



MEMORANDUM

TO: Planning Commission
FROM: Jana Fox, Associate Planner JCF/S.K.
DATE: September 30, 2015
SUBJECT: Standard Bag Industrial Building 2 (DR2015-0078 / LD2015-0006 / SDM2015-0008 / TP2015-0011)

Staff is providing this memorandum to correct errors in the staff report dated September 23, 2015 and provide further explanation of the applicant's proposed tree removal.

It has come to staff's attention that on Page TP1.0 of the applicant's plan sets, a note indicates that applicant proposes to remove trees outside the proposed building and associated site improvement areas. The applicant's written narrative and application form did not address the removal of these trees or explain why removal is necessary at this time. Consequently, staff did not address the issue in the staff report, which relies on the narrative. Staff has asked the applicant to provide additional information for the Commission to consider regarding the necessity of removing these trees, which the applicant has provided (attached as Exhibit 3.2).

It is now clear that the applicant wishes to remove all trees from the proposed building site and the stormwater swale site, as well as all the trees on the intervening two lots with the exception of 6 trees along the sidewalk. Should the Commission find that the applicant has provided sufficient findings to support the proposed tree removal on all four lots, no modification to the proposed conditions of approval is necessary. Should the Commission find that the proposal does not meet the approval criteria for the removal of trees on the lots where the new building is not proposed, Tax Lots 400 and 500, staff provides the following draft condition of approval for the Tree Plan Two application.

2. This decision does not approve the removal of existing Community Trees on Tax Lots 400 and 500 of Washington County Tax Maps 1S106DD.

Exhibits

- 3.2 Supplemental tree information from the applicant, VLMK Engineering + Design

Jana Fox

From: Havlin Kemp <havlin@vlmk.com>
Sent: Tuesday, September 29, 2015 3:30 PM
To: Jana Fox
Cc: Bill Lambert; Jennifer Kimura
Subject: RE: Tree Question

Jana,

The following is our explanation for why we are proposing to remove the trees on the lots that will not have the new building and paving built at this time”

The scope of this project includes development on the site from the existing parking lot at the west side of the existing building to the existing water quality pond at the corner of SW Merlo And SW 170th Avenue. Approximately 2-feet of existing soil will be removed from the new Building 2 site. This material will be placed on the Future Building 3 and Future Building 4 sites between the Building 2 site and the enlarged water quality pond. Additionally, the existing water quality pond will be enlarged and the excavated soil will also be placed on the Future Building 3 and 4 sites. The property for the future buildings slopes from the street level at the south, approximately 7-feet down at the north property line. The existing soils removed from the Building 2 Site and from the WQ pond will be used to build up the Future building sites to provide a relatively level building site that will allow these buildings to be built close to the street elevation. Additionally, the entire site area has been designed to balance the cut and fill requirements for this site, thus eliminating the expense of hauling existing soil off site or hauling new fill material on site.

Fill cannot be placed over the root structure of existing trees without killing the trees. Thus, the existing trees in this fill area must be removed because the base of the trees will be below the new ground surface after the fill has been placed.

Please give me a call with any questions,

Havlin



Havlin Kemp, P.E. | Principal

VLMK Engineering + Design

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From: Jana Fox [mailto:jfox@beavertonoregon.gov]

Sent: Tuesday, September 29, 2015 11:50 AM

To: Havlin Kemp

Cc: Sandra Monsalve

Subject: RE: Tree Question