

**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. 2424
PLAN TWO APPLICATION FOR THE REMOVAL OF COMMUNITY	)	TP2015-0011 ORDER APPROVING
TREES (STANDARD BAG INDUSTRIAL BULIDING 2), VLMK	)	STANDARD BAG INDUSTRIAL BUILDING 2
ENGINEERING + DESIGN, APPLICANT.	)	
	)	

The matter came before the Planning Commission on September 30, 2015, on a request for approval of a Tree Plan Two application for the removal of Community Trees from the subject site. The subject property is located on and to the west of 1800 SW Merlo Drive and is specifically identified as Tax Lots 100, 300, 400, 500 and 600 on Washington County Assessor’s Map 1S1-06DD.

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 discussed staff’s supplemental memorandum, dated September 30, 2015 and the applicant’s proposal to remove the majority of trees from all undeveloped property owned by Standard Bag. The Commission raised concerns that filling in the trees root zones on tax lots 400 and 500 was not necessary at this time as no specific development proposal was being reviewed at this time. The Commission found

that the applicant had not provided adequate findings to approve the removal of trees from tax lots 400 and 500 as specific development was not being proposed. To address this issue, the Commission added a condition of approval that the approval of the tree plan did not include removal of Community Trees from tax lots 400 and 500.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated September 23, 2015, Supplemental Memorandum dated September 30, 2015 and the findings contained therein, as applicable to the approval criteria contained in Section 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT TP2015-0011 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated September 23, 2015, Supplemental Memorandum dated September 30, 2015, and this Land Use Order, and subject to the conditions of approval as follows:

**A. Prior to Final Plat approval, the applicant shall:**

1. Ensure that the Design Review Three have been approved and are consistent with the submitted plans. (Planning Division/JF)
2. 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)
3. This decision does not approve the removal of existing Community Trees on Tax Lots 400 and 500 of Washington County Tax Maps 1S106DD. (Planning Division/JF)

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

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

Dated this 8<sup>th</sup> day of October, 2015.

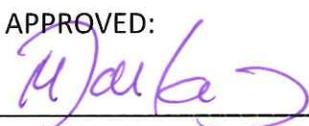
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2424 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on October 19, 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

APPROVED:

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

  
\_\_\_\_\_  
SANDRA MONSALVE, AICP  
Planning Manager