

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

**After recording return to:**  
City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF )	ORDER NO. 2710
A TREE PLAN TWO APPLICATION (LIFE TIME )	TP2018-0009 ORDER APPROVING LIFE TIME
FITNESS BEAVERTON). LTF REAL ESTATE )	FITNESS BEAVERTON, TREE PLAN TWO
COMPANY INC., APPLICANT. )	)
)	)

The matter came before the Planning Commission on May 15, 2019 and June 12, 2019, on a request for approval of a Tree Plan Two application for removal of Community Trees within the subject site as well as removal of Community Trees and Trees within a Significant Natural Resource Area (SNRA) on the property across SW Barnes Road to allow for storm sewer and road construction (Tax Lot 200). The primary site is located north of Highway 26, west of SW Cedar Hills Boulevard, and South of SW Barnes Road. The project site is also identified as Tax Lot 1700 on Washington County Assessor's Map 1S103A. Limited street and utility work is proposed off-site on 165 SW Cedar Hills Boulevard (Washington County Assessor's Map 1S103AB, Tax Lot 200) and 1525 SW Choban Lane (Washington County Assessor's Map 1S103BA, Tax Lots 1300, 1400 and 2300). The primary site is located within the Sunset Station and Barnes Road Planned Unit Development (CU2013-0003).

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 Revised Staff Report, dated June 7, 2019, Supplemental Memorandum dated June 5, 2019, Supplemental Memorandum dated June 7, 2019, and Supplemental Memorandum dated June 12, 2019, as applicable to the approval criteria contained in Section 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **TP2018-0009** is **APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Revised Staff Report, dated June 7, 2019, Supplemental Memorandum dated June 5, 2019, Supplemental Memorandum dated June 7, 2019, Supplemental Memorandum dated June 12, 2019, and this Land Use Order, subject to the conditions of approval as follows:

1. Ensure that the Design Review Three (DR2018-0128) application has been approved and is consistent with the submitted plans. (Planning / JF)
2. Provide tree protection fencing in accordance with the standards of Section 60.60.20 of the Development Code. Any alternatives to the standards in 60.60.20 must be approved by the City Arborist. (Planning / JF)

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

**AYES:** Lawler, Matar, Nye, Overhage and Winter.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Brucker, Uba.

Dated this 14<sup>th</sup> day of June, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2710 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 June 24, 2019.


PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
JANA FOX  
Current Planning Manager

  
\_\_\_\_\_  
JENNIFER NYE  
Chair

  
\_\_\_\_\_  
ANNA SLATINSKY  
Planning Manager