

Received
Planning Division

6.11.21

CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

Beaverton
OREGON

OFFICE USE ONLY EXHIBIT 3.13

FILE #: _____

FILE NAME: _____

TYPE: _____ RECEIVED BY: _____

FEE PAID: _____ CHECK/CASH: _____

SUBMITTED: _____ LWI DESIG: _____

LAND USE DESIG: _____ NAC: _____

ZONING MAP AMENDMENT APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF ZONE CHANGE FROM THE FOLLOWING LIST:

TYPE THREE QUASI-JUDICIAL ZONING MAP AMENDMENT

TYPE FOUR LEGISLATIVE ZONING MAP AMENDMENT

TYPE ONE NON-DISCRETIONARY ANNEXATION RELATED ZONING MAP AMENDMENT

TYPE THREE DISCRETIONARY ANNEXATION RELATED ZONING MAP AMENDMENT

APPLICANT: Use mailing address for meeting notification.

Check box if Primary Contact

COMPANY: Wishcamper Development Partners

ADDRESS: 131 South Higgins, Suite P-1

(CITY, STATE, ZIP) Missoula, MT 59802

PHONE: _____ FAX: _____ E-MAIL: jmetcalf@wishcamperpartners.com

SIGNATURE: _____ CONTACT: Justin Metcalf

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Check box if Primary Contact

COMPANY: Otak, Inc.

ADDRESS: 808 SW Third Ave, Suite 800

(CITY, STATE, ZIP) Portland, OR 97204

PHONE: 503.415.2384 FAX: _____ E-MAIL: li.alligood@otak.com

SIGNATURE: _____ CONTACT: Li Alligood, AICP

(Original Signature Required)

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

Check box if Primary Contact

COMPANY: Blackbird Land Holdings LLC

ADDRESS: PO Box 5123

(CITY, STATE, ZIP) Missoula, MT 59806

PHONE: _____ FAX: _____ E-MAIL: jmetcalf@wishcamperpartners.com

SIGNATURE: _____ CONTACT: Justin Metcalf

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: 18043 SE Scholls Ferry Rd

AREA TO BE DEVELOPED (s.f.): 32,4

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

EXISTING USE OF SITE: Rural residential

2S106B000203 11.9 ac AF-20

2S106B000200 10.26 ac AF-20

2S106B000204 10.26 ac AF-20

PROPOSED DEVELOPMENT ACTION: Apply the R1 zone to proposed lots 1-5 and the CC zone to proposed Lot 6

PRE-APPLICATION DATE: 6/24/2020



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ZONING MAP AMENDMENT SUBMITTAL CHECKLIST

Revised 01/2016

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL ZONING MAP AMENDMENT APPLICATIONS

- A. APPLICATION FORM.** Provide one (1) **completed** application form with original signature(s).
- B. CHECKLIST.** Provide one (1) **completed** copy of this three (3) page checklist.
- C. WRITTEN STATEMENT.** Provide a detailed description of the proposed zoning map amendment request.

The written statement shall:

- Address all applicable provisions of Chapter 20 (Land Uses).
- Specify the purpose of the zoning map amendment request, why it is being proposed and what the intended result of the amendment request is.
- Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria identified in Section 40.97. 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:

- Existing Zoning Map Designation: AF-20 Site Area: 34.2 ac (sq.ft.)
- Zoning Designation of Abutting
Property(ies): N: R7, AF-20; E: R1; S: AF-20; W: R1, R4 Proposed Zoning Map Designation: R1, CC

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 Amber Wierck, Environmental Plan Review Project Manager, at (503) 681-3653 or WierckA@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 – REQUIRED FOR ALL ZONING MAP AMENDMENT APPLICATIONS

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, as indicated:

- A. EXISTING CONDITIONS PLAN:**
- 1. North arrow, scale and date of plan.
 - 2. Vicinity map.
 - 3. The entire lot(s), including area and property lines dimensioned.
 - 4. Existing zoning designation of the property(ies).
 - 5. Points of existing access, interior streets, driveways, and parking areas.
 - 6. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
 - 7. Existing right-of-way and improvements.
 - 8. Dimension from centerline to edge of existing right-of-way.
 - 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.
- B. DIMENSIONED SITE PLAN:**
- 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. Proposed zoning designation of the property(ies).
 - 4. Points of access, interior streets, driveways, and parking areas.
 - 5. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
 - 6. Rights-of-ways, dedications and improvements.
 - 7. Dimension from centerline to edge of rights-of-ways.
 - 8. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.

I have provided all the items required by this three (3) 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.

Li Alligood, AICP

Print Name



Signature

503.415.2384

Telephone Number

12/20/2020

Date

Digitally signed by Li Alligood, AICP
DN: C=US, E=li.alligood@otak.com, O="Otak, Inc.", OU=Portland
Planning & Design, CN="Li Alligood, AICP"
Date: 2020.12.20 14:43:00-08'00'