

Received  
Plannina 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](http://BeavertonOregon.gov)



OFFICE USE ONLY  
EXHIBIT 3.10

FILE #: \_\_\_\_\_  
FILE NAME: \_\_\_\_\_  
TYPE: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_  
FEE PAID: \_\_\_\_\_ CHECK/CASH: \_\_\_\_\_  
SUBMITTED: \_\_\_\_\_ LWI DESIG: \_\_\_\_\_  
LAND USE DESIG: \_\_\_\_\_ NAC: \_\_\_\_\_

PARKING DETERMINATION APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF PARKING DETERMINATION FROM THE FOLLOWING LIST:

- TYPE ONE USE OF EXCESS PARKING
- TYPE TWO PARKING REQUIREMENT DETERMINATION
- TYPE TWO SHARED PARKING

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: [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: [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: [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: Tract B of the Blackbird Farms PUD  
ASSESSOR'S MAP & TAX LOT # TBD LOT SIZE \_\_\_\_\_ ZONING DISTRICT R1

AREA TO BE DEVELOPED (s.f.): \_\_\_\_\_  
EXISTING USE OF SITE: Vacant  
PROPOSED DEVELOPMENT ACTION: Parking quantity determination for new park

## PARKING DETERMINATION SUBMITTAL CHECKLIST

**WRITTEN STATEMENT REQUIREMENTS-** *REQUIRED FOR ALL PARKING DETERMINATION 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.** Submit **three (3) copies** of a detailed description of the determination request. In the written statement, please:
  - Address all applicable provisions of Chapter 20 (Land Uses) relating to the type of land use for which a parking determination is requested.
  - Address all applicable provisions of Section 60.30 (Off-Street Parking).
  - Provide individual findings specifically addressing how and why the proposal satisfies each of the approval criteria specified in Section 40.55.15.1.C.1-6 (Parking Requirement Determination), Section 40.55.15.2.C.1-10 (Shared Parking), and Section 40.55.15.3.C.1-6 (Use of Excess Parking), of the City's *Development Code* (ORD 2050), attached.
  - Provide information on the total gross floor area of all on-site buildings and structures, the total number of employees, the hours of operation, maximum number of employees per shift, and the potential customer volume. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.
- D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- NA **E. SITE ANALYSIS INFORMATION:**

<input type="checkbox"/> Proposed parking modification: _____ sq. ft. Proposed number of parking spaces: _____ Proposed use: _____ Parking requirement: _____	<input type="checkbox"/> Proposed building height: _____ ft. Existing building area: _____ sq. ft. Proposed building modification: _____ sq. ft.
<input type="checkbox"/> Existing parking area: _____ sq. ft. Existing number of parking spaces: _____ Existing building height: _____ ft.	<input type="checkbox"/> Existing landscaped area: _____ sq. ft. Percentage of site: _____ % Proposed landscape modification: _____ sq. ft. Percentage of site: _____ %
- F. 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.
- G. 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 the Environmental Plan Review Project Manager

# PLANS & GRAPHIC REQUIREMENTS –

## REQUIRED FOR ALL PARKING DETERMINATION 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:**

- B. DIMENSIONED SITE PLAN (Required only if site specific):**
  - 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. Points of access, interior streets, driveways, and parking areas.
  - 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.  
Demonstration, if applicable, of the location of shared off-street on an abutting property within 200 feet of the use that the shared parking is intended to serve.
  - 5. Proposed right-of-way, dedications and improvements.
  - 6. Dimension from centerline to edge of proposed right-of-way.
  - 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
  - 8. Location of storm water quality/detention facilities.
  - 9. Boundaries of development phases, if applicable.
  - 10. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.
  - 11. Sensitive areas, as defined by CWS standards.
  - 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

**Note: Complete sets of plans reduced to 8 ½"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.**

**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

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: 2020.12.18 16:53:08-08'00'

503.415.2384

Telephone Number

12/18/2020

Date