

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

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2471
A TREE PLAN 3 APPLICATION FOR A 100 UNIT)	TP2015-0016 ORDER APPROVING
APARTMENT COMPLEX (TRILLIUM WOODS)	TRILLUM WOOD APARTMENTS, SUBJECT TO
APARTMENTS). JT SMITH COMPANIES, LLC,)	CONDITIONS
APPLICANT.	

The matter came before the Planning Commission initially on March 30, 2016 and continued on April 27, 2016, on a request for approval of a Tree Plan 3 application associated with Trillium Woods, a multi-family apartment complex consisting of four buildings, providing 100 dwelling units and designed to meet the development standards of the *Town Center – High Density Residential (TC-HDR)* zone. The two properties that comprise Trillium Woods Apartments are located at 15450 and 15536 SW Scholls Ferry Road, also identified as Tax Lot 2400 on Washington County's Tax Assessors Map 1S1-32DC and Tax Lot 100 on Washington County's Tax Assessors Map 2S1-5BA.

Pursuant to Ordinance 2050 (Development Code, effective through Ordinance 4662), and under Sections 50.15.2 (concurrent review of multiple applications), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), the Planning Commission conducted a public hearing on March 30, 2016 and on April 27, 2016 and considered testimony and exhibits on the subject proposal.

The Planning Commission acknowledges the written testimony received to the date of March 22, 2016, identified as Exhibit 10 of the Staff Report dated March 23, 2016, in addition to the written testimony received after the hearing of March 30, 2016, to date of April 19, 2016, which was provided with the Staff Memorandum dated April 20, 2016. The Commission also acknowledges additional oral testimony received on March 30, 2016 from Shelby Rihala of 12085 SW Sagehen Street, #104 and Kris Asia of 12025 SW Winterhawk Lane. In part, written and oral testimony raised concerns about tree protection, in particular tree protection as applied to trees located within an off-site tract of land under separate ownership by the Progress Ridge Home Owners Association. In response to these concerns, the Commission observes the supplemental findings as contained in Staff Memorandum dated April 20, 2016, referring to the applicant's revised plans and project arborist's supplemental statement dated April 13, 2016, identifying additional tree protection measures. The Commission also observes how the City Arborist in his memorandum dated April 14, 2016, supports the revised tree protection proposal, subject to conditions.

Planning Commission also considered the applicant's oral testimony and written response to applicable approval criteria and the plans and materials that were subject to consideration. In response to applicable approval criteria contained in Section 40.90.15.3.C (Tree Plan 3) of the Development Code, the Commission adopts the findings in the Staff Report dated March 23, 2016, in addition to the supplemental findings contained in the Staff Memorandum dated April 20, 2016.

Therefore, **IT IS HEREBY ORDERED** that **TP2015-0016** 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 March 23, 2016, and Staff Memorandum dated April 20, 2016 and this land use Order and subject to conditions of approval as identified in the associated Order approving the Design Review 2, case file DR2015-0122.

The Order is approved by the following vote:

AYES: Kroger, Nye, Wilson, Winter, Sajadpour and Overhage.
NAYS: none
ABSTAIN: Doukas
ABSENT: none

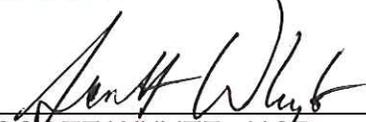
Dated this 4th day of May, 2016.

Appeal of this Planning Commission decision, as articulated in Land Use Order No. 2471 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 May 16, 2016.

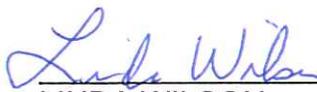
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



SCOTT WHYTE, AICP
Senior Planner



LINDA WILSON
Chair, *Pro Tem*



SANDRA FREUND, AICP
Planning Manager