

**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A TREE	)	ORDER NO. 2456
PLAN TWO APPLICATION FOR THE REMOVAL OF COMMUNITY	)	TP2015-0008 ORDER APPROVING
TREES IN CONJUNCTION WITH A NEW PLANNED UNIT	)	SOUTH COOPER MOUNTAIN HEIGHTS & PUD
DEVELOPMENT (SOUTH COOPER MOUNTAIN HEIGHTS &	)	
PUD). WEST HILLS DEVELOPMENT, APPLICANT.	)	

The matter came before the Planning Commission on January 20, 2016 and February 3, 2016, on a request for approval of a Tree Plan Two application for the removal of community trees and trees within a Significant Natural Resource Area (SNRA) as part of a new Planned Unit Development (PUD), on ±109 acres with associated streets and open spaces. The subject site is bounded by SW Scholls Ferry Road, SW 175<sup>th</sup> Avenue, and SW Loon Drive, and is specifically identified as Tax Lots 200 and 103 on Washington County Tax Assessor's Map 2S106.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and based on the Conditions of Approval in Exhibit 1.3

dated January 13, 2016, with Conditions S1 and S2 being added, as applicable to the approval criteria contained in Sections 40.45.15.5.C, of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT TP2015-0008 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and based on the Conditions of Approval in Exhibit 1.3 dated January 13, 2016, with Conditions S1 and S2 being added and this Land Use Order, and subject to the conditions of approval as follows:

91. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code, or authorized development has otherwise commenced in accordance with Section 50.90.3.B of the Development Code. (Planning / SLF)
92. If protected trees are to be removed, and or trees within a Significant Natural Resource Area (SNRA), then prior to removing those trees, the applicant shall ensure that all associated applications (Conditional Use CU2015-0006 and Land Division LD2015-0013 and Design Review DR2015-0071) have been approved and are consistent with the submitted plans for the Tree Plan application. (Planning / SLF)
93. All pruning must comply with the City's adopted Tree Planting and Maintenance Policy. (Planning Division/JF)
94. The applicant must comply with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Plans showing compliance with these standards, including placement of orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division/JF)
95. At the conclusion of the construction the applicant shall submit a report showing which Community Trees were kept, which were damaged or destroyed, and which were removed. (Planning Division/SLF)

Motion **CARRIED**, by the following vote:

**AYES:** Wilson, Winter, Kroger, Doukas , Overhage, and Sajadpour.  
**NAYS:** None  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 11 day of February, 2016.

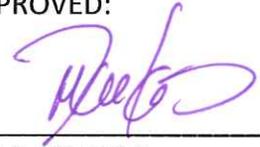
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2456 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on February 22, 2016.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
SANDRA L. FREUND, AICP  
Planning Manager

APPROVED:

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Principal Planner