

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2946
OF A TREE PLAN TWO, REACH CDC, APPLICANT.) TP2022-0009 ORDER APPROVING
) REACH ELMONICA AFFORDABLE
) HOUSING, TREE PLAN TWO.

The matter came before the Planning Commission on August 16, 2023, on a request for a Tree Plan Two approval to remove 12 Community Trees from the site. The site is located at the southwest corner of the intersection of SW Baseline Road and SW 170th Avenue at 17030 SW Baseline Road, 17160 SW Baseline Road, and 1111 SW 170th Avenue, specifically identified as Tax Lots 100, 400, and 2500, on Washington County Tax Assessor’s Map 1S106DB. The scope of the proposal at 17160 SW Baseline Road and 1111 SW 170th Avenue is limited to the shared use of an access and drive aisle associated with the Elmonica Mixed Use development (casefile numbers DR2022-0139 / TP2022-0015 / LD2022-0018 / LLD2023-0003).

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 August 9, 2023, 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 **TP2022-0009** 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 August 9, 2023, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions:

1. Ensure that the Design Review Three (DR2022-0067) application has been approved and is consistent with the submitted plans. (Planning / BG)

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

AYES: Ellis, Akkal, Lawler, McCann, Glenewinkel,
Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Nye.

Dated this 23 day of August, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2946 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on September 5, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRITTANY GADA
Associate Planner

CHELSEA MCCANN
Vice-Chair

JANA FOX
Current Planning Manager