

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

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2965  
OF A TREE PLAN TWO, BEAVERTON SCHOOL ) TP2022-0016 ORDER APPROVING RALEIGH  
DISTRICT, APPLICANT. ) HILLS ELEMENTARY SCHOOL, TREE PLAN TWO.  
)

The matter came before the Planning Commission on September 13, 2023, on a request for a Tree Plan Two to remove 35 Community Trees. The site is zoned Residential Mixed C (RMC) and is located at 5225 SW Scholls Ferry Road, specifically identified as Tax Lot 00400 on Washington County Tax Assessor’s Map 1S113CA.

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 6, 2023, and the Supplemental Memorandum dated September 13, 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 **TP2022-0016** 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 September 6, 2023,

and the Supplemental Memorandum dated September 13, 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 ADJ2022-0005, CU2022-0012, CU2023-0005, DR2022-0155, LD2022-0020, LLD2022-0008, and SDM2023-0001 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:** Winter, Akkal, Ellis, Nye.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Glenewinkel, Lawler, McCann.

Dated this 19th day of September, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2965 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 29, 2023.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

---

LINA SMITH  
Associate Planner



---

JENNIFER NYE  
Chair

---

STEVE REGNER  
Senior Planner