

**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 REQUEST FOR)	
APPROVAL OF A TREE PLAN TWO (CHICK-FIL-A RESTAURANT)	ORDER NO. 2615
WITH DRIVE-THROUGH FACILITIES). CHICK-FIL-A, APPLICANT)	TP2017-0016 ORDER APPROVING CHICK-FIL-A RESTAURANT
)	WITH DRIVE-THROUGH FACILITIES, TREE PLAN TWO
)	

The matter came before the Planning Commission on May 30, 2018 and June 27, 2018, on a request for approval of a Tree Plan Two application for the removal of up to five (5) community trees as part of the construction of a new 4,815 square foot restaurant with drive-through facilities with associated site improvements. The subject property is within the Community Service (CS) zoning district. The subject site is located at 2970 SW Cedar Hills Boulevard, and is more specifically identified as Tax Lots 2400 and 1700 on Washington County Tax Assessor's Map 1S109AD.

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.

After receiving public testimony, the Planning Commission found that the proposal met all of the approval criteria and agreed with the conditions of approval within the staff report, as amended, and that the request was reasonably compatible with the surrounding neighborhood.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated May 30, 2018, as amended, 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 TP2017-0016 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 May 30, 2018, as amended, subject to the conditions of approval, and this Land Use Order as follows:

TP2017-0016 Tree Plan Two

1. Final decision shall expire automatically two (2) years from the effective date of decision unless substantial completion has occurred or an extension has been applied for and is subsequently granted. (Planning/SF)
2. Ensure that the Design Review Two (DR2017-0138) application has been approved and is consistent with the submitted plans. (Planning/SF)
3. 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/SF)

4. Prior to Site Development Permit issuance provide written consent from the southern property owner for removal of tree #1492 (as identified in the arborist report of the applicant materials). Should written permission not be granted the tree must be protected during construction in accordance with Section 60.60.20.1 of the Development Code. (Planning/SF)

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

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

Dated this 12 day of July, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order Nos. 2615 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 July 23 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Current Planning Manager

APPROVED:



KIM OVERHAGE
Chair



SANDRA FREUND, AICP
Senior Planner/Development Process Coord.