



12725 SW Millikan Way, P.O. Box 4755, Beaverton, OR 97076 www.beavertonoregon.gov

March 23, 2023

Baysinger Partners
Attn.: Jennifer Rinkus
1006 SE Grand Ave #300
Portland, OR 97214

Subject: Peterkort Town Square (PA2023-0012)

Dear Jennifer. Rinkus,

Thank you for attending the Pre-Application Conference held on March 1, 2023. 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,

Aaron Harris
Senior Planner
(503) 616-8453

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for

Peterkort Town Square Modification of DR2022-0008 PA 2023-0012, March 1, 2023

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 DATE: March 1, 2023

PROJECT INFORMATION:

Project Name: Peterkort Town Square Modification of DR2022-0008

Project Description: To modify a previously approved Type 3 Design Review (DR2022-0008) to allow construction in two phases so that Pad J can be constructed at a later date without impacting the final occupancy the Pad I addition. The proposal also includes reducing Pad J from a two-story building to a single-story building.

Property Owners: Peterkort Towne Square, LLC
Attn.: Lois D. Ditmars
9755 SW Barnes Road, Suite 690
Portland, OR 97225

Site Address: 11110 – 11140 SW Barnes Road

Tax Map and Lots: 1S103A001600

Zoning: Corridor Commercial (CC)

Comp Plan Designation: Community Commercial (CC)

Site Size: Approximately 16.44 acres

APPLICANT INFORMATION:

Applicant's Name: J. Peterkort and Company
9755 SW Barnes Road, Suite 690
Portland, OR 97225

Applicant's Rep: Baysinger Partners
Attn.: Jennifer Rinkus
1006 SE Grand Ave #300
Portland, OR 97214

Phone / e-mail: (503) 546-1623 / jenniferr@baysingerpartners.com

PREVIOUS LAND USE HISTORY:

The property was developed in Washington County and annexed to Beaverton in 2006. Several Type 1 Design Review Compliance applications are associated with the subject site, as well as numerous sign applications. In 2022, this portion of the subject site received Design Review approval concurrent with a Loading Determination (DR2022-0008/LO2022-0002).

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 (including the City’s 5% technology fee:

Design Review Three \$10,806 – 29,176

* **See Key Issues/Considerations** for description of applications and associated process. Application fees may be subject to increase. The fees in effect at the time a complete application is received will control.

** **Design Review application fees are based on 1.25% of project value.** Please review the City of Beaverton fee schedule, effective February 1, 2023, for more information.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

A Neighborhood Review Meeting is not required for a Modification of a Decision, per BDC Section 50.95.2.

CHAPTER 20 (LAND USES):

Zoning: Corridor Commercial (CC)

Applicable Code Sections: 20.10.15 Site Development Standards and 20.10.20 Land Uses

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. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable.

APPLICABLE APPLICATION TYPE(S):

	Application Description	Code Reference	Application Type (process)			
1.	Design Review Three	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 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"/> Section 60.45 (Solar Access Protection) | <input 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.

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
if checked

Clean Water Services

(CWS not sent copy of Pre-Application materials)

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 recommends that applicants contact CWS staff as early as possible in order to obtain a Service Provider Letter (SPL). 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 Design and Construction Standards at: www.cleanwaterservices.org/permits-development/design-construction-standards

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 an SPL, complete the pre-screening site assessment form. For more information about CWS environmental review, you may email splreview@cleanwaterservices.org or contact **Laurie Bunce**, CWS Engineering Technician, at (503) 681-3639.

Jeremy Foster, Tualatin Valley Fire & Rescue,
503-259-1414 / Jerem/Foster@tvfr.com

No comments provided. TVF&R requires a Service Provider Letter (SPL).

Lawrence Arnbrister, Building, City of Beaverton
(503) 526-2408 / larnbrister@beavertonoregon.gov

No comments provided.

Silas Shields, Site Development, City of Beaverton
(503) 350-4055 / sshields@beavertonoregon.gov

Plan reviewed. Written comments attached.

Elizabeth Cole, Recycling & Waste Reduction Program Coordinator, City of Beaverton
(503) 526-2460 / ecole@beavertonoregon.gov

Comments attached.

ODOT
ODOT_R1_DevRev@odot.oregon.gov

Plans routed

Kate McQuillan, Transportation Planner, City of Beaverton
(503) 526-2427 / kmcquillan@beavertonoregon.gov

Comments attached.

Naomi Vogel, Washington County Land Use and Transportation
(503) 846-7639 Naomi_Vogel@co.washington.or.us

Plans Routed.

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. Please note that the City of Beaverton allows and staff recommends concurrent review of land use applications where applicable.

Design Review Three (Type 3). Based on the information presented at the pre-application, a Type 3 (Design Review Three) application will be required in accordance with the Modification of a Decision provisions in BDC section 50.95.6–7.

2. **Temporary Plaza During Phase 1**. If the proposal for Phase 1 development includes a temporary plaza in the location of the proposed future Phase 2 building (Pad J), the temporary plaza must comply with all applicable BDC standards or guidelines. For example, BDC Section 60.05.30.C addresses adequate on-site lighting in plazas and Section 60.05.45.3.B addresses their appropriate surfacing.
3. **Applicable Design Guidelines**. The proposed changes to the Pad J building will require that the applicant provide new findings to address applicable Design Review criteria related to the change. For example, BDC sections 60.05.15.7.A and 60.05.35.7.A each discuss appropriate building scale. The design guidelines at BDC 60.05.35.7.A state that single-story buildings located at the right-of-way edge are discouraged along Major Pedestrian Routes.
4. **Revised Trip Generation Memo**. The proposed changes to the Pad J building will require it revised trip generation memorandum. Please see the attached transportation comments from Kate McQuillan, dated March 9, 2023, for additional information.
5. **Waste and Recycling**. The proposed modification for a two-phased development does not warrant changes to the already approved waste and recycling enclosure. However, staff has concerns that the enclosure may be too small to support the anticipated Starbucks. Please see the attached waste and recycling comments from Elizabeth Cole, dated March 1, 2023, for additional information.
6. **Service Provider Letters (SPL)**. The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:
 - a. **Clean Water Services (CWS)**: All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
 - b. **Tualatin Valley Fire & Rescue (TVF&R)**: TVF&R requires as SPL to address fire code issues related to development. The SPL form can be found at the following link <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-letter-for-city-of-Beav-62>
 - c. **Water Service**: All developments require a Water Service Provider Letter to address water service provision. The SPL form can be found attached to these pre-application conference notes and should be submitted to mailboxengineering@beavertonoregon.gov once completed.

7. **Electronic Plan Review.** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/188/Apply-for-Permits> or contact staff.
8. **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: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605>) or contact the Building Department at cddmail@BeavertonOregon.gov.



TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

Community Development Department

Project Name: **Peterkort Towne Square Mods**

Pre-Application Conference #: **PA2023-0012**

Date: March 9, 2023

Applicant: Lois D. Ditmars, J. Peterkort and Company, Applicant

Jennifer Rinkus, Baysinger Partners Architecture, Applicant's Representative

Project Planner: Aaron Harris, AICP, Senior Planner

Notes prepared by: Kate McQuillan, AICP, Senior Planner

☎ (503) 526-2427 ✉ kmcquillan@beavertonoregon.gov

These comments are based on the information provided at the **3/1/23 Pre-Application Conference Meeting** for a proposal at **11110-11140 SW Barnes Road**. 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 pre-application meeting discussed modifying conditions of approval associated with a prior land use approval in order to phase development without impacting the occupancy of the first building to be completed. Transportation staff do not have any comments regarding the proposed phasing. During the meeting, the applicant posed potentially reducing the square footage of one of the prior approved building pads from one-story to two stories. **Should the applicant pursue reducing the floor area of the building pad for phase 2, Transportation staff will require a revised trip generation memorandum to reflect the reduced gross floor area of the proposed uses.**



City of Beaverton
Community Development Department
Site Development Division
12725 SW Millikan Way 4th Floor
Beaverton, OR 97076
Tel: (503) 350-4021
Fax: (503) 526-2550
www.BeavertonOregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY

Site Development & Engineering

Project Name: Peterkort Town Square Mods

Pre-Application Conference Number: PA2023-0008

Date: March 1, 2023

Prepared by: Silas Shields-Site Development Division

Ph: (503) 536-3766 **Email:** sshields@BeavertonOregon.gov

General Notes:

This development shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of site development permit application. Please refer to City Engineering Design Manual (EDM) for [site plan submittal requirements](#). Site plans will need to be on 22x34-inch sheets. The project was reviewed for compliance with City of Beaverton (COB) 2019 EDM and the 2019 R&O 19-22 Clean Water Services (CWS) Design & Construction Standards (DCS).

The current site development permit application number SD2023-0003 may continue review, however, the permit may not be issued until the proposed land use modification has been approved. Alternatively, revised site development plans may be submitted that match the existing approved land use.

Resources:

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at:
<https://apps2.beavertonoregon.gov/CO/publicworks/asbuiltrequestform.aspx>

Aaron Harris

From: Elizabeth Cole
Sent: Wednesday, March 1, 2023 1:26 PM
To: Aaron Harris
Subject: Peterkort drivethru

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Aaron,
I've heard back from the hauler and have some estimated service level information. Yes, they will need more waste enclosure space for sure. Apparently, Starbucks generates a lot of recycling (milk jugs and cardboard), go figure.

Below is the current service levels for Sunrise Bagels combined with the current service levels for the drive-thru Starbucks on Cedar Hills Blvd. It's a very busy Starbucks, but I think this new Peterkort location will be quite busy as well.

Estimated weekly service level need for Starbucks and Sunrise Bagels (not including a potential new restaurant):

- Garbage – 16 yards
- Mixed Recycling – 22 yards
- Glass recycling – 2-3 carts
- Food – 180 gallons (3 carts)

Of note is that Walker Garbage uses 2-yard containers for garbage and recycling and 60 gallon roll carts for food. That's going to be a lot of containers.

Please let me know if there are any questions.

Thank you,
Elizabeth Cole
(gender pronouns: she/her/hers)
Recycling & Waste Reduction Program Coordinator
City of Beaverton | Community Services and Engagement
PO Box 4755 | Beaverton, OR 97076
p: 503.526.2460 | www.BeavertonOregon.gov

COVID-19 Update: Please note: **I am working remotely at this time.** Response times may be longer than normal as we adapt to remote work. The fastest way to reach me is via email.

CITY OF BEAVERTON
PLANNING DIVISION FEE SCHEDULE
EFFECTIVE DATE: FEBRUARY 1, 2023

MULTIPLE APPLICATIONS REVIEWED CONCURRENTLY	Projects that require multiple applications that are reviewed concurrently per BDC 50.15.3 shall be charged 100% of the highest application fee applicable, and 75% of the remaining application fees.		
APPLICATION TYPE	FEES	TECH FEE (5%)	TOTAL
ACCESSORY DWELLING UNIT	N/C	N/A	
ADJUSTMENT			
MINOR	\$2,702	\$135.10	\$2,837.10
MAJOR	\$8,429	\$421.45	\$8,850.45
MINOR – AFFORDABLE HOUSING	N/C		
MAJOR – AFFORDABLE HOUSING	N/C		
APPEALS*			
TYPE 1 & TYPE 2 DECISIONS	\$250	\$12.50	\$262.50
TYPE 3 & 4 DECISION	\$5,943	\$297.15	\$6,240.15
BALLOT MEASURE 49 CLAIM (DEPOSIT)	\$2,161	\$108.05	\$2,269.05
COMPREHENSIVE PLAN AMENDMENT	\$21,612	\$1,080.60	\$22,692.60
CONDITIONAL USE			
INTERIM WA. CO. USE TYPE 1	\$454	\$22.70	\$476.70
MINOR MODIFICATION	\$2,702	\$135.10	\$2,837.10
INTERIM WA. CO. USE TYPE 2	\$2,702	\$135.10	\$2,837.10
MAJOR MODIFICATION	\$11,346	\$567.30	\$11,913.30
NEW CONDITIONAL USE	\$11,346	\$567.30	\$11,913.30
MODIFICATION OF A CONDITIONAL USE	\$4,863	\$243.15	\$5,106.15
PLANNED UNIT DEVELOPMENT	\$12,967 + 540/acre over 2	*Tech fee and total are calculated based on the total of per acre fee plus base fee	
DESIGN REVIEW			
DOWNTOWN DESIGN REVIEW COMPLIANCE LETTER	\$454	\$22.70	\$476.70
DESIGN REVIEW COMPLIANCE LETTER	\$454	\$22.70	\$476.70
MIDDLE HOUSING DESIGN REVIEW 1	\$454	\$22.70	\$476.70
MIDDLE HOUSING DESIGN REVIEW 2	\$4,863	\$243.15	\$5,106.15
MIDDLE HOUSING DESIGN REVIEW 3	\$7,024	\$351.20	\$7,375.20

**CITY OF BEAVERTON
PLANNING DIVISION FEE SCHEDULE
EFFECTIVE DATE: FEBRUARY 1, 2023**

APPLICATION TYPE	FEES	TECH FEE (5%)	TOTAL
DESIGN REVIEW 2**	1.25% of project value Min. - \$7,024 Max. - \$27,015	*Tech fee and total are calculated based on the application fee calculated as a percentage of the project value.	
DESIGN REVIEW 3**	1.25% of project value Min. - \$10,806 Max. - \$29,176	*Tech fee and total are calculated based on the application fee calculated as a percentage of the project value.	
DOWNTOWN DESIGN REVIEW 2**	1.25% of project value Min. - \$7,564 Max. - \$27,015	*Tech fee and total are calculated based on the application fee calculated as a percentage of the project value.	
DOWNTOWN DESIGN REVIEW 3**	1.25% of project value Min. - \$10,806 Max. - \$29,176	*Tech fee and total are calculated based on the application fee calculated as a percentage of the project value.	
ADMINISTRATIVE FEES			
ADMINISTRATIVE REVIEW 1: DMV REVIEW (License Renewal)	\$216	\$10.80	\$226.80
ADMINISTRATIVE REVIEW 2****: DMV REVIEW (New Business) LAND USE COMPATABILITY STATEMENT OLCC REVIEW ZONING CONFIRMATION LETTER	\$270	\$13.50	\$283.50
DIRECTOR'S INTERPRETATION	\$5,403	\$270.15	\$5,673.15
EXTENSION OF PRIOR APPROVAL			
TYPE 2 PROCESS	\$1,297	\$64.85	\$1,361.85
TYPE 3 PROCESS	\$1,729	\$86.45	\$1,815.45
ZERO SETBACK – PROPOSED NON-RESIDENTIAL LAND DIVISION	\$1,621	\$81.05	\$1,702.05
FOOD CART POD			
FOOD CART POD	\$5,943	\$297.15	\$6,240.15
FOOD CART POD MODIFICATION	\$627	\$31.35	\$658.35

CITY OF BEAVERTON
PLANNING DIVISION FEE SCHEDULE
EFFECTIVE DATE: FEBRUARY 1, 2023

APPLICATION TYPE	FEES	TECH FEE (5%)	TOTAL
HISTORIC REVIEW			
ALTERATION	\$3,242	\$162.10	\$3,404.10
EMERGENCY DEMOLITION	\$454	\$22.70	\$476.70
DEMOLITION	\$3,242	\$162.10	\$3,404.10
NEW CONSTRUCTION WITHIN HISTORIC DISTRICT	\$3,242	\$162.10	\$3,404.10
HOME OCCUPATION			
HOME OCCUPATION 1	N/C		
HOME OCCUPATION 2	\$1,945	\$97.25	\$2,042.25
LAND DIVISION			
PROPERTY LINE ADJUSTMENT	\$1,729	\$86.45	\$1,815.45
REPLAT TYPE 1	\$1,729	\$86.45	\$1,815.45
REPLAT TYPE 2	\$12,967	\$648.35	\$13,615.35
PRELIMINARY PARTITION OR FEE-OWNERSHIP PARTITION	\$12,967	\$648.35	\$13,615.35
PRELIMINARY SUBDIVISION OR FEE-OWNERSHIP SUBDIVISION	\$15,128 plus per-lot fee: \$162 each, lots 1-10 \$135 each, lots 11-50 \$108 each, lots over 51	*Tech fee and total are calculated based on the total per lot fee plus the base fee.	
FINAL PARTITION	\$2,702	\$135.10	\$2,837.10
FINAL SUBDIVISION	\$4,106	\$205.30	\$4,311.30
EXPEDITED LAND DIVISION	\$25,934	\$1,296.70	\$27,230.70
EXPEDITED MIDDLE HOUSING LAND DIVISION	\$12,967	\$648.35	\$13,615.35
LEGAL LOT DETERMINATION	\$756	\$37.80	\$793.80
LOADING DETERMINATION	\$1,081	\$54.05	\$1,135.05
MASS SHELTER	\$454	\$22.70	\$476.70

**CITY OF BEAVERTON
PLANNING DIVISION FEE SCHEDULE
EFFECTIVE DATE: FEBRUARY 1, 2023**

APPLICATION TYPE	FEES	TECH FEE (5%)	TOTAL
PARKING DETERMINATION			
PARKING REQUIREMENT DETERMINATION	\$1,081	\$54.05	\$1,135.05
SHARED PARKING	\$1,081	\$54.05	\$1,135.05
USE OF EXCESS PARKING	\$454	\$22.70	\$476.70
PRE-APPLICATION CONFERENCE	\$540	\$27.00	\$567.00
PUBLIC NOTICE (Ballot Measure 56 deposit)	\$10,806	\$540.30	\$11,346.30
PUBLIC TRANSPORTATION FACILITY	\$3,566	\$178.30	\$3,744.30
RE-NOTIFICATION (fee plus actual postal/media cost)	\$389	\$19.45	\$408.45
RESEARCH/PER HOUR	\$189	\$9.45	\$198.45
SIDEWALK DESIGN MODIFICATION	\$454	\$22.70	\$476.70
SIGN***	\$324	\$16.20	\$340.20
STREET NAME CHANGE	\$6,700	\$335	\$7,035
STREET VACATION	\$8,105	\$405.25	\$8,510.25
TEMPORARY USE			
MOBILE SALES	\$756	\$37.80	\$793.80
NON-MOBILE SALES	\$756	\$37.80	\$793.80
STRUCTURE	\$756	\$37.80	\$793.80
REAL ESTATE OFFICE	\$756	\$37.80	\$793.80
DISPLACED PARKING	\$756	\$37.80	\$793.80
EXTENSION OF PRIOR TEMPORARY USE APPROVAL	\$146	\$7.30	\$153.30
ZONING TEXT AMENDMENT	\$20,531	\$1,026.55	\$21,557.55
THPRD ANNEXATION WAIVER	\$10,806	\$540.30	\$11,346.30
TREE PLAN			
TREE PLAN ONE	\$1,621	\$81.05	\$1,702.05
TREE PLAN TWO	\$5,403	\$270.15	\$5,673.15
TREE PLAN THREE	\$8,645	\$432.25	\$9,077.25
VARIANCE	\$8,429	\$421.45	\$8,850.45

**CITY OF BEAVERTON
PLANNING DIVISION FEE SCHEDULE
EFFECTIVE DATE: FEBRUARY 1, 2023**

APPLICATION TYPE	FEES	TECH FEE (5%)	TOTAL
WIRELESS FACILITY			
WIRELESS FACILITY ONE	\$454	\$22.70	\$476.70
WIRELESS FACILITY TWO	\$5,943	\$297.15	\$6,240.15
WIRELESS FACILITY THREE	\$11,887	\$594.35	\$12,481.35
ZONING MAP AMENDMENT			
QUASI-JUDICIAL	\$12,967	\$648.35	\$13,615.35
LEGISLATIVE	\$20,531	\$1,026.55	\$21,557.55
ANNEXATION RELATED – NON-DISCRETIONARY	N/C		
ANNEXATION RELATED – DISCRETIONARY	N/C		
*Pursuant to ORS 227.175(10), if a land use decision has not previously been heard in a public hearing format, the fee for an appeal of that decision cannot be greater than \$250.00. this fee is not to be charged to any local government agencies. If the appellant prevails in this appeal, this appeal fee is to be refunded.			
**Land Use application project value is the total cost of all on-site improvements, inclusive of buildings and site area subject to land use review based on professional estimates by a licensed engineer, architect, landscape designer or contractor. These estimates may include, but are not limited to, grade and fill of the site, paving, placement of utilities, lighting, landscaping, and other site improvements; not included are land costs, administrative and professional fees and other governmental fees.			
***Cost per sign.			
****Administrative Review 2 tasks requiring more than one hour of staff time to complete will be billed at the hourly Research rate in 15-minute increments.			



Water Service Provider Letter (SPL)

PLEASE RETURN THIS FORM TO:

PRE-APPLICATION DATE: _____

SITE INFORMATION:

Tax Map(s): _____ Lot Number(s): _____

Size: _____

Address: _____

Nearest cross-street (or directions to site): _____

APPLICANT:

Contact: _____

Company: _____

Address: _____

Phone: _____

Email: _____

OWNER(S):

Contact: _____

Company: _____

Address: _____

Phone: _____

Email: _____

PROPOSED PROJECT NAME: _____

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): _____

EXISTING USE: _____ PROPOSED USE: _____

RESIDENTIAL: Single Fam. Multi-Fam. INDUSTRIAL/COMMERCIAL: Type of Use: CONDITIONAL USE: No. of Students/Employees/Etc.:
No. of Units: Gross Floor Area SQ. FT. Gross Floor Area SQ FT.

Average Daily Demand (gallons/day): Peak Daily Demand (gallons/day): Peak Hour (gallons/day):

FIRE FLOW REQUIRED: (gpm): IRRIGATION FLOW REQUIRED: (gpm):

FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

TVWD [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE:

COB [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE: