

**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. 2550
OF A TREE PLAN TWO APPLICATION (CEDAR) TP2017-0001 ORDER APPROVING
HILLS PARK REDEVELOPMENT). TUALATIN) CEDAR HILLS PARK REDEVELOPMENT,
HILLS PARK AND RECREATION DISTRICT,) TREE PLAN TWO
APPLICANT)

The matter came before the Planning Commission on July 12, 2017, on a request for a Tree Plan Two for the removal of trees from Significant Grove 37 to accommodate the redevelopment of a community park. The site is located North of SW Walker Road and east of SW Cedar Hills Boulevard; Tax Lot 10500 on Washington County Tax Assessor’s Map 1S110BB, and Tax Lot 12000 on Washington County Tax Assessor’s Map 1S110BC.

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 Planning Commission expressed concern that amenities in the Significant Grove would have impacts to the root zones of some trees, and that there may be alternative locations for these amenities. The applicant stated that Significant Grove was the optimal location for these amenities for several

reasons. Grouping of passive amenities in the grove allowed for a different recreation type than the active recreation in the rest of the park. A grant was received by the applicant to fund the group shelter, partly on the description that the shelter, bocce court, and picnic tables would be grouped together. Alternative locations for the bocce court were limited to areas near the splash pad, which would require more grading and would infringe of the open lawn are preferred for splash pad users. Based on the above items, the Commission found that the location of the amenities in the Significant Grove were reasonable, and the staff recommended condition of approval requiring the removal of these amenities from the grove should be eliminated from the final approval.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 5, 2017, Supplemental Memorandum dated July 12, 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 **TP2017-0001** 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 July 5, 2017, Supplemental Memorandum dated July 12, 2017 and the findings contained therein, subject to the conditions of approval as follows:

1. Approval of TP2017-0002 is subject to approval of DR2017-0002 and CU2017-0001. (Planning/SR)

A. Prior to project completion and during all construction on site, the applicant shall:

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/SR)
3. All grading outside the limit of work line (as shown on sheets SP101-SP109 of the Tree Plan Two drawings, dated June 30, 2017) shall be done using hand tools and under the direct supervision of the project arborist. (Planning/SR)
4. Continually keep up and in the same location all hard line orange fencing protecting root zones of specified trees to be saved—defined as the dripline plus 5 feet—of each Protected Tree to be preserved, whether on the subject property or on a neighboring property. The following development shall not be permitted outside the limit of work line (as shown on sheets SP101-SP109 of the Tree Plan Two drawings, dated June 30, 2017):
 - a. Construction or placement of new buildings.
 - b. Grade change or cut and fill, except where hand excavation is explicitly approved with the submittal of an arborist's report, as part of application approval.
 - c. New impervious surfaces.
 - d. Trenching for utilities, irrigation, or drainage.
 - e. Staging or storage of any kind.
 - f. Vehicle maneuvering or parking. (Planning/SR)
5. Recommendations as contained in the report prepared by the consulting arborist Mike Fontenot, dated June 2017, specifically under subsection headed "Tree Protection During Construction" are adopted as conditions of approval. Any recommended mitigation measures or construction methods to reduce or eliminate adverse effects on the trees shall be incorporated into the construction documents and shown on the approved Site Development Permit plans. (Planning/SR)

B. Prior to project completion and during all construction on site, the applicant shall:

6. Record a conservation and maintenance easement for the remaining Significant Grove, permitting maintenance and replacement of all amenities within the easements, but prohibiting additional expansion of amenities. This easement language shall be reviewed by the Community Development Department, Public Works Department, and City Attorney's office before recording.

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

AYES: Nye, Uba, North, Overhage

NAYS: Matar, Winter.

ABSTAIN: None.

ABSENT: Lawler.

Dated this 20th day of JULY, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2550 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 JULY 31ST, 2017.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



STEVE REGNER
Associate Planner



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Planning Division Manager