

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2885
OF A TREE PLAN TWO FOR SCHOLLS HEIGHTS) TP2021-0012 ORDER APPROVING
APARTMENTS, HOLLAND PARTNER GROUP,) SCHOLLS HEIGHTS APARTMENTS, TREE PLAN
APPLICANT.) TWO.

The matter came before the Planning Commission on April 27, 2022, on a request for a Tree Plan Two to allow the removal of nine (9) Community Trees to facilitate the proposed development. The site is located at 18865 SW Scholls Ferry Road at the northeast corner of SW Scholls Ferry Road and SW Tile Flat Road, Tax Lot 4200 on Washington County Tax Assessor’s Map 2S20100.

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.

Reasonable Alternatives to Tree Removal. Several Commissioners voiced concerns about the removal of an albino Giant Sequoia on the subject property to facilitate the development of the site. The Commission asked about the criteria that are used to evaluate reasonable alternatives to tree removal per Section 40.90.15.2.C.4 of the Development Code. Staff and the applicant responded that topography constraints and the need for an emergency access location off SW Scholls Ferry Road would have required significant site design changes to accommodate retention of the tree. Further, staff noted that the density required by the Scholls Heights PUD and required site improvements constrain the site. Therefore, staff found that no reasonable alternative existed

to retain the tree while meeting the density required by the Scholls Heights PUD.

The Commission also asked the applicant if the site could be modified to eliminate parking spaces in excess of the minimum requirement, shorten building lengths, or relocate apartment units to retain the albino Giant Sequoia. The applicant replied that while it would be possible to eliminate excess parking, topography constraints, LIDA planters, building design, and the need for emergency access to SW Scholls Ferry Road prevent site changes that would retain the tree. Ultimately, the Commissioners concluded that approval criterion BDC 40.90.15.2.C.4 was met by this application.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 20, 2022, and the Supplemental Memoranda dated April 26, 2022, 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 **TP2021-0012** 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 April 20, 2022, the Supplemental Memoranda dated April 26, 2022, and the findings contained therein, subject to the condition of approval as follows:

A. General Conditions, the Applicant shall:

1. Ensure that the Design Review Three (DR2021-0163) application has been approved and is consistent with the submitted plans. (Planning / BG)

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

AYES: McCann, Glenewinkel, Lawler, Nye, Saldanha, Teater, Winter
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 27 day of April, 2022.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2885 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 May 14, 2022.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRITTANY GADA
Associate Planner

JENNIFER NYE
Chair

JANA FOX
Current Planning Manager