



May 1, 2024

Cross Architects
Attn: Melissa Hernandez
1913 Garden Grove Court
Plano, TX 75075

Subject: Pre-Application Summary Notes for PA2024-00289 Caliber Collision

Dear Melissa Hernandez,

Thank you for attending the Pre-Application Conference held on April 17, 2024. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App but have provided written comments hereto. Please feel free to contact anyone who provided comments. Contact names, telephone numbers and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

Brett Canon, AICP
Associate Planner
503-350-4038

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for
SW Christian School
PA 2024-00289, April 17, 2024

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE

April 17, 2024

PROJECT INFORMATION:

Project Name:	Caliber Collision
Project Description:	Caliber Collision business expansion of 5,760 square feet, operations will include automotive service, major activities.
Property/Deed Owners:	LL & F Investment CO 12062 SW Whistlers Loop Tigard, OR 97223
Site Address:	13705 SW Farmington Road
Tax Map and Lots:	1S116BD 00800
Zoning:	GC General Commercial
Comp Plan Designation	Regional Commercial
Site Size:	Approximately 0.49 Acres (Expansion) 2.159 Acres (Existing)

APPLICANT INFORMATION:

Applicant's Name:	Melissa Hernandez, Cross Architects 1255 W 15 th Street, Suite 125
Phone / e-mail	972-214-2543 / e-mail: mhernandez@crossarchitects.com

PREVIOUS LAND USE HISTORY:

Numerous Type 1 Design Review applications have been approved for minor façade and site improvements. A DMV letter was approved for Cascade Motors in 2021.

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application

has been deemed “complete” that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans and materials provided, the identified application fees (land use only) are as follows. The City charges a 5% technology fee in addition to the base application fees. Projects that require multiple applications that are reviewed concurrently per BDC 50.15.3 shall be charged 100% of the highest application fee, and 75% of the remaining application fees. **The fees below do not include the technology fee or the application bundling fee reduction** but are the independent application fees. The most current and up to date Planning Division Fee Schedule can be found on our website: <https://www.beavertonoregon.gov/777/Applications-Fees-Brochures>:

Application Type	Fee
Conditional Use (New)	\$11,784
Design Review Compliance Letter	\$472
Possible Design Review Two (Type 2)	1.25% of Project Value Minimum: \$7,295 Maximum: \$28,058

* See **Key Issues/Considerations** for description of applications and associated process. Application fees are subject to change on February 1, 2025. The fees in effect at the time a complete application is received will control.

SECTION 50.15 (CLASSIFICATION OF APPLICATIONS):

Applications are subject to the procedure (Type) specified by the Beaverton Development Code. Per Section 50.15.3 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses a separate set of code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type of the application which requires the broadest notice and opportunity to participate. For example, a Type 2 application will be consolidated with a Type 3 application for the same proposal on the same site, in which case, the Type 2 application will be reviewed by the decision making authority of the Type 3 application. The decision making authority's action on the Type 2 application will be based on the approval criteria governing the Type 2 application.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting **will** be required as the proposal requires a New Conditional Use which is a **Type 3** application. Neighborhood Advisory Committee: (NAC): Central Beaverton. Contact: Chase Landrey
clandrey@beavertonoregon.gov

CHAPTER 20 (LAND USES):

Zoning: General Commercial (GC).

Applicable Code Sections: 20.10.15 – Site Development Standards

Minimum parcel area – Non-Residential: 7,000 square feet

Minimum land area¹ - Residential: 1,000 square feet/unit

Lot Dimension – Minimum Width: 70 Feet

Lot Dimension – Minimum Depth: 100 Feet

Front yard setback²: None

Side yard setback^{2,3}: Abutting Lot – 10 Feet, Abutting Street (Public or Private) - None

Rear yard setback⁴: 20 feet

Garage setback: 18.5 feet

Maximum building height: 60 feet

Footnotes:

1. Minimum parent parcel of land area per dwelling unit. [ORD 4822; June 2022]
2. Maximum front and side yard setback applies to buildings in commercial zones located on parcels that exceed 60,000 square feet pursuant to Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and the corresponding Design Review Design Guideline.
3. For buildings in commercial zones not abutting a residential use in a residential zone, minimum setback does not apply. Under the thresholds outlined in Section 40.30., application may be made for zero side yard setbacks on parcels abutting residential use in a residential zone.
4. Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.

CHAPTER 30 (NON-CONFORMING USES):

Proposal subject to compliance to this chapter? Yes No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? Yes No

Please Note: Applicant’s written response to Section 40.03 (Facilities Review) should address each criterion separately. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable. For Section 40.03, Critical and Essential Facilities are defined (Chapter 90) in the following way:

Facilities, Critical. [ORD 4224; September 2002] For the purposes of Facilities Review critical facilities and services shall include potable and non-potable public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection. For the purposes of floodplain regulation and building construction hazard designations, critical facilities are defined as hospitals, significant medical care facilities, fire stations, police stations, storage of critical records, emergency community shelters, emergency operation centers, emergency management offices, and similar facilities.

Facilities, Essential. [ORD 4224; September 2002] Essential facilities and services shall include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

The applicant’s written responses to Section 40.03 should states how all critical and essential services will serve the site, proposed or existing.

Applicable Application Type(s):

	Application Description	Code Reference	Application Type (process)
1.	Conditional Use- New	40.15.15.5	<input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input checked="" type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
2.	Design Review Compliance Letter	40.20.15.1	<input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
4.	<i>Possible Design Review Three</i>	40.20.15.3	<input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input checked="" type="checkbox"/> Type 3 <input type="checkbox"/> Type 4

Comments: **In order for your application to be deemed complete, a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria.** Your application narrative will need to explain how and why the proposed application will meet the approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. Please review special requirements in the preparation of written and plan information for a formal application:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input type="checkbox"/> Section 60.15 (Land Division Standards) |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations) | <input type="checkbox"/> Section 60.25 (Off-Street Loading) |
| <input checked="" type="checkbox"/> Section 60.30 (Off-Street Parking) | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities) |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development) | <input type="checkbox"/> Section 60.40 (Sign Regulations) |
| <input type="checkbox"/> <i>Section 60.45 (Rescinded)</i> | <input checked="" type="checkbox"/> Section 60.50 (Special Use Regulations) |
| <input checked="" type="checkbox"/> Section 60.55 (Transportation Facilities) | <input type="checkbox"/> Section 60.60 (Trees and Vegetation) |
| <input type="checkbox"/> Section 60.65 (Utility Undergrounding) | <input type="checkbox"/> Section 60.67 (Significant Natural Resources) |
| <input type="checkbox"/> Section 60.70 (Wireless Communication) | |

Comments: For the application(s) listed above to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above. See *Key Issues / Considerations* herein for additional notes.

For notes concerning 60.55 (Transportation Facilities) see *Key Issues/Consideration* herein and summary notes prepared by Fabio de Freitas. See *Key Issues/Considerations* herein for additional notes on design standards. See worksheets (attached) identifying probable design standards / guidelines.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Staff recommend contacting the following persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended contact for further information	Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff
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if checked <input checked="" type="checkbox"/>	<p>recommends that applicants contact <u>CWS staff as early as possible in order to obtain a Service Provider Letter (SPL)</u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in Chapter 3 of the <i>Design and Construction Standards</i> at: www.cleanwaterservices.org/permits-development/design-construction-standards</p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the City will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain a SPL, complete the <u>pre-screening site assessment form</u>. Please visit this website for more information about CWS environmental review: http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/</p>
<input checked="" type="checkbox"/>	<p>Carl Werner, Building, City of Beaverton (503) 526-2472 / cwerner@beavertonoregon.gov <input checked="" type="checkbox"/> Building permits will be required.</p>
<input checked="" type="checkbox"/>	<p>Silas Shields, Site Development, City of Beaverton (503) 350-4055 / sshields@beavertonoregon.gov <input checked="" type="checkbox"/> No Comments.</p>
<input checked="" type="checkbox"/>	<p>Fabio de Freitas, Transportation, City of Beaverton (503) 526-2557/ fdefreitas@beavertonoregon.gov <input checked="" type="checkbox"/> Written comments attached.</p>
<input checked="" type="checkbox"/>	<p>Melissa Gonzalez - Gabriel, Transportation, Oregon Department of Transportation (971) 337-6681 / ODOT_R1_DevRev@odot.oregon.gov <input checked="" type="checkbox"/> Plans routed, no comments.</p>

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications** In review of the plans and materials submitted for consideration, staff has identified the following land use applications.
 - a. **Conditional Use – New.** The proposal for an expansion of an existing Caliber Collision repair shop to a new structure located at 13705 SW Farmington Road. The proposed operational characteristics provided by the applicant state that repairs will impact the “body and frame” of the vehicles. Therefore, the proposal would meet the definition of an Automotive Service, Major operation and in the GC zone an Automotive Service, Major use requires a Conditional Use permit (Threshold #1 BDC Section 40.15.15.5.A.1). As discussed during the meeting, the existing Caliber Collision doesn’t appear to have a Conditional Use for its operations. Staff also researched the existing facility and couldn’t find an existing Conditional Use permit back to 1974. If the applicant believes there is an existing Conditional Use permit that was approved by Washington County, staff recommends submitting a public records request with them for any permits that may have been issued for the site prior to annexation into the city. If the applicant can’t provide proof of an existing Conditional Uses staff suggests the applicant apply for a New Conditional Use application which will include both the existing facilities and the expansion.
 - i. **Facility Operational Details.** Please provide a detailed operations description and calendar that outlines any daily/weekly/monthly/yearly events that occur currently and are

proposed to occur on the site. The description should detail what facilities are used, times of use and if uses/times overlap. This will serve as the basis for activities covered under the Conditional Use so, please be thorough and descriptive.

b. **Design Review Compliance Letter.** A Design Review Compliance Letter application is required for the new fence. If all Design Standards cannot be met for the new fence a Design Review Three application will be required to address the Design Guidelines for any standard that isn't satisfied. Staff notes, that it is unlikely the standards for the fence can't be satisfied by the applicants proposal and fully expects the Design Review application to remain at the Design Review Compliance Letter level. If a Design Review Three is required because a Design Guideline must be addressed a combination of Design Standards and Design Guidelines may be addressed or you may elect to address all Design Guidelines.

i. **Landscape, Open Space, and Natural Areas Design Standards (BDC 60.05.25):** It was not possible to assess the project's compliance with the fencing standards identified in Section 60.05.25.9 most as the plan set did not include elevations or materials of the fence. Staff recommends reviewing Section 60.05.25.9 if the applicant wishes to design the fence to meet Design Standards.

ii. **Lighting Design Standards (BDC 60.05.30):** Lighting information was not provided, so it was not possible to assess compliance with these standards. The City's Technical Lighting Standards are found in Table 60.05-1 which requires non-residential development in multiple use zones to provide a minimum illumination of 1 foot-candle in applicable areas (vehicle maneuvering areas, parking lots, pedestrian pathways and sidewalks, and building entrances per 60.05-1.B). A Photometric Plan and lighting cut sheets would be needed to evaluate the project for compliance with these standards.

2. **Service Provider Letters (SPL) & Service Provider Permits.** The City of Beaverton requires Service Provider Letters and Permits from Special Districts that provide services to the subject site. Staff has identified the following Service Provider Letters as applicable to this project:

a. **Clean Water Services (CWS):** All development within the City requires a Clean Water Services SPL for environmental review. Information can be found on the Clean Water Services website at <https://cleanwaterservices.org/development/process-fees/environmental-review/>.

b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires Service Provider Permits (SPP) to address fire code issues related to development. TVF&R will assess the existing private access drive for emergency access and any proposed modifications to the private access. The SPP form can be found at the following link: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Washington-C-64>.

c. **City of Beaverton Water:** All developments require a Water SPL to address water service provision from the City. Please complete the form at the following link for review by the City of Beaverton Engineering Division: <https://apps2.beavertonoregon.gov/CO/PublicWorks/WaterServiceProviderLetter.aspx>.

3. **System Development Charges.** The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of Building Permits, in addition to other System Development Charges. The SDC charges are not assessed or evaluated through the land use application review process.

The TDT is based on the estimated traffic generated by each type of development. The TDT is collected prior to the issuance of a Building Permit; or in cases where no Building Permit is required (such as for golf courses or parks), prior to final approval of a development application.

To estimate the tax please use Washington County's TDT Self Calculation Form: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm. For more information, please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or jkhasho@BeavertonOregon.gov.

For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division link at <https://content.civicplus.com/api/assets/fb4c18b8-9518-4799-859d-6c1fd7328c61> or contact the Building Division at BuildingPlanSubmit@BeavertonOregon.gov.



PRE-APPLICATION MEETING TRANSPORTATION RESPONSE

Community Development Department

Project Name: Caliber Collision Expansion



Pre-Application Conference#: PA2024-00

Date: April 22, 2024

Applicant: Melissa Hernandez, Bret Flory, NCARB

Project Planner: Brett Cannon, Associate Planner

Notes prepared by: Fabio de Freitas, Senior Planner

 (503) 526-2557  fdefreitas@beavertonoregon.gov

These comments are based on the information provided at the **April 17, 2024 Pre-Application Conference** for a proposal at **13705 SW Farmington Rd.** The summary notes below are to highlight key transportation issues that need to be addressed in any future land use applications for the discussed proposal. Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable sections of the Beaverton Development Code (BDC).

GENERAL NOTES

The proposal does not include any additions or significant changes to the site. The proposal to add fencing and gates along the site's SW Rose Ln frontage to control ingress/egress to/from the site may result in adverse impacts to the abutting right-of-way (ROW). See below for additional information regarding this matter under **Access/Driveways**.

REQUIREMENTS TO BE ADDRESSED

Traffic Impact Analysis

It is unclear whether the proposal triggers the requirement to complete a Traffic Impact Analysis (TIA). *Please provide verification from a registered traffic engineer in the form of a trip generation memorandum with additional details on the uses proposed for the site as well as the square footage of the various uses.* The applicant may subtract estimated trip generation of any existing land uses on the site. BDC 60.55.20 defines the thresholds for when a TIA is required (generally summarized as either when a development or land use change will generate 300 or more daily vehicle trips, or, at the discretion of the City Engineer, if traffic impacts attributable to the development have the potential to significantly impact the safe and efficient operation of the existing public transportation system). The trip generation memorandum will inform the potential need for a TIA.

If a TIA is triggered for this proposal, it will need to address all the requirements laid out in BDC Section 60.55.20. Prior to commencing of the preparation of a TIA, the applicant must submit a memo from a traffic engineer that describes the scope and assumptions of the TIA. After receipt of the memo, staff will contact the applicant's traffic engineer to discuss any required modifications, request a revised scope and subsequently approve commencement of work. Please note - the TIA will not be accepted without prior approval of the written scope of work.

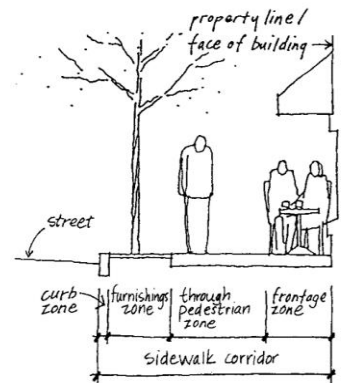
Frontage Improvements

According to City GIS data and other available resources, the abutting ROW is improved as follows:

Existing Frontage Conditions

Street Name	ROW Width	Roadway Condition	Sidewalk Corridor Width/Configuration*			
			Curb	Furnishing	Sidewalk	Frontage
SW Farmington	~90-ft	~67-ft paved	0.5-ft	None	~7.5-ft	?
SW Rose Ln	~50-ft	~34-ft paved	0.5-ft	None	~6-ft	?

* This information is derived from City GIS. This evaluation is not implied to be more accurate than the sources that the information was obtained from. Based on the lack of survey information to support GIS data, this information may not be accurate.



- Frontage improvements are not required at this time.

Property Dedication

- Property dedication for public right-of-way (ROW) purposes is not required at this time.

Off-Street Loading Requirements

- The existing building is less than 7,000 sf in overall area and the applicant proposes no additions. Off-street loading requirements are not applicable at this time.

- Provide a site plan showing the turning movements for freight / delivery truck vehicles both within the internal site's circulation, as well as the ingress and egress to the site.

Off-Street Parking (Vehicles and Bicycles)

- The BDC has no minimum required off-street vehicle parking requirements. The applicant is referred to BDC Table 60.30.10.5.A for maximum permitted off-street parking spaces allowed.

- The proposed development is required to provide the minimum number of both short-term and long-term bicycle parking as detailed in BDC Table 60.30.10.5.B. Based on the rate in said table, 2 short-term bicycle parking are required and 2 long-term bicycle parking spaces are triggered for the proposed project. The location of bicycle parking and design features for long-term bicycle parking will also be required, pursuant to the standards found in BDC Chapter 60.30 and EDM Section 340.

If changes are made to the existing parking lot, the proposed parking areas must meet parking design standards within BDC 60.30.15 and 60.30.20. Two-way drive aisles shall be a minimum of 24-feet.

If changes are made to the existing parking lot, the proposed parking area(s) must meet the parking lot design standards within the City's Engineering Design Manual Section 210.21, subsections I and N.

If changes are made to the existing parking lot, the proposal is subject to additional parking lot and circulation standards as part of Design Review including but not limited to landscape buffer between parking lots and public streets; landscaped islands in parking areas; limitations to siting parking areas in relation to public streets; etc. Please see BDC 60.05.20 for all applicable standards.

If changes are made to the existing parking lot, the proposed alterations to the parking lot(s) will trigger compliance with BDC Section 60.05.30 for on-site lighting. The applicant must provide photometric data demonstrating that illumination for the parking/vehicle/pedestrian circulation areas) meets the minimum technical lighting standards identified in BDC Table 60.05-1 (Chapter 60.05).

Bicycle and Pedestrian Circulation

If there are no changes to the existing parking lot, bicycle and pedestrian circulation requirements do not apply.

If changes are made to the existing parking lot, pedestrian and bicycle accessways shall be provided in between full street connections, or between a street and a destination, as required in BDC 60.55.25.9.

If changes are made to the existing parking lot, provide site plans that show the proposed development provides reasonably direct, paved walkways with a minimum 5-ft of unobstructed width as outlined in BDC 60.55.25.10. Walkways are required through parking areas, connected to building entrances, and must utilize different paving materials.

If changes are made to the existing parking lot, walkways that border perpendicular parking spaces shall be a minimum 7-ft wide unless concrete wheel stops, bollard, curbing, landscaping or other improvements are provided to prevent parked vehicles from obstructing the walkway (BDC 60.55.25.10.E).

Access / Driveways

The applicant must provide site plans that show the following:

Driveway meets the minimum width shown in EDM Standard Drawings 210 & 211. (BDC 60.55.35.3)

Demonstrate that any access(es) to public rights-of-way satisfy the minimum sight distance standards in EDM Section 210.21. Verification may be required from a registered engineer in the state of Oregon. (BDC 60.55.35.3)

If the applicant proposes to place gates that will remain closed during business hours at the site driveways to control ingress/egress to/from the subject site, there will be a potential for impacts to the abutting ROW (roadway and sidewalk). If the gate system is not operationally efficient, any delay could result in vehicles waiting to enter the site along the street and/or across the sidewalk affecting traffic on the street and pedestrians on the sidewalk.

As one of the several approval criteria that the applicant will be responsible for demonstrating compliance with, the proposal must be shown such that *“the location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.”*

If the applicant proposes to place gates that will remain closed during business hours at the site driveways to control ingress/egress to/from the subject site, a queuing analysis prepared by a licensed traffic engineer must be submitted in relation to the expected land use application. The queuing analysis is necessary to adequately address the above referenced approval criterion from a transportation-perspective. Prior to the preparation of said queuing analysis, it will need to be appropriately scoped with the City's Assistant Transportation Engineer. The applicant's traffic consultant should contact Kara Hall at khall@beavertonoregon.gov to initiate the scoping process.

Note that if the applicant proposes any new gates and the gates will be open during business hours, a queuing analysis will not be triggered.

SYSTEM DEVELOPMENT CHARGES

Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

The TDT is based on the estimated traffic generated by each type of development. To estimate the tax please use Washington County's TDT Self Calculation Form: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or jkhasho@BeavertonOregon.gov.

This proposal may be eligible for the “Change-In-Use Discount” for TDT. If eligible, this discount could provide up to a 75% discount on TDT for certain redevelopment or reuse of existing buildings for the first 5,000 square feet converted to a more intensive use. Please consult Washington County's website on TDT for program details.

Additional System Development Charges may apply. For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division link: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605> or contact the Building Department at cddmail@BeavertonOregon.gov.

OTHER REVIEWING TRANSPORTATION AGENCIES

OREGON DEPARTMENT OF TRANSPORTATION – The proposed development has frontage on SW Farmington Rd which is maintained by the Oregon Department of Transportation (ODOT). ODOT may have additional requirements or permits. Please contact Marah Danielson at (503) 731-8258, or marah.b.danielson@odot.state.or.us.

If a TIA is triggered, the applicant will be required to contact ODOT before preparing a TIA to review the proposed scope of work.

From: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Sent: Tuesday, April 9, 2024 10:22 AM
To: Brett Cannon
Subject: [EXTERNAL] RE: PA2024-00289 Caliber Collision Expansion-Beaverton

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

Good morning Brett,

Thank you for sending this our way. After reviewing the proposal with the team, it doesn't seem to raise major concerns for us since it wouldn't be off our system. Therefore, no need for us to be involved in this one. Let me know if you need a formal comment letter stating this.

Thank you!

Melissa Gonzalez-Gabriel (she/her)

Associate Transportation Planner, ODOT Region 1

C: (971) 337-6681

Please note: This email, related attachments and any response may be subject to public disclosure under state law.

From: Brett Cannon <bcannon@beavertonoregon.gov>
Sent: Friday, April 5, 2024 10:03 AM
To: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Subject: PA2024-00289 Caliber Collision Expansion- Beaverton

You don't often get email from bcannon@beavertonoregon.gov. [Learn why this is important](#)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Morning,

Please see the attached site plan and narrative for a proposed expansion of Caliber Collision at 13705 SW Farmington. The pre-application conference meeting is set for the morning of April 17 at 10:30 am, virtual meeting invite will follow in the coming days. Please let me know if you have any questions.

Thank you,

Brett Cannon, AICP

Associate Planner | Current Planning | Community Development

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

desk: 503.350.4038 | cell: 503.278.6738 | www.beavertonoregon.gov