

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

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2969  
OF A TREE PLAN TWO, CEDAR STREET ) TP2023-0002 ORDER APPROVING WESTGATE +  
COMPANIES, APPLICANT. ) HALL MIXED USE DEVELOPMENT, TREE PLAN  
) TWO.

The matter came before the Planning Commission on October 4, 2023, on a request for a Tree Plan Two to remove 3 trees located in the Clean Water Services Vegetated Corridor. The site is zoned RC-MU and is located at 3775 SW Hall Boulevard, specifically identified as Tax Lot 00105 on Washington County Tax Assessor’s Map 1S109DD.

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 September 27, 2023, and the Supplemental Memorandum dated October 4, 2023, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **TP2023-0002** 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 27, 2023,

and the Supplemental Memorandum dated October 4, 2023, and the findings contained therein, subject to the conditions of approval as follows:

**A. General Conditions, the applicant shall:**

1. Ensure the associated land use applications CU2023-0003, DDR2023-0008, and LLD2023-0002 have been approved and are consistent with the submitted plans. (Planning / LS)

**B. Prior to the start of construction, the applicant shall:**

2. Install tree protection fencing in compliance with BDC 60.60.20. Any alternatives to the standards in BDC 60.60.20 shall be approved by the City Arborist. (Planning / LS)

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

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

Dated this 10 day of October, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2969 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 October 20, 2023.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

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LINA SMITH  
Associate Planner

*Jerry Lawler*  
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TERRY LAWLER  
Vice Chair

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STEVE REGNER  
Senior Planner