

**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

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| IN THE MATTER OF A REQUEST FOR APPROVAL) | ORDER NO. 2682 |
| OF A TREE PLAN TWO APPLICATION FOR A NEW) | ORDER APPROVING TP2018-0008 PATRICIA |
| COMMERCIAL AMUSEMENT AND DISTRICT) | RESER CENTER FOR THE ARTS AND GARAGE, |
| PARKING GARAGE (PATRICIA RESER CENTER) | TREE PLAN TWO. |
| FOR THE ARTS AND GARAGE). CITY OF) | |
| BEAVERTON AND BEAVERTON URBAN) | |
| RENEWAL AGENCY, APPLICANT.) | |

The matter came before the Planning Commission on February 6, 2019, on a request for a Tree Plan Two application to remove trees within a natural resource area to accommodate the development the Patricia Reser Center for the Arts and district parking garage. The subject site is located north of SW Crescent Street, west of SW Hall Boulevard, and east of SW Rose Biggi Avenue. Tax Lots 3300, 3400, 800 on Washington County Tax Assessor's Map 1S109DD.

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 January 30, 2019, and Supplemental Memorandum dated February 6, 2019, and the findings

contained therein, as applicable to the approval criteria contained in Sections 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **TP2018-0008** 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 30, 2019, and the Supplemental Memorandum dated February 6, 2019, subject to the conditions of approval as follows:

A. Prior to any site work commencing and issuance of the site development permit, the applicant shall:

1. Ensure the associated land use applications Conditional Use applications (CU2018-0017 and CU2018-0018), Design Review Three (DR2018-0123), Replat Two (LD2018-0032), Loading Determination (LO2018-0004), Parking Determination (PD2018-0002) and Sidewalk Design Modification (SDM2018-0006) have been approved and are consistent with the submitted plans. (Planning / ES)
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 / ES)
3. Submit plans demonstrating compliance with 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 / ES)

4. Submit a revised landscaping plan showing deciduous and coniferous tree planting will occur at a rate equivalent to their removal, consistent with Section 60.60.25.3.B. The revised landscaping plan shall show a minimum of 10 caliper inches DBH total of deciduous trees and a minimum of 32 caliper inches DBH total of coniferous mitigation trees. Deciduous trees shall be replaced with native deciduous trees that are no less than two caliper inches (2") in diameter. Coniferous trees shall be replaced with native coniferous trees that are no less than three feet (3') in height and no more than four feet (4') in height. A three foot (3') mitigation tree shall equate to 2" DBH and four foot (4') mitigation tree will equate to 3" DBH. (Planning / ES)
5. Mitigation Trees shall be placed within a conservation tract recorded with a deed restriction with Washington County. Each Mitigation Tree planted shall be insured through a performance security, equal to 110 percent of the cost of the landscaping, filed with the City for a period of two (2) years to ensure establishment of the mitigation planting. (Planning / ES)
6. Dead trees within the CWS Sensitive Area, as identified in the submitted arborist's report dated July 31, 2018, should be fallen only for safety and left at the resource site to serve as habitat for wildlife, unless the tree has been diagnosed with a disease and must be removed from the area to protect the remaining trees or sufficient justification is provided by a biologist showing that the additional tree materials provide have no habitat benefit. (Planning / ES)
7. Mitigation trees shall be maintained in accordance with Section 60.60.25.1.B. (Planning / ES)

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

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

Dated this 14 day of February, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2682 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 February 25, 2019.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



TERRY LAWLER
Chair



ANNA SLATINSKY
Planning Division Manager