

**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. 2523
OF A TREE PLAN TWO APPLICATION) TP2016-0008 ORDER APPROVING
(MORNINGSTAR SENIOR LIVING OF) MORNINGSTAR SENIOR LIVING OF
BEAVERTON). CONFLUENT DEVELOPMENT,) BEAVERTON, TREE PLAN TWO
APPLICANT.)

The matter came before the Planning Commission on January 4, 2017, on a request for a Tree Plan Two to remove Community Trees from the site in order to accommodate the development. The site is located at 14475 SW Barrows Road, west of SW Murray Boulevard. Tax Lots 7150, 7200, and 7300, on Washington County Tax Assessor's Map 2S104BB.

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 December 7, 2016, Supplemental Memorandum dated December 16, 2016 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **TP2016-0008** 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 December 7, 2016, Supplemental Memorandum dated December 16, 2016 and the findings contained therein, subject to the conditions of approval as follows:

1. Ensure that the Design Review Three (DR2016-0071) 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: Nye, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Kroger, North.

Dated this 17th day of January, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2523 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 January 21, 2017.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


APPROVED:



JANA FOX
Associate Planner



KIMBERLY OVERHAGE
Chair



SANDRA FREUND, AICP
Current Planning Manager