

Wayne Hayson

From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Friday, November 10, 2023 4:18 PM
To: Wayne Hayson
Cc: Chris Sayre-Smith; Luke Lappin
Subject: Fw: [EXTERNAL] Re: Southridge Park - No LUBA Appeal Received

Extension information below

----- Forwarded Message -----

From: Elena Sasin <esasin@beavertonoregon.gov>
To: Ray Hoy <ray_hoy@yahoo.com>
Sent: Tuesday, September 19, 2023 at 04:27:43 PM PDT
Subject: RE: [EXTERNAL] Re: Southridge Park - No LUBA Appeal Received

Hi Ray –

Yes, you are correct, the fees have gone up a couple times since then. The [current fee](#) is \$1,361.85 per application to be extended.

The application form can be found [here](#) but applications must now be submitted via a new electronic permitting system where you can submit, track and pay for the applications online.

Information and a link to the new electronic permitting system can be found here: [Building in Beaverton | Beaverton, OR - Official Website \(beavertonoregon.gov\)](#)

[This page](#) has some basic submittal information but if you need any help, please let me know.

Thank you,

Elena Sasin

Associate Planner | Community Development

City of Beaverton | PO Box 4755 | Beaverton, OR 97076

e: esasin@beavertonoregon.gov | cell: 503.278.1482

www.BeavertonOregon.gov



Coming Soon! – NEW Beaverton Electronic Permitting System (BEPS) will go live within the Planning Division on April 3, 2023. Customers will have 24/7 access to the BEPS with comprehensive project tracking and the ability to pay fees online! For more information, click here [Electronic Permitting System | Beaverton, OR - Official Website \(beavertonoregon.gov\)](http://www.beavertonoregon.gov)

From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Tuesday, September 19, 2023 11:24 AM
To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: Re: [EXTERNAL] Re: Southridge Park - No LUBA Appeal Received

Hello Elena,

Can you assist me in with what the Type 2 extensions cost for extending my approvals. In 2020, you quoted: *The fee for extending a Type 2 decisions is \$250 (x5 if extending all applications).* I assume they have gone up. Also can you direct me where the application is? Thanks, Ray Hoy

December 10, 2023: Flexible Setback (FS2019-0016), Land Division (LD2019-0025), Sidewalk Design Modification (SDM2019-0012) and Tree Plan (TP2019-0012)

January 1, 2024: Minor Adjustment (ADJ2019-0018)

Thanks,

Ray Hoy

503-313-0193

On Tuesday, February 8, 2022 at 10:13:51 AM PST, Elena Sasin <esasin@beavertonoregon.gov> wrote:

Hello Ray –

That's correct. Section 50.90.5 results in an "automatic time extension".

Elena Sasin

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COVID-19 Update: Please Note, I am working remotely at this time, M-F 8:00am-5:00pm. You can reach me at (503)278-1482

From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Tuesday, February 8, 2022 10:08 AM
To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: Re: [EXTERNAL] Re: Southridge Park - No LUBA Appeal Received

Hi Elena,

Just to double check on this. My property would be automatically enrolled into the extension versus me having to submit a request?

Still working on retrieving information and will get back to you soon. Thanks, Ray

On Friday, February 4, 2022, 11:07:07 AM PST, Elena Sasin <esasin@beavertonoregon.gov> wrote:

Hello Ray –

The covid time extension we spoke about yesterday would apply to this project. The new code section I am referencing can be found in the Beaverton Development Code, Section 50.90.5, which states:

Because of the COVID-19 crisis, the time period for final decisions to expire shall be tolled from March 13, 2020 until December 31, 2021. For purposes of this section, "toll" means to stop the running of the time period, resulting in an automatic time extension. [ORD 4805; August 2021]

Since the decision for the Minor Adjustment was appealed and therefore the final decision not issued until May 19, 2020 the total time of extension will be a little different for the adjustment than for the other applications. Here are the new expiration dates:

December 10, 2023: Flexible Setback (FS2019-0016), Land Division (LD2019-0025), Sidewalk Design Modification (SDM2019-0012) and Tree Plan (TP2019-0012)

January 1, 2024: Minor Adjustment (ADJ2019-0018)

However, these applications are interdependent so if you find yourself running up against the December 10, 2023 date, I recommend you reach out to staff about next steps and at that point you'll want to file an extension for all of the applications. The time extension applications must be submitted before the decisions expire.

Regarding a meeting with our transportation staff, does Feb. 9 at 10:00am work for you? If not, we have some availability the following Friday as well.

Thank you,

Elena Sasin

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From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Thursday, February 3, 2022 9:58 AM
To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: Re: [EXTERNAL] Re: Southridge Park - No LUBA Appeal Received

Hi Elena, I'm in the MS Teams room. See you soon, Ray

On Monday, January 31, 2022, 05:23:13 PM PST, Elena Sasin <esasin@beavertonoregon.gov> wrote:

Ray,

It just occurred to me; would it be helpful to include other staff on the call? Maybe someone from engineering or transportation? I'm not sure if you want to talk about just the land use process or other division's requirements.

Let me know what you had in mind, and I can see if the appropriate folks can join our meeting.

Thanks,

Elena Sasin

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From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Monday, January 31, 2022 9:51 AM
To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: Re: [EXTERNAL] Re: Southridge Park - No LUBA Appeal Received

Sounds great. I have you down for 10Am this Thursday.

Ray

On Monday, January 31, 2022, 09:23:37 AM PST, Elena Sasin <esasin@beavertonoregon.gov> wrote:

How about 10-11am on Thursday. I'll send a meeting invite to you shortly.

Thanks,

Elena Sasin

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From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Monday, January 31, 2022 9:16 AM
To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: Re: [EXTERNAL] Re: Southridge Park - No LUBA Appeal Received

Thanks Elena. I would, I have Thursday open 930-11Pm open, let me know if you have a another time in mind.

Ray

503 313 0193

On Monday, January 31, 2022, 09:09:14 AM PST, Elena Sasin <esasin@beavertonoregon.gov> wrote:

Hello Ray –

Would you like me to set-up a time to chat? Maybe via MS Teams or Zoom? Thursday and Friday this week are pretty open for me.

Thank you,

Elena Sasin

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From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Thursday, January 27, 2022 8:35 AM
To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: [EXTERNAL] Re: Southridge Park - No LUBA Appeal Received

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Hi Elena,

You worked on my project a couple years back and we ran into a some issues with city engineering not wanting to grant the 9 lots that were approved through the land use decision.

I wanted to discuss options with you if you have a moment. Thank you,

Ray Hoy

503 313-0193

On Thursday, October 8, 2020, 09:49:08 PM PDT, Elena Sasin <esasin@beavertonoregon.gov> wrote:

Hi Ray –

I apologize for the delay. In general, the decisions are good for 2 years. It get's a little tricky because one of the applications was appealed so the days will be different.

For the LD, FS, SDM and TP the deadline is February 20, 2022.

Because the Adjustment was appealed, it wasn't effective until May 19th, 2020. The clock starts ticking from the effective date therefore the deadline for the Adjustment is May 19th, 2022.

These are the dates the applications expire. I would recommend submitting the applications at least a few months ahead of the expiration date because the extension application can take some time to process. Noticing is required for example and that's a minimum of 20 days.

All of the procedures and expirations are outlined in Chapter 50 of the development code. I would encourage you to look through it, or if you're working with a developer or planner, have them look through it.

The process for the extension and approval criteria are found in Chapter 50, section 50.93.

This is the link to the application form: <https://www.beavertonoregon.gov/DocumentCenter/View/1137/Extension-of-a-Decision-Application?bidId=>

Please note, for each decision you would like to extend, a separate form, findings and fee are required. For example, if you want to extend all applications (ADJ, LD, FS, SDM and TP) a separate form and accompanying materials and fee are required for each.

This link will take you to all of our applications and fee schedule as well as a link that walks you through the electrical submittal process once you're ready to submit the application: <https://www.beavertonoregon.gov/807/Applications-Fees-Brochures>

The fee for extending a Type 2 decisions is \$250 (x5 if extending all applications).

Please don't hesitate to let me know if you have any questions about the information above.

Kind regards,

Elena Sasin

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From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Thursday, October 8, 2020 3:18 PM
To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: Re: Southridge Park - No LUBA Appeal Received

Hello Elena,

I never heard back from you on my question a couple weeks ago.

In addition to the modification questions, what is the timeline which the LU approval expires, I recall you mentioning December but I don't recall the year.

And if I needed an extension, what was the criteria for the extension?

Thank you,

Ray Hoy

503-313-0193

On Thursday, September 24, 2020, 05:55:22 PM PDT, Ray Hoy <ray_hoy@yahoo.com> wrote:

Hi Elena,

I hope you are well. As you know Riverside has dropped out but I have another developer looking at taking on this project. With regard to the LU decision for my property, if the new developer wanted to change the lots to 7 from 9, is that eligible for a modification versus a whole redo? I don't know what his site plan looks like, but if he did not want the road to go, is that an option?

Mainly, I'm trying to see if there's a cost efficient modification for someone to partake in versus the whole LU application.

Thanks, Ray

503-313-0193

On Wednesday, July 22, 2020, 09:18:33 AM PDT, Elena Sasin <esasin@beavertonoregon.gov> wrote:

Hi Ray –

For the preliminary subdivision stage of review, the information that is usually included in a survey is conveyed on other sheets, such as the Existing Conditions plan (sheet P.2). The final survey is typically done after they receive land use approval. I have attached a recorded plat from 2006 that will show the most recent metes and bounds. Hopefully it includes the information you're looking for.

Kind regards,

Elena Sasin

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From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Tuesday, July 21, 2020 8:08 PM
To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: Re: Southridge Park - No LUBA Appeal Received

Hi Elena,

How do I retrieve the survey they submitted for the property? I didn't see it on the bluebeam link.

Thanks,

Ray

On Tuesday, June 16, 2020, 06:05:33 PM PDT, Elena Sasin <esasin@beavertonoregon.gov> wrote:

Hi Ray –

The following link should include everything that Pioneer Design Group submitted to us for land use review on behalf of Riverside homes for you property at 13335 SW Davies Road:

<https://studio.bluebeam.com/share/2yegad>

I have also attached a document (copy of an email) that states THPRD didn't want to contribute to a wider road (summarizing).

This is the link to our current fee sheet (subject to change once a year):
<https://www.beavertonoregon.gov/DocumentCenter/View/19501/Land-Use-Fee-Schedule-?bidId=>

Silas Shields was the Site Development reviewer for this project and he can be reached at: sshields@beavertonoregon.gov. He will be able to provide more information about the engineering plans that have been submitted.

I have also included a couple pages from the Development Code regarding when a decision is effective. In this case the appellate decision making authority was the Planning Commission and the land use order was dated and mailed on May 19, 2020.

If I missed anything, please let me know.

Kind regards,

Elena Sasin

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From: Ray Hoy <ray_hoy@yahoo.com>
Sent: Tuesday, June 16, 2020 11:53 AM

To: Elena Sasin <esasin@beavertonoregon.gov>
Subject: Re: Southridge Park - No LUBA Appeal Received

Hello Elena,

Thank you for that. I have a request for you. Riverside has indicated they are dropping out of the project and our agreement with them, is that I retain all of the materials they have produced.

Can you summarize, perhaps in bullet points, what Riverside has turned in, so I can see what I can move forward with. I know they've received Land use approval but they are turn in any engineering as well. Please feel free to call me, I tried calling you but received your voicemail.

Thanks, Ray

503 313 0193

On Monday, June 15, 2020, 02:45:07 PM PDT, Elena Sasin <esasin@beavertonoregon.gov> wrote:

Hello All –

Our Assistant City Attorney, Peter Livingston, contacted LUBA this morning and they said there has been no appeal. Thank you all for your patience.

Kind regards,

Elena Sasin

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