

**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. 2574  
OF A TREE PLAN TWO (SCHOLLS HEIGHTS AT ) TP2017-0008 ORDER APPROVING  
SOUTH COOPER MOUNTAIN PUD) WEST HILLS, ) SCHOLLS HEIGHTS AT SOUTH COOPER  
APPLICANT. ) MOUNTAIN PUD, TREE PLAN TWO  
)

The matter came before the Planning Commission on November 15, 2017, on a request for a Tree Plan Two application for the removal of significant and community trees to accommodate development. The site is located at the northeast corner of the intersection of SW Scholls Ferry Road and SW Tile Flat Road. Addresses: 19293 SW Tile Flat Rd., 12150 SW Kobbe Dr., and 18865 SW Scholls Ferry Rd. Tax Lots 100, 101, 200, and 201 on Washington County Tax Assessor's Map 2S201.

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 November 8, 2017,

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 **TP2017-0008** 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 November 8, 2017, and the findings contained therein, subject to the conditions of approval as follows:

1. Ensure the associated land use application CPA2017-0006 / CU2017-0010 / DR2017-0052 / LD2017-009 / TP2017-0008 / ZMA2017-0005 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)

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

**AYES:** Nye, Matar, Lawler, Overhage, Uba Winter.

**NAYS:** None.

**ABSTAIN:** None.

**ABSENT:** North.

Dated this 21<sup>st</sup> day of November, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2574 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 Monday, December 4, 2017.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

  
\_\_\_\_\_  
KIMBERLY OVERHAGE  
Chair

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

