

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2356
TREE PLAN TWO APPROVAL FOR THE REMOVAL)	TP2013-0012 ORDER APPROVING
OF 32 COMMUNITY TREES FROM THE SITE TO)	SUNSET VIEW MULTI-FAMILY.
ACCOMMODATE CONSTRUCTION (SUNSET VIEW)	
MULTI-FAMILY). PEDCOR INVESTMENTS-2013)	
CXXIV, LP, APPLICANT.	

The matter came before the Planning Commission on June 25, 2014, on a request of a Tree Plan Two approval for the removal of 32 Community Trees from the site to accommodate construction. The subject site is located at 16251 SW Jenkins Road, west of 162nd Avenue between SW Jenkins Road and SW Baseline Road and is specifically identified as Tax Lots 4800, 5000, and 5100 on Washington County Assessor's Map 1S105CB.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 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 June 18, 2014, 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 **TP2013-0012** 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 June 18, 2014, and subject to the conditions of approval as follows:

1. 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 Division / JF)
2. Ensure that all associated applications, including Design Review Two (DR2013-0095), Replat One (LD2013-0015) and Sidewalk Design Modifications (SDM2013-0009) have been approved and are consistent with the submitted plans. (Planning Division / JF)
3. All pruning must comply with the City's adopted Tree Planting and Maintenance Policy. (Planning Division / JF)
4. 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 or orange tree fencing shall be provided prior to Site Development Permit Issuance. (Planning Division / JF)

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

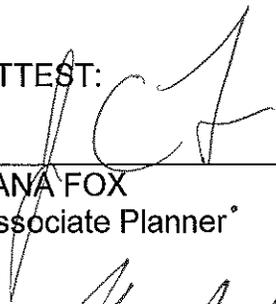
AYES: Nye, Kiene, Wilson, Winter and Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: Doukas and Stephens.

Dated this 30th day of June, 2014.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2356 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 5:00 p.m. on July 10 2014.

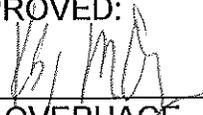
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

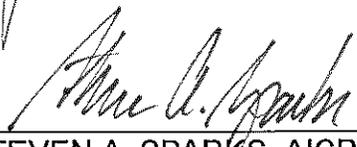


JANA FOX
Associate Planner*

APPROVED:



KIM OVERHAGE
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager