

**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) ORDER NO. 2604
OF A TREE PLAN TWO (FOX HOLLOW AT) TP2018-0001 ORDER APPROVING
COOPER MOUNTAIN PUD) TRI-COUNTY) FOX HOLLOW AT COOPER MOUNTAIN PUD,
INVESTMENTS LLC, APPLICANT.) TREE PLAN TWO
)

The matter came before the Planning Commission on May 2, 2018, on a request for a Tree Plan Two application for the removal of significant and community trees to accommodate development. The site is located west of SW Horse Tale Drive. Address: 18200 and 18218 SW Horse Tale Drive. Tax Lot 1602 on Washington County Tax Assessor's Map 1S131.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing; reviewed exhibits; and considered testimony on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 25, 2018, 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 **TP2018-0001** 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 April 25, 2018, and the findings contained therein, subject to the conditions of approval as follows:

1. Ensure the associated land use applications ZMA2018-0001 / CU2018-0001 / LD2018-0006 have been approved and are consistent with the submitted plans. (Planning / JF)
2. 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 / 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 of orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division / JF)
5. Prior to Site Development Permit Issuance the applicant shall provide written consent for any off-site tree removal proposed. (Planning Division / JF)

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

AYES: Winter, Lawler, Matar, Overhage, uba.
NAYS: None.
ABSTAIN: None.
ABSENT: Nye.

Dated this 11th day of May, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2604 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 May 21st, 2018.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Planning Manager

APPROVED:



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Principal Planner