

**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. 2547
OF A TREE PLAN TWO APPLICATION (WILLIAM )	TP2017-0002 ORDER APPROVING
WALKER ELEMENTARY SCHOOL )	WILLIAM WALKER ELEMENTARY SCHOOL
REDEVELOPMENT). BEAVERTON SCHOOL )	REDEVELOPMENT, TREE PLAN TWO
DISTRICT, APPLICANT. )	

The matter came before the Planning Commission on July 12, 2017, on a request for a Tree Plan Two for removal of trees from Significant Grove 37 to accommodate the development of a new two story, 90,000 square foot elementary school with associated site improvements, replacing the existing elementary school on site. The site is located at 11940 SW Lynnfield Lane, west of SW Lynnfield Lane, North of SW Walker Road, and east of SW Cedar Hills Boulevard Tax Lot 18700 on Washington County Tax Assessor's Map 1S110BD, and Tax Lot 10500 on Washington County Tax Assessor's Map 1S110BB.

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 July 5, 2017, Supplemental Memorandum dated July 12, 2017 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 **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 DR2017-0004 and CU2017-0002. (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 SP101-SP109 of the Tree Plan Two drawings, dated June 30, 2017) (i.e. outside of the hard line tree protection fencing):

- 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)

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

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

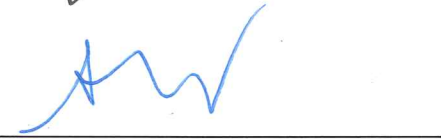
Dated this 20<sup>th</sup> day of JULY, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2547 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 31<sup>st</sup>, 2017.

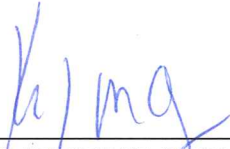
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
STEVE REGNER  
Associate Planner

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

APPROVED:

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