

RECEIVED

CITY OF BEAVERTON

MAY 28 2020

City of Beaverton  
Planning Services  
**Beaverton**  
O R E G O N

Community Development  
Department

**Planning Division**

12725 SW Millikan Way  
PO Box 4755

Beaverton, OR. 97076

Tel: (503) 526-2420

Fax: (503) 526-2550

[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

OFFICE USE ONLY

FILE #: DI 2020-0002

FILE NAME: Holman's Funeral & Cremation Service

TYPE: 2

RECEIVED BY: \_\_\_\_\_

FEE PAID: 1072

CHECK  CASH: \_\_\_\_\_

SUBMITTED: 5/28/20

LWT DESIG: \_\_\_\_\_

LAND USE DESIG: NC

NAC: West Slope

**DIRECTORS INTERPRETATION APPLICATION**

**APPLICANT:**  Use mailing address for meeting notification.

Check box if Primary Contact

COMPANY: Holman's Funeral & Cremation Service

ADDRESS: 2610 SE Hawthorne Blvd.

(CITY, STATE, ZIP) Portland, Oregon 97214

PHONE: 503-232-5131

FAX: \_\_\_\_\_

E-MAIL: cameronholmes@gmail.com

SIGNATURE: *Cameron Holmes*

CONTACT: Cameron Holmes (General Manager)

(Original Signature Required)

**APPLICANT'S REPRESENTATIVE:**

Check box if Primary Contact

COMPANY: Clifford A. Paulsen

ADDRESS: 2610 SE Hawthorne Blvd.

(CITY, STATE, ZIP) Portland, Oregon 97214

PHONE: 503-780-3958

FAX: \_\_\_\_\_

E-MAIL: Paulsencliff@gmail.com

SIGNATURE: *Clifford A. Paulsen*

CONTACT: Cliff Paulsen (Owner's Representative)

(Original Signature Required)

**PROPERTY OWNER(S):**  Attach separate sheet if needed.

Check box if Primary Contact

COMPANY: Holman's Funeral Service

ADDRESS: 2610 SE Hawthorne Blvd.

(CITY, STATE, ZIP) Portland, Oregon 97214

PHONE: 503-232-5131

FAX: \_\_\_\_\_

E-MAIL: dlh8215@aol.com

SIGNATURE: *Daniel L Holmes*

CONTACT: Daniel Holmes (President)

**Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.**

**PROPERTY INFORMATION (REQUIRED)**

SITE ADDRESS: 3230 SW 87th Ave. Beaverton, Oregon 97225

AREA TO BE DEVELOPED (s.f.): \_\_\_\_\_

ASSESSOR'S MAP & TAX LOT #    LOT SIZE    ZONING DISTRICT

1S111DA-01600    .23 Acres    \_\_\_\_\_

1S111DA-01500    .20 Acres    \_\_\_\_\_

EXISTING USE OF SITE: Dog washing Facility

(previously a convenience store)

PROPOSED DEVELOPMENT ACTION: Funeral Home

w/ Cremation unit to be installed in new garage addition w/ two apartments

PRE-APPLICATION DATE: \_\_\_\_\_

# DIRECTORS INTERPRETATION SUBMITTAL CHECKLIST

## WRITTEN STATEMENT REQUIREMENTS



- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).  
▪ *Have you submitted for a permit from another division?*



- B. CHECKLIST.** Provide **one (1) completed** copy of this four page checklist.



- C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. In the written statement, please:

- Identify the section of the Development Code for which the applicant requests an interpretation.
- Describe the requested interpretation of the section of the Development Code.
- Provide a description of the reason for the interpretation request including but not limited to how the section to be interpreted currently applies, how it would apply under the requested interpretation, any previously identified differences in interpretation between the applicant and the staff
- Provide individual findings specifically addressing how and why the proposal satisfies each of the criteria in Section 40.25.15.1.C.1-6 of the City's *Development Code* (ORD 2050), attached.



- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.



- E. SITE ANALYSIS INFORMATION (Required only if site specific):**

- |  |  |
|--|--|
| <input type="checkbox"/> Proposed parking modification: _____ sq. ft.      | <input type="checkbox"/> Existing building height: <u>16</u> _____ ft. |
| Proposed number of parking spaces: <u>15</u>                               | Proposed building height: <u>24</u> _____ ft.                          |
| Proposed use: <u>Funeral Home</u>  | Existing building area: <u>2,457</u> _____ sq. ft.                     |
| Parking requirement: <u>9 to 15</u>  | Proposed building modification: _____ sq. ft.                          |
| <input type="checkbox"/> Existing parking area: <u>5,500</u> _____ sq. ft. | <input type="checkbox"/> Existing landscaped area: _____ sq. ft.       |
| Existing number of parking spaces: <u>15</u>                               | Percentage of site: _____ %  |
|  | Proposed landscape modification: _____ sq. ft.                         |
|  | Percentage of site: _____  |



- F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer, at (503) 681-3653 or [ObermillerL@CleanWaterServices.org](mailto:ObermillerL@CleanWaterServices.org)



- G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**  
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.



- H. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.

## PLANS & GRAPHIC REQUIREMENTS

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36". Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

**Include all of the following information:**



**A. EXISTING CONDITIONS PLAN (Required only if application is site specific):**

- 1. North arrow, scale and date of plan.
- 2. Vicinity map.
- 3. The entire lot(s), including area and property lines dimensioned.
- 4. Points of existing access, interior streets, driveways, and parking areas.
- 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- 6. Existing right-of-way and improvements.
- 7. Dimension from centerline to edge of existing right-of-way.
- 8. Existing topographical information, showing 2 ft. contours.
- 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- 11. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
- 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*



**B. DIMENSIONED SITE PLAN (Required only if application is site specific):**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Dimension from centerline to edge of proposed right-of-way.
- 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- 8. Location of storm water quality/detention facilities.
- 9. Boundaries of development phases, if applicable.
- 10. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
- 11. Sensitive areas, as defined by CWS standards.
- 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

NA

**C. LANDSCAPE PLAN (Required only if site specific):**

- 1. North arrow, scale and date of plan.
- 2. The entire lot(s).
- 3. Points of access, interior streets, driveways, and parking areas.
- 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- 5. Proposed right-of-way, dedications and improvements.
- 6. Boundaries of development phases, if applicable.
- 7. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
- 8. Sensitive areas, as defined by the CWS standards.
- 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- 11. The location and design of landscaped areas for variance, indicating all plant materials, including genus, species, quantity, plant sizes, and spacing.
- 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
- 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
- 14. Proposed location of light poles, bollards and other exterior illumination.
- 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

NA

**D. ARCHITECTURAL ELEVATIONS:** Provide, *if relevant to interpretation request*, drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.

NA

**E. MATERIALS BOARD:** Provide, *if relevant to interpretation request*, one (1) 8½"x11" or one (1) 8½"x14" Materials Board that includes examples of all building materials, colors, and textures of exterior surfaces for building(s) and structure(s). *Materials Boards provided at a size other than what is indicated above will not be accepted.*

NA

**F DESCRIPTION OF MATERIALS AND FINISHES FORM:** Provide, *if relevant to interpretation request*, one (1) completed copy of the Materials and Finishes Form with the application submittal.

**Note:** Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

*I have provided all the items required by this four (4) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.*

Peter F Fry

Print Name

*Peter F Fry*

Signature

503 703 8033

Telephone Number

5/24/20

Date

## DIRECTORS INTERPRETATION SUBMITTAL CHECKLIST

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS "NOT APPLICABLE" OR "THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS" ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Director's Interpretation shall address compliance with all of the following Approval Criteria as specified in 40.25.15.1.C.1-6 of the Development Code:

1. The proposal satisfies the threshold requirements for a Director's Interpretation application.
2. All City application fees related to the application under consideration by the decision making authority have been submitted.
3. That the interpretation is consistent with the City's Comprehensive Plan and other provisions within this Code.
4. When interpreting that a use not identified in the Development Code is a permitted, a conditional or prohibited use, that use must be substantially similar to a use currently identified in the subject zoning district or elsewhere in the Development Code.
5. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.
6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

May 25, 2020

**REQUEST FOR  
PLANNING DIRECTOR INTREPRETATION**

**GENERAL INFORMATION**

**Applicants:** Planning Consultant:  
Peter Finley Fry AICP  
303 NW Uptown Terrace #1B  
Portland, Oregon 97210

Phone: 503-703-8033

[peter@finleyfry.com](mailto:peter@finleyfry.com)

Cliff Paulsen  
Cameron E Holmes  
Holman's Funeral & Cremation Service  
2610 SE Hawthorne  
Portland, Oregon 97214

**Property Owner:**

Cameron E Holmes  
Holman's Funeral & Cremation Service  
2610 SE Hawthorne  
Portland, Oregon 97214

**Location:** 3230 SW 87<sup>th</sup> Avenue  
Beaverton, Oregon 97225

**State Identification Number:**

1S111DA01600	.20 acres (8,920 square feet)
1S111DA01500	.24 acres (10,579 square feet)
TOTAL:	.44 acres (19,499 square feet)

**Comprehensive Plan/Zoning:** General Commercial

**Jurisdiction:** Beaverton, Oregon

**REQUEST**

Holman's Funeral and Cremation Service propose a mortuary at this site that would include a crematorium. The General Commercial zone permits a mortuary. The code is silent regarding the crematorium in a commercial zone.

A crematorium is allowed in a cemetery. A cemetery is permitted in residential zones. If the crematorium had any impact, it would be greater in a residential neighborhood.

The applicant requests a determination that a crematorium is an allowed accessory use for a mortuary that is classified as a Service Business/Professional Services.

## **ENTITLEMENTS**

### **Allowed Uses - Permitted.**

#### **Finding**

Service Business/Professional Service: permits a mortuary.

#### **Beaverton Development Code**

##### **Chapter 90: Definitions**

**Cemetery.** [ORD 4102; May 2000] A place in which the deceased are entombed. A cemetery may include crematoria and mortuaries within its boundary. This use includes, but is not limited to: Cemeteries, mausoleums, columbaria, or other similar uses.

**Service Business or Professional Services.** [ORD 4542; June 2010] Uses engaged in providing services to the general public: such as small dental and medical offices, real estate, insurance, administrative facilities, personal care, business; professional, and similar services.

#### **Finding**

A crematorium is permitted in a cemetery. Cemeteries are not permitted in commercial zones (Commercial 20.10.20 Land Uses). Neither a crematorium nor many common accessory uses are mention in the definition of Service Business or Professional Services. A crematorium is not prohibited or restricted in a commercial zone.

Cemeteries are no longer the most common way of interment of a person. The mortuary handles many methods including crematoria.

Crematoria are permitted in cemeteries that are permitted as a conditional use in residential zones (Residential 20.05.20). If the crematorium had any impact, it would be greater in a residential neighborhood.

## **INTREPRETATION**

An applicant for a Director's Interpretation shall address compliance with all of the following Approval Criteria as specified in 40.25.15.1.C.1-6 of the Development Code:

- 1. The proposal satisfies the threshold requirements for a Director's Interpretation application.

#### **Finding**

The request for a Director's Interpretation is made in writing.

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.

#### **Findings**

All fees have been paid.

- 3. That the interpretation is consistent with the City's Comprehensive Plan and other provisions within this Code.

### **Findings**

The interpretation request does not require an interpretation or amendment to the City's Comprehensive Plan. The applicant requests a commonsense interpretation that a crematorium that is allowed in a residential zone would also be allowed in a commercial zone when associated with a use permitted in a commercial zone. The mortuary is a permitted use in the commercial zone. Mortuaries arrange the internment of the deceased that includes cremation as an option. The cremation process needs to occur at the site of the mortuary for religious and logistical reasons.

**□ 4. When interpreting that a use not identified in the Development Code is a permitted, a conditional or prohibited use, that use must be substantially similar to a use currently identified in the subject zoning district or elsewhere in the Development Code.**

### **Findings**

A mortuary is permitted in a commercial zone as a professional service use. A crematorium is a common accessory use to a mortuary.

**□ 5. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.**

### **Findings**

The applicant has responded to all stated requirements.

**□ 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

### **Finding**

The applicant will file for site design review and building permits as required and provide all required information.





Navigation: [Washington County](#) » [GIS](#) » Reports: [Parcel Report 1S111DA01600](#) |

**General Information**

- [Interactive maps](#)
- [map gallery](#)
- [data catalog](#)
- [contacts](#)
- [other gis links](#)
- [gis introduction](#)
- [frequently asked questions](#)

**Property Search**

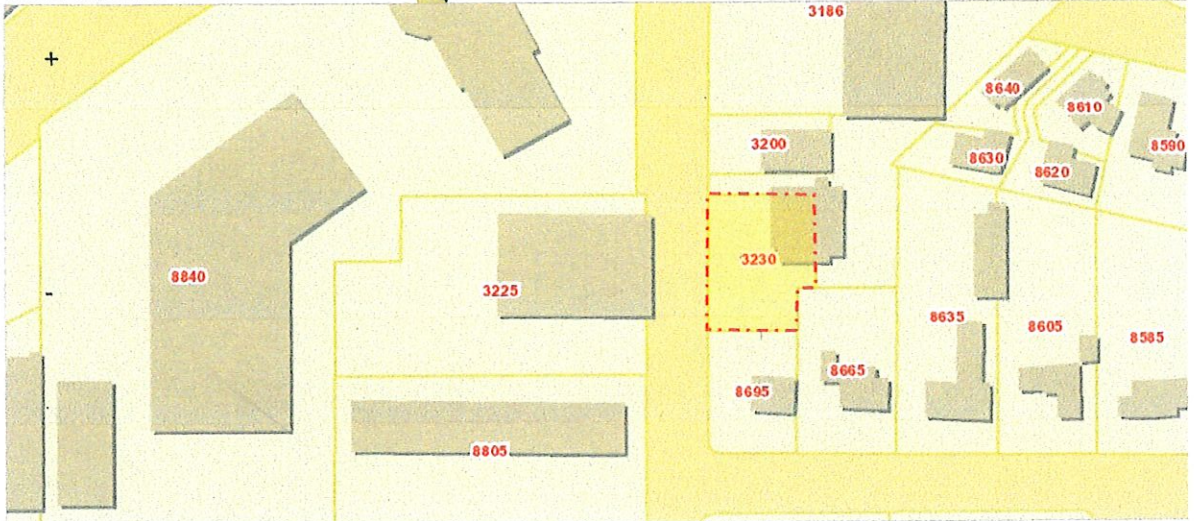
- [property / taxlot](#)
- [tax maps](#)

**Survey Search**

**Land Services**

**Building Services**

**Parcel Report for Taxlot: 1S111DA01600**



**General Property Information**

Map & Taxlot ID #:	1S111DA01600
Real Property Account #:	R77099
Site Address:	3230 SW 87TH AVE. BEAVERTON OR, 97225
City/State/Zip:	
Legal:	
Sub Reports:	<a href="#">District Overlay Information</a> <a href="#">Assessment &amp; Taxation Information</a> <a href="#">Scanned Tax Maps</a> <a href="#">Permits &amp; Projects</a>
Ownership Information:	Information Withheld - <a href="#">why?</a>
Interactive Mapping:	<a href="#">InterMap</a>
Other Resources:	<a href="#">Link to External Sites</a> <a href="#">Virtual Earth Viewer</a> <a href="#">Google Maps Street Viewer</a>

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**7/1/19 TO 6/30/20 REAL PROPERTY TAX STATEMENT**  
**WASHINGTON COUNTY OREGON \* 155 N FIRST AVE., RM 130 \* HILLSBORO, OREGON 97124**

*Tax Lot*

**PROPERTY DESCRIPTION**

**MAP: 1S111DA-01600**

**ACCOUNT NO: R77099**

SITUS: 3230 SW 87TH AVE,

*Property w/ Building*

**2019-2020 CURRENT TAX BY DISTRICT:**

COLLEGE-PORTLAND COMMUNITY 69.03  
 ESD-NW REGIONAL 37.53  
 SCH-BEAVERTON 1,144.68  
 SCH-BEAVERTON-LOL AFTER 313.55  
 EDUCATION TAXES: \$1,564.79

**LEGAL DESCRIPTION**

**CODE AREA: 051.62**

ACRES .23

WASHINGTON COUNTY 548.66  
 REG-METRO SERVICE DISTRICT 23.58  
 PORT-PORTLAND 17.11  
 PARK-TUAL HILLS PARK & REC 318.89  
 FIRE-TV FIRE & RESCUE 372.20  
 CITY-BEAVERTON 1,031.20  
 CLEAN WATER SERVICES 0.00  
 UR-BEAVERTON-DOT 101.64  
 REG-METRO-AFTER 1/1/2013 24.08  
 FIRE-TV FIRE & RESCUE-AFTER 1 112.88  
 WASHINGTON COUNTY LOL AFTER 1 160.54  
 SWC-TUALATIN 20.14  
 GENERAL GOVERNMENT TAXES: \$2,730.92

**VALUES: LAST YEAR THIS YEAR**

MARKET VALUES:  
 LAND 198,920 212,890  
 STRUCTURE 310,490 347,690  
 TOTAL RMV VALUE: 509,410 560,580

TAXABLE VALUES:  
 ASSESSED VALUE 243,540 250,840

BOND-SCH-BEAVERTON 491.87  
 BOND-TV FIRE & RESCUE AFTER 24.41  
 BOND-WASHINGTON COUNTY AFTER 17.33  
 BOND-METRO SERVICE-AFTER 117.95  
 BOND-PCC-AFTER 100.89  
 BOND-TUAL HILLS PARK & REC-AF 76.96  
 BOND-CITY OF BEAVERTON 48.34  
 BOND AND MISC TAX: \$877.75

**PROPERTY TAXES: \$5,008.54 \$5,173.46**

2019-20 TAX (Before Discount) \$5,173.46

Deadline to Appeal Value: December 31, 2019  
 Property Value Questions: 503-846-8826  
 Tax Payment Questions: 503-846-8801  
 Business Personal Property Values: 503-846-8838  
 General Information: 503-846-8741  
 For more information visit: [www.co.washington.or.us/tax](http://www.co.washington.or.us/tax)

**PROPERTY TAX PAYMENT OPTIONS**

(See back of Statement for payment instructions.)

Pay	Due	Discount	Net Amount Due
In Full	11/15/19	\$155.20	\$5,018.26
2/3	11/15/19	\$68.98	\$3,380.00
1/3	11/15/19	\$0.00	\$1,724.49

Online - [www.co.washington.or.us/AssessmentTaxation/TaxPayment](http://www.co.washington.or.us/AssessmentTaxation/TaxPayment)  
 Pay By Phone: 1(888) 510-9274  
 Convenience fee applies - see insert for additional information

**DELINQUENT TAXES: NO DELINQUENT TAXES DUE**

(See back for explanation of taxes marked with an asterisk (\*).  
 Delinquent Tax Total is included in payment options to the left.)

**TOTAL (After Discount): \$5,018.26**

**Reminders**

Please include payment stub with payment to avoid delays in processing.  
 To ensure discount and to avoid interest charges, payment **MUST BE** postmarked by November 15<sup>th</sup>.

**All Payments Processed Upon Receipt**

✓ Tear Here

✓ Tear Here

RETURN THIS PORTION WITH PAYMENT -> SEE BACK OF STATEMENT FOR INSTRUCTIONS



**General Information**

- [Interactive maps](#)
- [map gallery](#)
- [data catalog](#)
- [contacts](#)
- [other gis links](#)
- [gis introduction](#)
- [frequently asked questions](#)

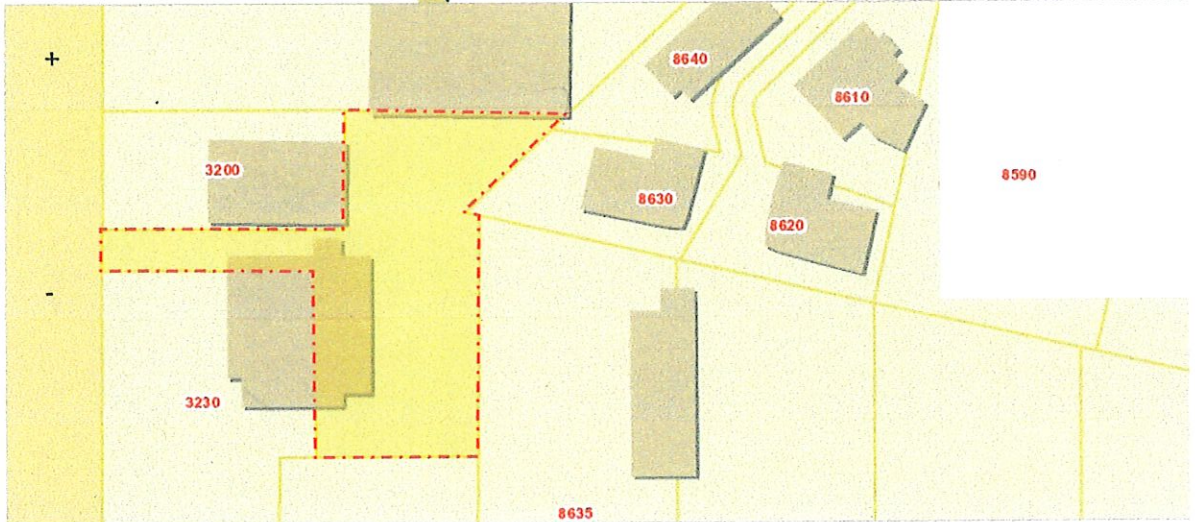
**Property Search**

- [property / taxlot](#)
- [tax maps](#)

**Survey Search**

- Land Services**
- Building Services**

**Parcel Report for Taxlot: 1S111DA01500**



**General Property Information**

Map & Taxlot ID #:	1S111DA01500
Real Property Account #:	R77062
Site Address:	. BEAVERTON OR, 97225
City/State/Zip:	
Legal:	
Sub Reports:	<a href="#">District Overlay Information</a> <a href="#">Assessment &amp; Taxation Information</a> <a href="#">Scanned Tax Maps</a> <a href="#">Permits &amp; Projects</a>
Ownership Information:	Information Withheld - <a href="#">why?</a>
Interactive Mapping:	<a href="#">InterMap</a>
Other Resources:	Link to External Sites: <a href="#">Virtual Earth Viewer</a> <a href="#">Google Maps Street Viewer</a>

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**7/1/19 TO 6/30/20 REAL PROPERTY TAX STATEMENT I**  
**WASHINGTON COUNTY OREGON \* 155 N FIRST AVE., RM 130 \* HILLSBORO, OREGON 97124**

**PROPERTY DESCRIPTION**

**MAP:** 1S111DA-01500

**ACCOUNT NO:** R77062

SITUS: ,

*Flag Lot*

00001297  
 NORTH COAST INVESTMENT  
 PO BOX 908  
 VANCOUVER, WA 98666

**2019-2020 CURRENT TAX BY DISTRICT:**

COLLEGE-PORTLAND COMMUNITY	11.33
ESD-NW REGIONAL	6.16
SCH-BEAVERTON	187.83
SCH-BEAVERTON-LOL AFTER	51.45
EDUCATION TAXES:	\$256.77
WASHINGTON COUNTY	90.03
REG-METRO SERVICE DISTRICT	3.87
PORT-PORTLAND	2.81
PARK-TUAL HILLS PARK & REC	52.33
FIRE-TV FIRE & RESCUE	61.07
CITY-BEAVERTON	169.21
CLEAN WATER SERVICES	0.00
UR-BEAVERTON-DOT	16.68
REG-METRO-AFTER 1/1/2013	3.95
FIRE-TV FIRE & RESCUE-AFTER 1	18.52
WASHINGTON COUNTY LOL AFTER 1	26.34
SWC-TUALATIN	3.31
GENERAL GOVERNMENT TAXES:	\$448.12
BOND-SCH-BEAVERTON	80.71
BOND-TV FIRE & RESCUE AFTER	4.00
BOND-WASHINGTON COUNTY AFTER	2.84
BOND-METRO SERVICE-AFTER	19.35
BOND-PCC-AFTER	16.55
BOND-TUAL HILLS PARK & REC-AF	12.63
BOND-CITY OF BEAVERTON	7.93
BOND AND MISC TAX:	\$144.01
2019-20 TAX (Before Discount)	\$848.90

**LEGAL DESCRIPTION**

**CODE AREA:** 051.62

ACRES .20

**VALUES: LAST YEAR THIS YEAR**

MARKET VALUES:		
LAND	172,970	185,120
STRUCTURE	172,970	185,120
TOTAL RMV VALUE:		
TAXABLE VALUES:		
ASSESSED VALUE	39,970	41,160

**PROPERTY TAXES:** \$822.01 \$848.90

Deadline to Appeal Value: December 31, 2019  
 Property Value Questions: 503-846-8826  
 Tax Payment Questions: 503-846-8801  
 Business Personal Property Values: 503-846-8838  
 General Information: 503-846-8741  
 For more information visit: [www.co.washington.or.us/tax](http://www.co.washington.or.us/tax)

**PROPERTY TAX PAYMENT OPTIONS**  
 (See back of Statement for payment instructions.)

Pay	Due	Discount	Net Amount Due
In Full	11/15/19	\$25.47	\$823.43
2/3	11/15/19	\$11.32	\$554.62
1/3	11/15/19	\$0.00	\$282.97

Online - [www.co.washington.or.us/AssessmentTaxation/TaxPayment](http://www.co.washington.or.us/AssessmentTaxation/TaxPayment)  
 Pay By Phone: 1(888) 510-9274  
 Convenience fee applies - see insert for additional information

**DELINQUENT TAXES:** NO DELINQUENT TAXES DUE

(See back for explanation of taxes marked with an asterisk (\*).  
 Delinquent Tax Total is included in payment options to the left.)  
**TOTAL (After Discount):** \$823.43

**Reminders**  
 Please include payment stub with payment to avoid delays in processing.  
 To ensure discount and to avoid interest charges, payment MUST BE postmarked by November 15<sup>th</sup>.

**All Payments Processed Upon Receipt**

▼ Tear Here RETURN THIS PORTION WITH PAYMENT - SEE BACK OF STATEMENT FOR INSTRUCTIONS

2019-2020 Property Tax Payment Stub WASHINGTON COUNTY, OREGON  Mailing address change on back of stub. **ACCOUNT NO: R77062**

FULL PAYMENT (Includes 3% Discount)  
 2/3 PAYMENT (Includes 2% Discount)  
 1/3 PAYMENT (No Discount Offered)

**UNPAID DELINQUENT TAX IS INCLUDED IN PAYMENT OPTIONS**

DUE: 11-15-19	\$823.43
DUE: 11-15-19	\$554.62
DUE: 11-15-19	\$282.97

**DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE**

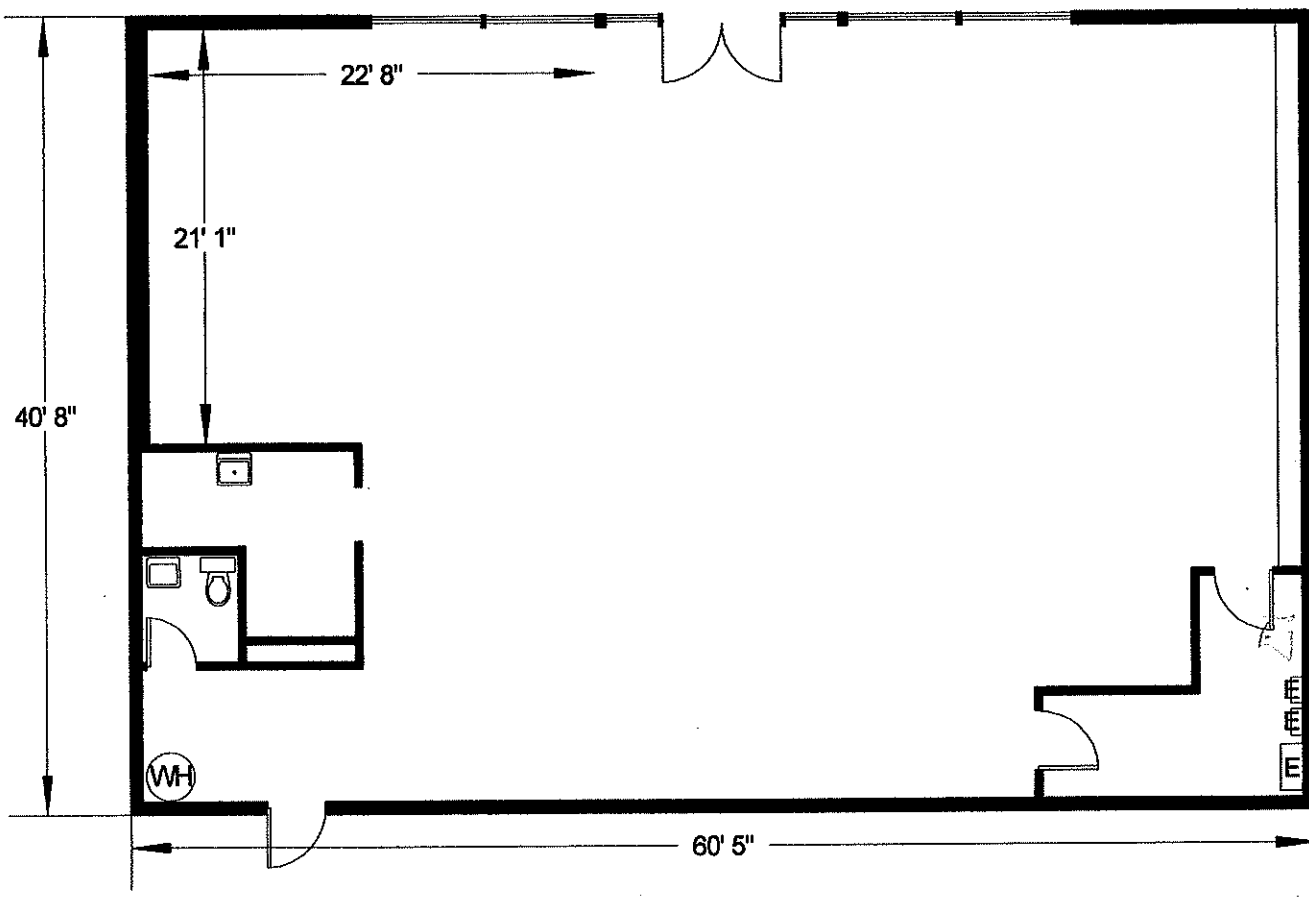
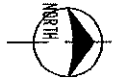
NORTH COAST INVESTMENT CO  
 PO BOX 908  
 VANCOUVER, WA 98666

Make Payable to:  
 WASHINGTON COUNTY  
 Property Tax Payment Center  
 P. O. Box 3587  
 Portland, OR 97208-3587

**ENTER AMOUNT PAID**  
 Due Date: 11/15/2019

\*34000001770620000082343000005546200000282978

3230 SW 87th Ave.  
Portland, OR 97225  
2457 SQFT

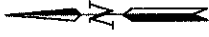


The information contained herein was obtained either from the Owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



# SITE SURVEY

FOR HOLMES FUNERAL SERVICES  
 LOCATED IN THE SE 1/4 OF SECTION 11  
 T. 1S, R. 1W, W.M.  
 WASHINGTON COUNTY, OREGON  
 SCALE: 1"=20' NOVEMBER 18, 2019



- NOTES**
- 1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
  - 2) THE PROPERTY BOUNDARIES SHOWN WERE CALCULATED UTILIZING RECORD DEED AND SURVEY (WASHINGTON COUNTY SURVEY NUMBERS 8527, 17040 & 25063) DATA AND ARE FOR REFERENCE ONLY AND SHOULD NOT BE RELIED UPON FOR ENGINEERING OR DESIGN.

**CASWELLHERTEL  
 SURVEYORS INC.**

618 S.W. 124TH AVE.  
 BEAVERTON, OR 97008  
 (503) 644-3179  
 info@caswellhertel.com  
 www.caswellhertel.com

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Benjamin Stacey*  
 OREGON  
 JANUARY 2003  
 BENJAMIN S. STACEY  
 57191

RENEWALS: 8/30/2020

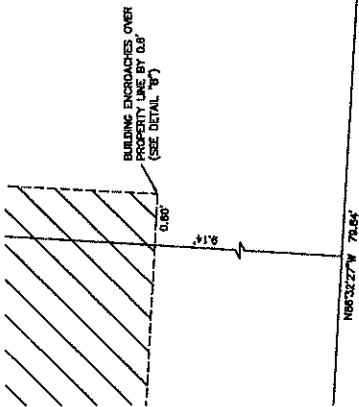
REVISIONS:

DRAWN BY:

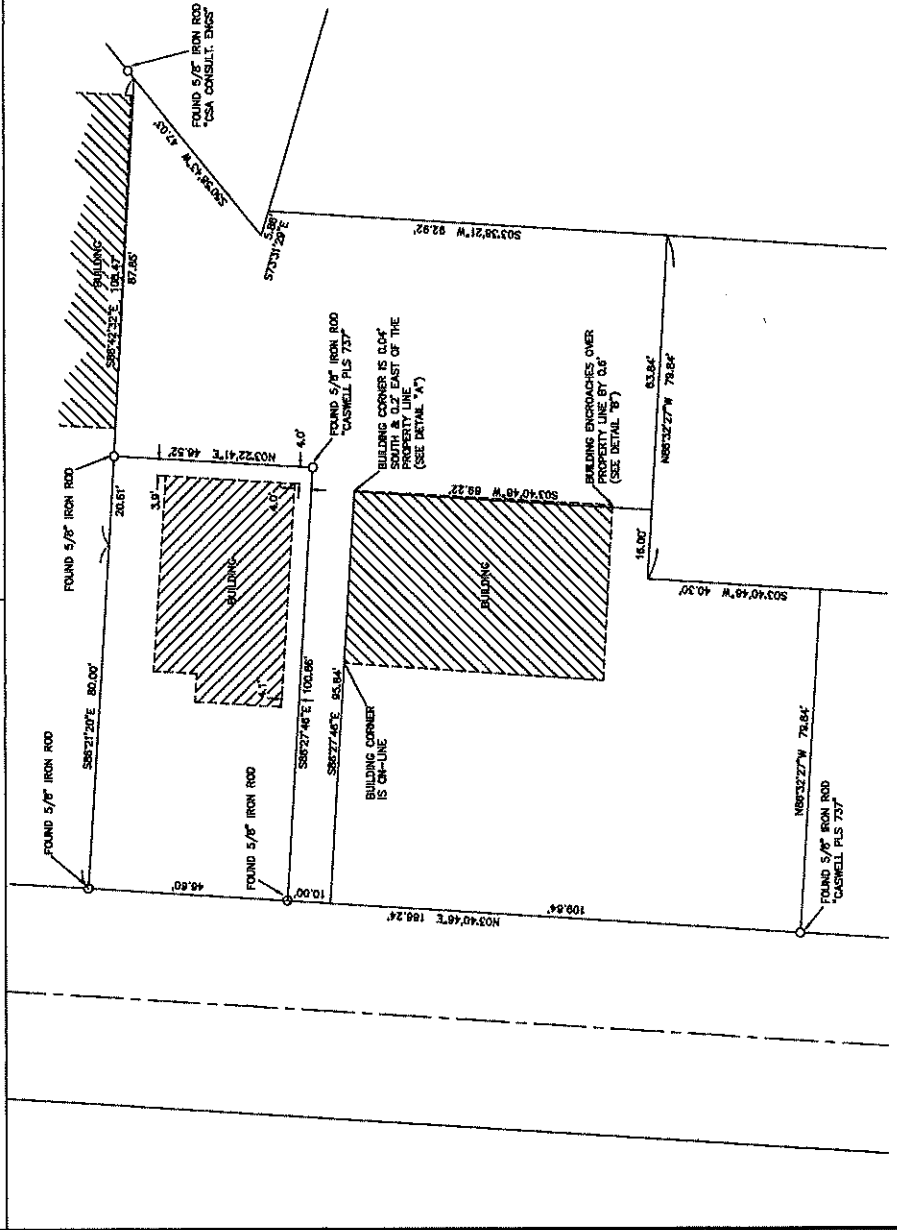
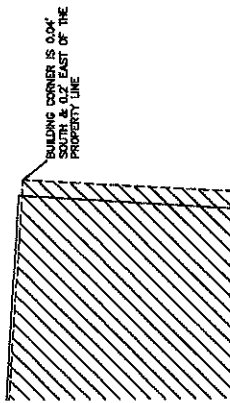
CHECKED BY:

JOB NUMBER:

DETAIL "B"  
 SCALE: 1"=1'



DETAIL "A"  
 SCALE: 1"=1'



## **EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION**

AEI was retained by Q10/National Mortgage Co., its Successors and Assigns on July 10, 2017 to conduct a Property Condition Assessment and prepare this report at the Dog Wash property located at 3230 SW 87th in Beaverton, Oregon.

A summary of the Property improvements is provided in the following table.

<b>Item</b>	<b>Description</b>
Property Type	Retail
Site Area	0.42 acres
Number of Buildings	One
Year of Construction	1968
Year of Substantial Renovation	2003
Number of Floors	One
Number of Tenants	One
Ancillary Buildings	Not Applicable
Gross Floor Area	2,400 SF per Appraisal Summary
Net Rentable Floor Area	2,400 SF per Appraisal Summary
Foundation Type	Concrete slab-on-grade
Frame Construction	Masonry bearing walls
Facade	Painted concrete masonry unit (CMU)
Roof Type	BUR with Bitumen cap sheet
Parking Surface	Asphalt
Number of Parking Spaces	18
Number of ADA Parking Spaces	1
Heating Type	Roof top package units (RTUs) - gas
Cooling Type	Roof top package units (RTUs) - gas
Hot Water Source	Individual electric, water heaters
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Copper pipe
Elevator Type	None
Fire Protection Type	Not applicable
Flood Zone	X (Non-shaded)
Seismic Zone	3
Wind Zone	I - Special Wind Zone
Visibility From Street	Good

### **OVERALL CONDITION OF THE PROPERTY AND RECOMMENDATIONS**

Based on AEI's observation of the Property and improvements, the Property appears to be in overall good to fair condition.

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left





## **6.0 REGULATORY FINDINGS**

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### **6.1 BUILDING CODE VIOLATIONS**

AEI requested a record of open violations on file for the Property from the City of Beaverton Building Department via telephone inquiry.

#### **ASSESSMENT / RECOMMENDATION**

According to the phone conversation with department representative cited in Section 1.5, no open violations were reported for the Property at the time of the assessment.

### **6.2 FIRE CODE VIOLATIONS**

AEI requested a record of open violations on file for the Property from the Tualatin Valley Fire & Rescue via telephone inquiry.

#### **ASSESSMENT / RECOMMENDATION**

At the time of the issuance of this report, a reply to our request has not been provided.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

### **6.3 ZONING**

The property is located in Zoning District GC/R2.

This information is provided for reference purposes only. AEI can perform a zoning review of the property for an additional fee.

The following development standards are part of the zoning regulations:

Maximum Height 60' (GC), 40' (R2) (complies)

Setbacks

Front yard 20' (GC), 10' (R2) (complies)

Side yards 10' (GC), 5' (R2) (complies)

Rear yard 20' (GC), 15' (R2) (complies)

Floor Area Ratio (FAR) None required in the Zoning Ordinance

### **6.4 RETRO-COMMISSIONING AND ENERGY BENCHMARKING COMPLIANCE**

Energy disclosure laws, Benchmarking, are aimed at encouraging energy use awareness and making the energy performance of buildings public, especially during building sale transactions.



# EXECUTIVE SUMMARY

C111078

## GENERAL INFORMATION

Property Name	Dog Wash
Property Type	Retail / Commercial - Free Standing Retail/Commercial Building
Address	3230 SW 87th
City	Beaverton
State	Oregon
Zip Code	97225
County	Washington
Core Based Statistical Area (CBSA)	Portland-Vancouver-Beaverton, OR-WA
Longitude	-122.766855
Latitude	45.496549
Number Of Parcels	1
Assessor Parcel	R0077099, R0077062
Census Tract Number	303.00

## SITE INFORMATION

Land Area	Acres	Square Feet
Usable	0.43	18,731
Excess	0.00	0
Surplus	0.00	0
Total	0.43	18,731
Topography	Level at street grade	
Shape	Irregular	
Access	Average	
Exposure	Average	
Current Zoning	General Commercial/Single Family Residential (2,000 SF Lots) (GC/R-2)	
Flood Zone	Zone X	
Seismic Zone	Zone 3	

## IMPROVEMENT INFORMATION

Net Rentable Area SF (NRA)	2,400 SF
Gross Building Area SF (GBA)	2,400 SF
Total Number Of Stories	1
Year Built	1968
Quality	Average
Condition	Average
Type Of Construction	Brick
Land To Building Ratio	7.8 : 1
Site Coverage Ratio	12.8%
Parking Type	surface
Number of Parking Spaces	16
Parking Ratio (Spaces/1,000 SF NRA)	6.7/1,000 SF NRA

## HIGHEST & BEST USE

As Vacant	Commercial Development
As Improved	Continued Use As Improved

## EXPOSURE TIME

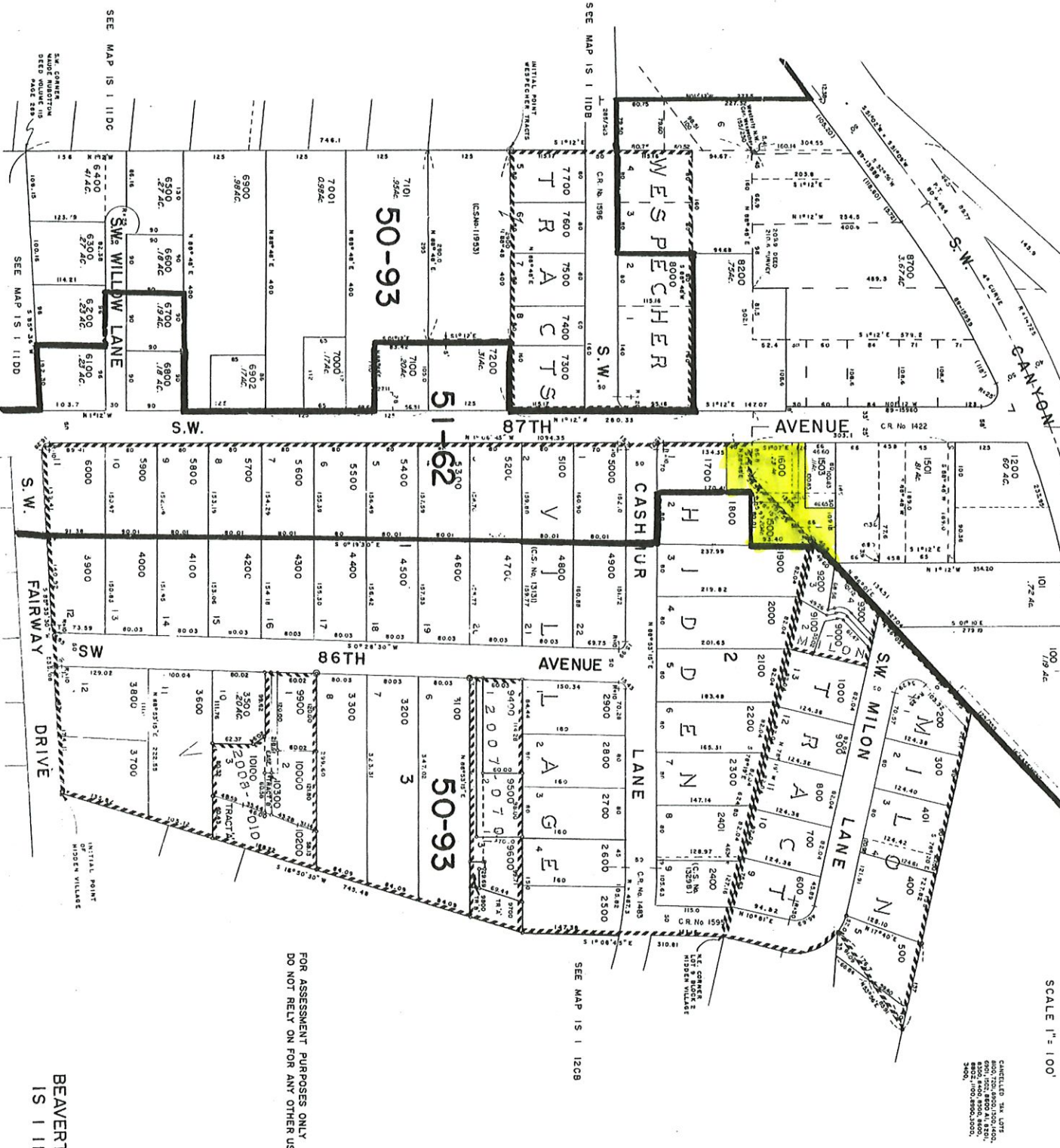
Exposure Time	12 Months or Less
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## TENANCY INFORMATION

Tenancy	Single-Tenant Occupied By A Third Party Tenant
Occupancy	100.0%
Occupied SF	100 SF
Vacant SF	0 SF
Number of Tenants in Occupancy	1
Number Of Vacant Spaces	0
Direct Capitalization NOI	\$27,768
Contract Income (Occupied Space)	\$12.82/SF
Market Income (Occupied Space)	\$12.82/SF
Contract Income As % of Market Income	100%

SD

SECTION II T1S R1W W.M.  
WASHINGTON COUNTY OREGON  
SCALE 1" = 100'



COURTESY: THE UPR  
6000 7500 8000 12000 14000  
6000 10000 12000 14000  
8000 10000 12000 14000  
10000 12000 14000 16000  
12000 14000 16000 18000  
14000 16000 18000 20000  
16000 18000 20000 22000  
18000 20000 22000 24000  
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22000 24000 26000 28000  
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30000 32000 34000 36000  
32000 34000 36000 38000  
34000 36000 38000 40000  
36000 38000 40000 42000  
38000 40000 42000 44000  
40000 42000 44000 46000  
42000 44000 46000 48000  
44000 46000 48000 50000

SEE MAP IS 1 1208

FOR ASSESSMENT PURPOSES ONLY  
DO NOT RELY ON FOR ANY OTHER USE

BEAVERTON  
IS 1 11DA