

Received
Planning Division
03/31/2021



Beaverton
O R E G O N

CITY OF BEAVERTON
Community Development
Department
Planning Division
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COMP. PLAN: _____ **NAC:** _____

EXTENSION OF A DECISION APPLICATION

PLEASE SELECT ONE OF THE FOLLOWING BOXES:

- FIRST TIME EXTENSION (TYPE 2 REVIEW) SECOND TIME EXTENSION (TYPE 2 REVIEW)

PROJECT NAME Peterkort 3-Lot Partition

APPLICATION NUMBER LD2016-0027

(IF THE ORIGINAL PROJECT CONSISTED OF MULTIPLE APPLICATIONS, PLEASE FILL OUT ONE FORM FOR EACH APPLICATION)

APPLICATION EXPIRATION DATE 03/20/2021

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: J. Peterkort & Company

ADDRESS: 9755 SW Barnes Road. Suite 690

(CITY, STATE, ZIP) Portland, OR 97225

PHONE: (503) 292-2981 FAX: (503) 297-2428 E-MAIL: lidditmars@peterkort.com

SIGNATURE: Lois D. Ditmars CONTACT: Lois D. Ditmars

(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: James P. Draudt

ADDRESS: 9755 SW Barnes Road, Suite 695

(CITY, STATE, ZIP) Portland, OR 97225

PHONE: (503) 225-1031 FAX: (503) 225-9611 E-MAIL: jpd@jd1031.com

SIGNATURE: James P. Draudt CONTACT: James P. Draudt

(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: J. Peterkort & Company

ADDRESS: 9755 SW Barnes Road, Suite 690

(CITY, STATE, ZIP) Portland, OR 97225

PHONE: (503) 292-1981 FAX: (503) 297-2428 E-MAIL: lidditmars@peterkort.com

SIGNATURE: Lois D. Ditmars CONTACT: Lois D. Ditmars

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: _____

EXISTING USE OF SITE: vacant

ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT
Map 1S103AB Lot 200 20.38ac R1

PROPOSED DEVELOPMENT ACTION: _____
3 Lot Partition



EXTENSION OF A DECISION- SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS

- A. APPLICATION FORM. Provide one (1) completed application form with original signature(s).
B. CHECKLIST. Provide one (1) completed copy of this checklist.
C. WRITTEN STATEMENT. Submit three (3) copies of a written statement that provides individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter 50 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.

PLANS & GRAPHIC REQUIREMENTS

- A. APPROVED SITE PLAN. Provide three (3) copies of the approved site plan for the proposed project on 8 1/2"x11" or 11"x17" sheet(s).

As property owner or authorized agent, I hereby authorize the filing of this application for Extension of a Decision. I have provided all the items required by this one (1) 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. As property owner of authorized agent, I hereby attest that the subject proposal meets each of the approval criteria for Extension of a Decision.

James P. Draudt
Print Name
Signature

(503) 225-1031
Telephone Number
3/3/21
Date



EXTENSION OF A DECISION- 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.

Applications to extend the expiration date of a decision may be filed only before the decision expires. An applicant for Extension of a Decision shall address compliance with all of the following Approval Criteria as specified in 50.93.6 of the Development Code. Please respond to the approval criteria below in the space provided or in a typed supplemental written statement.

1. It is not practicable to commence development within the time allowed for reasons beyond the reasonable control of the applicant.

Buffer easements on a small portion of the subject property are necessary, running to the benefit of Clean Water Services (CWS). These easements are still being completed. The individuals working on this application as Applicant's Representative, WHPacific, have changed several times during the application process, leaving the Applicant with the need to complete this matter with a new Applicant's Representative, and causing delays in the process. The Final Plat update has recently been submitted to the Washington County surveyor's office and is believed to be complete and to be acceptable to the County Surveyor.

2. There has been no change in circumstances or the applicable regulations or Statutes likely to necessitate modification of the decision or conditions of approval since the effective date of the decision for which the extension is sought.

This is correct and applicable.

3. The previously approved land use decision is not being modified in design, use, or conditions of approval.

This is correct.