



Expedited Land Division Process vs. Preliminary Partition Process

Short Comparison *

Item	Expedited Land Division Application Process	Standard Partition Application Process
Cost	\$6,807.00 (as of 4-21-16; fee subject to change)	\$3,461.00 (as of 4-21-16; fee subject to change)
Process time	Decision to approve or deny the application may take no more than 63 days from date that application is deemed complete. Local appeal may take no more than 42 days after it is filed.	Decision to approve or deny the application, including local appeals, may take no more than 120 days from date that application is deemed complete (unless applicant requests more time). Decision typically issued before 63 days.
Eligibility	<p>Solely intended for <u>residential use</u> on land <u>zoned residential inside an urban growth boundary</u>. May only be used for partitions (the creation of up to three parcels from one parcel).</p> <p><u>Cannot</u> be used when dwellings or accessory buildings are proposed for land that is mapped and designated as a protected natural resource according to the City Comprehensive Plan or land use regulations.</p>	<p>Can be used to apply for <u>any use permitted in the zone</u> and <u>not restricted to residential zones</u>. Can be requested by an applicant when application would otherwise be processed as an expedited land use decision.</p> <p><u>Can</u> be used when dwellings or accessory buildings are proposed for land that is mapped and designated as a protected natural resource according to the City Comprehensive Plan or land use regulations.</p>
Consolidation potential	Subject to unique, state-mandated process. Additional land use applications concerning the same property, which require the standard application process, cannot be processed concurrently with an expedited land division application. Separate notice will be necessary for these additional applications.	Land use applications concerning the same property can be processed concurrently with more than one land use application (e.g. Preliminary Partition together with Design Review 2 application). Only one notice of all concurrent applications is necessary.
If Appealed	Can only be appealed to a city-designated Hearings Officer, whose final decision must be made within 42 days from the date the appeal was filed. Very limited appeal from Hearings Officer to Court of Appeals.	Decision, if appealed, is subject to local appeal procedure stated in Beaverton Development Code, which requires a hearing before the City Planning Commission. The City's final decision may be appealed to the Land Use Board of Appeals.

* This is a summary. Applicants are encouraged to consult with city planning staff to clarify these requirements.