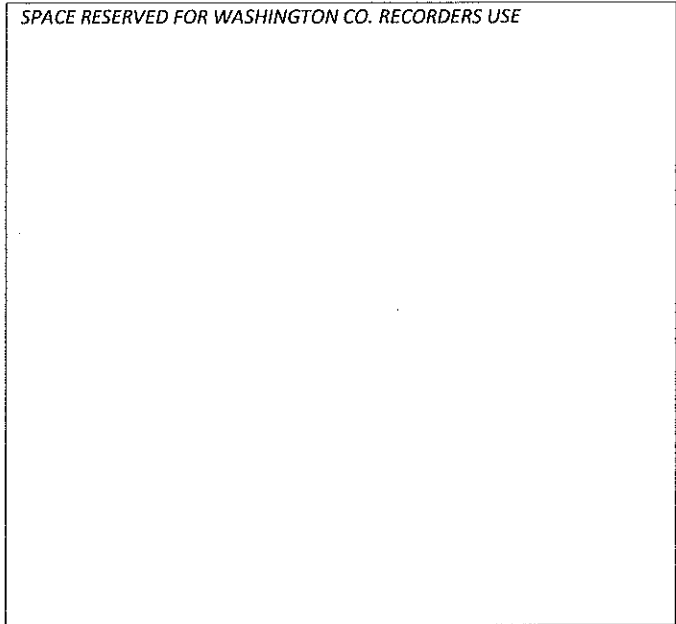


**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

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 A TREE)	ORDER NO. 2597
PLAN TWO APPLICATION (SOUTH COOPER MOUNTAIN)	TP2017-0011 ORDER APPROVING
HEIGHTS PUD MODIFICATIONS) WEST HILLS DEVELOPMENT,)	SOUTH COOPER MOUNTAIN HEIGHTS PUD MODIFICATIONS
APPLICANT.)	
)	

The matter came before the Planning Commission on March 7, 2018 on a request for approval of a Tree Plan Two application for the removal of community trees as well as trees within a Significant Natural Resource Area (SNRA), as part of the South Cooper Mountain Heights Planned Unit Development (PUD), located on ±109 acres with associated streets and open spaces.

The subject site is bounded by SW Scholls Ferry Road, SW 175th Avenue, and SW Loon Drive, and is specifically identified as Tax lot 103 on Washington County Tax Assessor’s Map #2S106, and Tax Lots 100 and 200 on Washington County Tax Assessor’s Map 2S106.

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 November 29, 2018 and additional materials provided with Supplemental Memoranda dated November 29, 2017, January 17, February 28, and March 7, 2018, and based on the Revised Conditions of Approval in Exhibit 1.3 dated February 28, 2018, as applicable to the approval criteria contained in Section 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT TP2017-0011 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 29, 2018, and additional materials provided with Supplemental Memoranda dated November 29, 2017, January 17, February 28, and March 7, 2018, and based on the Revised Conditions of Approval in Exhibit 1.3 dated February 28, 2018, and this Land Use Order, and subject to the conditions of approval as follows:

169. 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 / SLF)
170. If protected trees are to be removed, and or trees within a Significant Natural Resource Area (SNRA), then prior to removing those trees, the applicant shall ensure that all associated applications (CU2015-0006, Land Division LD2015-0013, Design Review DR2015-0071, and as Modified: CU2017-0005, LD2017-0006, LD2017-0014, TP2017-0011) have been approved and are consistent with the submitted plans for the Tree Plan application. (Planning / SLF)
171. All pruning must comply with the City's adopted Tree Planting and Maintenance Policy. (Planning Division/SLF)

172. 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/SLF)
173. At the conclusion of the construction the applicant shall submit a report showing which Community Trees were kept, which were damaged or destroyed, and which were removed. (Planning Division/SLF)

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

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

Dated this 16th day of MARCH, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2597 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on 3/26/ 2018.

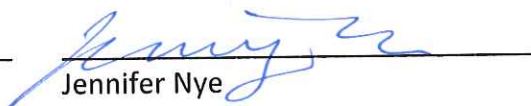
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



SANDRA L. FREUND, AICP
Planning Supervisor/DRP Coordinator

APPROVED:



Jennifer Nye
Chair



Anna Slatinsky
Planning Division Manager