focused on the weekday PM peak hour.
- The trip generation rates (discussed herein) are based on measured rates at other In-N-Out locations and reflective of both in-store dining and drive-through options available to customers. In-N-Out Burger stores typically operate with approximately 50 percent in-store dining and 50 percent drive-through.

In contrast, opening period traffic conditions (i.e., during the initial period in which heavier traffic is anticipated) are addressed through a Transportation Management Plan (TMP) that will be custom-tailored for this site in coordination with the City, County, TriMet (if applicable), ODOT, the Washington County sheriff's office, and any other impacted service providers.

Trip Generation

On behalf of In-N-Out Burger, Ganddini Group, Inc. (traffic engineers headquartered in California) has collected and analyzed trip generation and queuing data at several In-N-Out Burger stores to help guide the evaluation of transportation impacts during “stabilized” conditions. As discussed in our access report, the stores evaluated were agreed upon with the agency staff and include:

- Fort Worth, Texas – at the time of the data collection, this store represented a relatively new/emerging market for INO in the geographic area
- Six locations within California, including Redwood City, Rocklin, Vacaville, Fairfield, Long Beach and near the Los Angeles Airport (LAX).

Based on the seven stores surveyed, Table 1 presents the trip generation for the stabilized condition; this trip generation was included in our report and applied in our access evaluation.

Table 1. Trip Generation

Land Use	Data Source	Size (sq ft)	Total Daily Trips	Weekday PM Peak Hour		
				Total Trips	In	Out
Fast Food Restaurant	In-N-Out Burger Data	3,885	1,894	162	85	77

In reviewing Table 1, we note that the rates are 25 – 30 percent higher than those presented in the *Trip Generation Manual* (as published by the Institute of Transportation Engineers (ITE)) for a fast-food restaurant with a drive-through window. We did not use the ITE data for our access evaluation.

Trip Generation for the Existing Restaurants

Our access evaluation presented a table comparing the trip generation that could be expected if the existing restaurants on-site were re-occupied and fully operational. However, as noted in our report, the access evaluation did not rely on those estimates but rather the actual trips measured at the driveways on the day of the traffic counts, when both restaurants had below average traffic.

Traffic Management Plan

As discussed in our reports, In-N-Out Burger opens its stores with a carefully crafted Traffic Management Plan (TMP) specific to the surrounding street network, the adjacent land uses, the number of stores in the market, and collaboration with agency staff and emergency service providers. These TMPs are prepared in detail at the time in which opening is anticipated to ensure that they reflect the conditions anticipated when the store will be opened.

As noted at the hearing, In-N-Out Burger brings in their “All-Star” team, which is a dedicated team that travels to new stores to staff operations during opening conditions and to train the locally-hired staff who will take over once it is appropriate to do so for the market. Off-site traffic management is handled by licensed traffic management firms and/or law enforcement personnel retained by In-N-Out Burger to facilitate opening period operations.

The specifics of the TMP will be developed in collaboration with the agency partners, including the applicable performance metrics. Example performance metrics can be tiered and might include, but are not limited to, the following:

- Left-turn lane providing entry access to the site exceeds available queue storage
- Entry queue at the site driveway extends to the state highway

As noted at the hearing, the metrics are not volume-to-capacity (V/C, i.e., “congestion”) based but instead are related to safety. They will also address the need to identify “dynamic performance triggers” to help In-N-Out Burger and agency partners address and respond to changing conditions during the opening period.

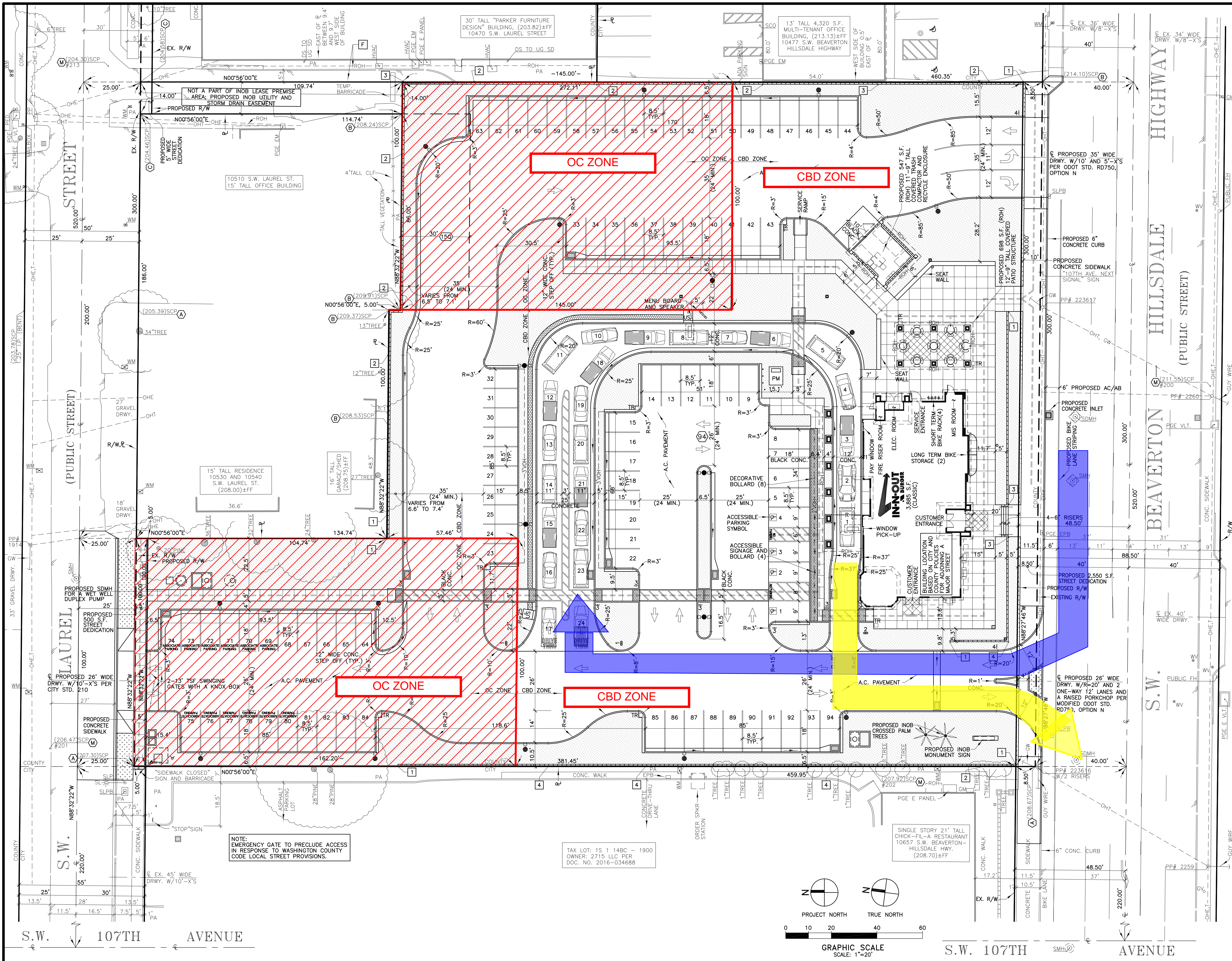
Specific transportation management actions will be identified and will include specific tactical measures to be implemented by the designated professional traffic control firm, law enforcement personnel or other parties identified in the plan.

Potential Additions to the Geographic Scope Addressed by the TMP

City of Beaverton staff and some of the residents testifying at the hearing expressed a desire to include both SW Western Avenue and the SW 102nd Avenue/SW 103rd Avenue corridor (including a segment of SW Kennedy Street connecting the two roadways) included in the TMP. Based on discussions with In-N-Out staff, the following modification to land use Condition of Approval II.8 to add II.8.f and II.8.g is proposed:

8. The TMP shall monitor and address traffic operations along the following roadways (coverage area):
 - f. SW Western Avenue between SW Beaverton-Hillsdale Highway (OR-10) and SW 5th Avenue
 - g. The SW 102nd Avenue/SW 103rd Avenue corridor (including the segment of SW Kennedy Street) between SW Beaverton-Hillsdale Highway and SW Canyon Road.

Please let us know if you need any additional information.



LEGEND

[Symbol]	NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOOR PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.	[Symbol]	LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
[Symbol]	PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL.	[Symbol]	LL PROPOSED INOB LEASE PREMISES LINE.
[Symbol]	PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON-SITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH) AND VEHICLE OVERHANG (VOH) CONSISTING OF APPROXIMATELY 23,326 SQUARE FEET (25.1%).	[Symbol]	VOH VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
[Symbol]	BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.	[Symbol]	--- ADA ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C33 FOR SPECIFIC SLOPES AND GRADES.
[Symbol]	VEHICLE DETECTOR LOOP.	[Symbol]	[Symbol] PGE ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
[Symbol]	PROPERTY LINE.	[Symbol]	[Symbol] PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
[Symbol]	OUTDOOR SEATING PATIO TABLE WITH UMBRELLA (4 SEATS).	[Symbol]	[Symbol] NEW CONCRETE SIDEWALK.
[Symbol]	OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).	[Symbol]	[Symbol] REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C36.
[Symbol]	OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (2 SEATS).	[Symbol]	[Symbol] REFER TO SHEET C33 FOR ENCROACHMENT NOTES.
[Symbol]	NEW 3" TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.	[Symbol]	[Symbol] PROPOSED PRECAST CONCRETE MODULAR WETLANDS UNIT W/ LANDMOD-6-8-5'-0"-V STORMWATER BIOFILTRATION SYSTEM.
[Symbol]	NEW 3" TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.	[Symbol]	[Symbol] 24" WIDE MATTED INOB ASSOCIATE RETAINING WALL IN FEET WITH A 46" TALL TUBE STEEL FENCE (TSF) ON TOP WHEN THE EXPOSED HEIGHT IS GREATER THAN 30".
[Symbol]	NEW PEDESTRIAN CROSSWALK SIGN.	[Symbol]	[Symbol] CURB FACE.
[Symbol]	NEW ACCESSIBILITY ENTRY SIGN.		
[Symbol]	IN-N-OUT BURGER.		
[Symbol]	PROPOSED TAN COLOR SPLIT-FACE CMU WALL AND 2" CAP.		

- GENERAL NOTES**
- IN-N-OUT BURGER GROSS SITE AREA: 97,701 SQ. FT. OR 2.243 ACRES.
 PROPOSED 5' LAUREL STREET DEDICATION: 570 SQ. FT. OR 0.013 ACRES.
 PROPOSED 8.5' BEAVERTON-HILLSDALE HIGHWAY DEDICATION: 2,550 SQ. FT. OR 0.059 ACRES.
 MINUS NET FLAG STRIP AT NORTHEAST CORNER: 1,536 SQ. FT. OR 0.035 ACRES.
 NET SITE AREA: 93,045 SQ. FT. OR 2.136 ACRES.
 - EXISTING COUNTY ZONE: CBD (COMMUNITY BUSINESS DISTRICT) FOR TAX LOTS 15114BC02000, 15114BC02400 AND 15114BC02401 FRONTING S.W. BEAVERTON-HILLSDALE HIGHWAY.
 OC (OFFICE COMMERCIAL DISTRICT) FOR TAX LOT 15114BC02100 FRONTING S.W. LAUREL STREET.
 - GENERAL LAND DESIGNATION:
 - EXISTING LAND USE: ONE-STORY 3,555 SQUARE FOOT "HAWAIIAN TIME" RESTAURANT WITH A SINGLE 170' LONG DRIVE-THRU LANE AND 81 SURFACE STRIPED AND UNSTRIPED PARKING SPACES FOR THE PROPERTY AT 10565 S.W. BEAVERTON-HILLSDALE HIGHWAY.
 ONE-STORY 6,043 SQUARE FOOT "AZTECA MEXICAN RESTAURANT" AND 60 SURFACE STRIPED PARKING SPACES FOR THE PROPERTY AT 10505 S.W. BEAVERTON-HILLSDALE HIGHWAY.
 - SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA PLUS OUTDOOR PATIO SEATING AREA = 24 MINIMUM PARKING SPACES REQUIRED.
 12.4 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA PLUS OUTDOOR PATIO SEATING AREA = 58 MAXIMUM PARKING SPACES
 - IN-N-OUT BURGER URBAN BUILDING AREA = 3,885 S.F.
 INDOOR SEATING = 84 SEATS.
 OUTDOOR SEATING = 34 SEATS (10 TABLES).
 OUTDOOR SEATING AREA = 698 S.F. STRUCTURE PLUS 64 S.F. EACH FOR 0-4 SEAT TABLES (0 S.F.) PLUS 20 S.F. FOR 3-2 SEAT TABLES (60 S.F.) = 758 S.F.
 - REQUIRED LANDSCAPE AREA WITHIN PROPERTY (15%) = 14,178 S.F.
 - LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 23,326 S.F. (25.1%).
 - IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE
 - ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
 - COUNTY TAX LOT: 15114BC02100, 15114BC02000, 15114BC02400 AND 15114BC02401.

SHEET INDEX OF COUNTY ENTITLEMENT DRAWINGS

NO.	SHEET TITLE
C30.0	COUNTY ENTITLEMENT NEW SITE PLAN
C31.0	COUNTY ENTITLEMENT TRAFFIC MANAGEMENT PLAN
C31.1	COUNTY ENTITLEMENT EXISTING SITE PLAN
C32	COUNTY ENTITLEMENT DEMOLITION PLAN
C33	COUNTY ENTITLEMENT GRADING AND DRAINAGE PLAN
C34	COUNTY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C35	COUNTY ENTITLEMENT DRAINAGE ANALYSIS SITE PLAN
C36	COUNTY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C37	COUNTY ENTITLEMENT BOUNDARY AND EASEMENT MAP
LPP.1	COUNTY ENTITLEMENT LANDSCAPE PLANTING PLAN
LOC.1	COUNTY ENTITLEMENT SITE CONSTRUCTION CONCEPT DETAILS PLAN

DEVELOPER:
 IN-N-OUT BURGER
 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: CASSIE RUIZ
 PHONE: 626 813-8226

Underground Service Alert
 Call: Toll Free
811
 TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

▲	
▲	
▲	
▲	
▲	

GHA PROJECT NO. ---
GHA
 Architecture/Development
 14901 Quorum Drive
 Suite 300
 Dallas Texas 75254
 Ph: (972) 239-8884
 Fax: (972) 239-5054

CIVIL ENGINEER:
MSI ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
 301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA 91773
 (909) 305-2395 FAX (909) 305-2397
 AARON D. PELLOW
 R.C.E. 91119
 DATE 01-26-2022
 EXPIRES: 12-31-2022

IN-N-OUT BURGER
 10505 AND 10565 SW BEAVERTON-HILLSDALE HIGHWAY
 BEAVERTON AREA OF WASHINGTON COUNTY, OR 97005

COUNTY ENTITLEMENT NEW SITE PLAN
C30.0

Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Friday, June 17, 2022 12:46 PM
To: Sandy Freund
Subject: Fwd: Casefile Public Comment - Response

From: noreply@co.washington.or.us <noreply@co.washington.or.us> on behalf of Washington County Forms <noreply@co.washington.or.us>
Sent: Friday, June 17, 2022 12:06:49 PM
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>; LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response

Submitted on Fri, 06/17/2022 - 12:06

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Dorothy Aeto

Email

diaeto@gmail.com

Address

1600 SW Dellwood Ave
Portland, Oregon. 97225

Your Comments

Aloha - I live in Cedar Hills, but my son and his family live in Raleigh West right in the neighborhood of the proposed Inn and Out on Bvtn-Hlsdle Hwy. I travel past that location frequently, and I am very, very, very concerned about the amount of TRAFFIC and INCONVENIENCE that is currently on that road due to the Chick-Fil-A! Adding another HIGH VOLUME DRIVE THRU will create yet another TRAFFIC KNOT - from that area to Target to freeway entries to Bvrtn Fred Meyer to Lombard down to Beaverton HS!!! Even with an added acre of land to accomodate parking, etc., I do not believe that the Inn and Out proposal adequately addresses traffic concerns for all of us who LIVE IN THIS COMMUNITY. Therefore, I am writing in opposition to an Inn and Out being built at the current Hawaiian Time/old Azteca site. I understand that locating a corporate citizen like this is good for Wash county and Beaverton in terms of jobs, tax revenues, etc. I certainly support sensible and reasonable business development in our community; however, not at the cost of the livability issues that have been raised with this SPECIFIC location!! Please consider that the citizens of this democratic (govt by, of and for the people) community are OVERWHELMINGLY opposed to this proposal. Planning depts are the experts when it comes to building and developing, BUT they must also do their work within the CONTEXT of how any development will affect the surrounding residential areas and traffic



Oregon

Kate Brown, Governor

Department of Transportation

Region 1 Headquarters
123 NW Flanders Street
Portland, Oregon 97209
(503) 731.8200
FAX (503) 731.8259

June 30th, 2022

ODOT Case No: 11755

To: Sandy Freund, Washington County Senior Planner

From: Marah Danielson, ODOT Senior Planner

Subject: Case File L2200066-SU/D/PLA/PLA: In and Out Burger Development

June 15th, 2022 Letter to the Hearings Officer from Garrett H. Stephenson, Condition II (F) Traffic Management Plan

Traffic Management Plan Conditions of Approval

Condition II (F) 9

ODOT strongly supports the wording of the conditions of approval relating to the Traffic Management Plan (TMP) as recommended in the Staff Report. ODOT and County staff worked collaboratively to develop the condition language based on the traffic impact analysis (TIA) submitted by the Applicant. The land use decision will be based on this analysis and establish community expectations.

Queues spilling back onto the highway during the “opening period” will be managed through development and implementation of the Traffic Management Plan. The Traffic Management Plan has not been submitted for review and approval to date; nor have the traffic control measures and how they will be implemented. The definition of “opening period” and “normal period” are based on the traffic study submitted for the records (TIA). Establishing a baseline for ODOT and Washington County to determine when the TMP is no longer needed through condition II (F) 9 will provide assurance to the public that the development complies with county code criteria as it relates to safe and adequate transportation facilities. The proposed strike through removal eliminates the definition for “opening period” and “normal period” in relationship to the TIA submitted with the land use application.

Condition II (F) 11

ODOT strongly supports the wording of the condition of approval relating to the highway access during the “opening period” as recommended in the Staff Report. The proposed site plan for the development shows the eastern highway access operating with full movements into the site. Site access to Beaverton-Hillsdale Highway is regulated by ODOT through OAR 735.51. The Staff Report language establishes the measures ODOT will take to ensure that access to the highway operates safely limiting impediment of highway operations and ensuring safer access to neighboring businesses.

Hearings Officer Questions for ODOT

1. Off Site Employee Parking

It is our understanding that the applicant intends to provide off site employee parking during the “opening period” as part of the Traffic Management Plan.

2. Beaverton-Hillsdale Highway Western Access Restriction

In ODOT’s letter dated April 22nd, 2022, we stated that turning movements at the western access would be restricted to right-out only during the “opening period” and that right-in/right-out movements would be allowed during the “normal period.” ODOT has reconsidered this position and determined that right-in/right-out movements will be allowed during both periods of operation.

3. Access to Laurel St

ODOT is aware that the County Engineer has determined that access to Laurel St will not be approved. We encourage the County Engineer to reconsider the value of additional access for the proposed development to the transportation network via Laurel St. There are limited transportation facilities to accommodate the traffic demand by the proposed development. Beaverton-Hillsdale Highway is a five lane facility with high traffic volumes. Vehicle turning movements at the highway accesses will be restricted primarily during the “opening period.” Vehicles will not be able to make left turning movements out of the site. ODOT anticipates that vehicles will utilize the local streets to get to their destinations using 107th Ave, Laurel St and 103rd Ave. Vehicle access to Laurel St would benefit the safety of the ODOT transportation system and overall circulation by providing a route for left turning vehicles to use the signalized intersection at 107th Ave and Beaverton Hillsdale Highway. Access to Laurel St has been identified by ODOT as a high priority for reducing the queueing pressure on the highway and to improve safety.

patterns. There is SIMPLY NO ROOM FOR INN and OUT on B-H Hwy.

Inn and Out has DEEP POCKETS, and I am certain that they could locate another commercial space for their fine drive-thrus where traffic is not an issue and where they would be welcomed with open arms --- like PETERKORT SHOPPING AREA which is being redone.

PLEASE PLEASE listen to the citizenry over the corporate interests at this time of our nation's history and our community's growth.

WE NEED REPRESENTATIVES IN GOVT WHO LISTEN TO THE PEOPLE. IT IS YOUR DUTY.

DO NOT APPROVE INNandOUT on B-H HWY.

Thank you for reading my comments, and I sincerely hope that the voices of all the PEOPLE, not just the money of INN and OUT, are being HEARD.

Dorothy Aeto

Sandy Freund

From: LUT Development
Sent: Friday, June 17, 2022 1:17 PM
To: Sandy Freund
Subject: FW: [EXTERNAL] In-n-out

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Ivy Ross <bravepearl06@gmail.com>
Sent: Friday, June 17, 2022 12:06 PM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] In-n-out

Hello,

I love burgers and shakes but my office building is located across from the new proposed location for In-N-Out burger restaurant on Beaverton-Hillsdale Hwy. Ever since the Chik-fila opened traffic gets backed up from the parking lot to the main street. The intersection at the chik-fila doesn't have separate turn lanes for left turn/straight through traffic and is already backed up and dangerous. There just isn't enough space for this restaurant at this location considering the amount of traffic that will be attracted to the area.

Thank you for your consideration.

Ivy Ross
10700 SW Beaverton-Hillsdale Hwy ste. 460 Beaverton
97005

Sent from my iPhone

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Sandy Freund

From: Kari Kappler <jkk76@comcast.net>
Sent: Thursday, June 30, 2022 3:31 PM
To: LUT Development
Cc: Sandy Freund
Subject: [EXTERNAL] Regarding case # L2200066

...

Dear Washington County, Oregon,

Please deny the business application for Washington County, Oregon of Casefile L2200066:

- **Negative effects on community** - due to:

- Noise
- Disturbance
- Traffic congestion

-
- Sincerely,
- Kari K.

-

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Sandy Freund

From: Doria Mateja-Stellmacher
Sent: Friday, June 17, 2022 3:16 PM
To: Sandy Freund
Subject: FW: Casefile Public Comment - Response

From: noreply@co.washington.or.us <noreply@co.washington.or.us>
Sent: Friday, June 17, 2022 3:15 PM
To: Doria Mateja-Stellmacher <Doria_Mateja@co.washington.or.us>; LUT Development <lutdev@co.washington.or.us>
Subject: Casefile Public Comment - Response

Submitted on Fri, 06/17/2022 - 15:14

Submitted by: Anonymous

Submitted values are:

Casefile Number

L2200066

Your Name

Matt Dela Pena

Address

4805 SW Maple Ave
Beaverton, Oregon. 97005

Your Comments

The intersection of 107th and Beaverton-Hillsdale is already heavily impacted by the Chick-fil-A. I do not support another car magnet in this neighborhood. In-N-Out is better suited on Allen Blvd immediately east of OR 217. But if the In-N-Out is built, that intersection needs to be updated with dedicated left turn lanes and timed traffic lights.

Sandy Freund

From: Brooke Bruneau <brooke611@gmail.com>
Sent: Thursday, June 30, 2022 3:59 PM
To: Sandy Freund
Subject: [EXTERNAL] Concern for In-N-Out Burger in Beaverton

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Sandy,

I'm writing to voice my concern about having an In-N-Out Burger on Beaverton Hillsdale Hwy in Beaverton. I live not far from the location and I'm concerned that it will bring traffic that will exceed county and state maximums. The traffic will also greatly interfere with the Kaiser facility on Western Ave. The traffic noticeably increased a lot with Chic-fil-A. From what we saw with the In-N-Out Burger in Kaizer, OR, I fear the same problems will plague Beaverton.

Thank you,
Brooke Bruneay

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Sandy Freund

From: LUT Development
Sent: Tuesday, June 21, 2022 8:30 AM
To: Sandy Freund
Subject: FW: [EXTERNAL] Casefile L2200066

Follow Up Flag: Follow up
Flag Status: Flagged

From: Cheyenne Schlobohm <cschlobohm1@gmail.com>
Sent: Friday, June 17, 2022 4:41 PM
To: LUT Development <lutdev@co.washington.or.us>
Subject: [EXTERNAL] Casefile L2200066

<https://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/frequentlydiscussedprojects.cfm#L2200066>

Regarding the in and out burger in Beaverton.

This a terrible idea. I commute on this road with no alternative to get to my work, and it's already a nightmare since chick fil-e was allowed to open. They consistently block the right lane of traffic going westbound, jam the intersection, and have folks blocking red lights because they can't turn because the line is so long at the fast food facility.

If you have cameras on that intersection, I highly recommend you watch several hours of footage. It's dangerous, reckless, and incredibly poor planning of the city to allow such a popular and disruptive chain to enter in to that spot.

They clearly have the fans, and the money. Make them go elsewhere. This road is too small for both of them next door to each other.

Please listen to your neighbors.

Thanks,
Cheyenne

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Sandy Freund

From: Mike Hale <kiteguy.hale@gmail.com>
Sent: Monday, June 20, 2022 4:39 PM
To: Sandy Freund
Cc: Stephen Shane; Louisa Bruce
Subject: [EXTERNAL] In-N-Out Hearing Testimony

Dear Sandy, Please add our Neighborhood testimony to the open record. Thank You,
Michael Hale

Washington County Planning Hearing casefile/Project L2200066-SU/D/PLA/PLA
Re: proposed In-N-Out Burger at 10565 SW Beaverton-Hillsdale Hwy,

From the 103rd Ave Neighborhood Group
June 20th, 2022

I mentioned our neighborhood group in both my written and my Zoom testimony. Many were unable to participate in the Zoom Hearing due to work, school, or traveling. We wanted to go on record as opposing the In-N-Out Burger at this location. We believe there are better locations. And we do not believe this fast food restaurant at this site is compatible with our understanding of the Washington County Sustainability Plan, nor the Beaverton City Livability Plan, Transportation Plan, and City Vision. Since In-N-Out have already stated their intention to join the City of Beaverton, they should be held to those standards.

Today, on a weekday, Chic-fil-A had cars backed up Beaverton-Hillsdale Hwy blocks past Western Ave from the East, snaking around the corner on 107th, and clogging the left turn lane from the West. There is simply no way this area can add to this congestion without harm to local businesses and residences.

Respectfully submitted,

Michael & Sheila Hale 4384 SW 103rd Ave, 97005 kiteguy.hale@gmail.com, 503-720-5821
Becca & Jessie Waker 4395 SW 103rd Ave
Frank & Kim Laza 4375 SW 103rd Ave
Ron & Hannah Boyer 4335 SW 103rd Ave
Scott & Rebecca Davis 4325 SW 103rd Ave
Evan & Jessie Miller 4300 SW 103rd Ave
Jackson & Alysa Wood 4420 SW 103rd Ave
Jeff Wycoff 4100 SW 103rd Ct.
Inanc Tarhan & Meghan Cansler 10330 SW Kennedy St
Douglas & Carri Havelly 4235 SW 102nd Ave

Sent from my iPad

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