

**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. 2588  
OF A TREE PLAN TWO (SCHOLLS VALLEY ) TP2017-0015 ORDER APPROVING  
HEIGHTS AT SOUTH COOPER MOUNTAIN PUD ) SCHOLLS VALLEY HEIGHTS AT SOUTH COOPER  
ED AND KATHY BARTHOLEMY, APPLICANT. ) MOUNTAIN PUD, TREE PLAN TWO  
)

The matter came before the Planning Commission on February 7, 2018, on a request for a Tree Plan Two application for the removal of significant and community trees to accommodate development. The site is located north of SW Scholls Ferry Road at SW Strobel Road. Address: 18485 SW Scholls Ferry Road. Tax Lots 301 and 302 on Washington County Tax Assessor's Map 2S10600.

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 January 31, 2018, 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 **TP2017-0015** 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 January 31, 2018, and the findings contained therein, subject to the conditions of approval as follows:

1. Ensure the associated land use application CPA2017-0007 / CU2017-0011 / LD2017-0021 / LD2017-0027 / TP2017-0015 / SDM2017-0010 / ZMA2017-0007 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)
5. Prior to Site Development Permit Issuance the applicant shall provide written consent for any off-site tree removal proposed. (Planning Division / JF)

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

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

Dated this 21<sup>st</sup> day of February, 2018.

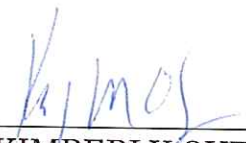
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2588 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on March 5, 2018.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
JANA FOX  
Senior Planner

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

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