



## MEMORANDUM

TO: Planning Commission

FROM: Elena Sasin, Associate Planner

DATE: July 3, 2019

SUBJECT: Kirkland Place (CU2018-0020 / DR2018-0157 / LD2018-0038 / PD2018-0005)  
Supplemental Memo

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Staff provides this supplemental memo to clarify and add findings as well as recommend an additional Condition of Approval in the Staff Report, dated July 3, 2019. This supplemental memo also incorporates an additional exhibit (Exhibit 1.4) from the City Arborist, Jered Lane, dated July 3, 2019.

### Clarification:

The applicant's initially submitted plans showed the removal of protected tree #1399. The removal of this protected tree was considered to meet Threshold #2 of the Tree Plan Two application and, therefore, the proposed development was noticed with a Tree Plan Two application. The applicant submitted revised plans on July 3, 2019 which show the retention of protected tree #1399. Therefore, the Staff Report, dated July 3, 2019, does not include findings in response to a Tree Plan Two application. The applicant has also requested to withdraw the Tree Plan Two application. However, the applicant's plans do show proposed work within the root zones of the four remaining protected trees, therefore staff recommend a condition of approval that the applicant shall submit and receive approval for a Tree Plan One application, which is required for Major Pruning, prior to Site Development permit issuance. The Beaverton Development Code defines Major Pruning in Chapter 90:

***Pruning, Major.** Removal of greater than 10% of the tree's canopy or disturbance of over 10% of the root system.*

### Additional staff findings (in red text):

#### **In response to Chapter 60 Special Requirements (Section 60.25) of Facilities Review (pg. FR-14):**

Sheet C1.50 shows minor conflicts in the turning movement for Building 1. Staff recommends the applicant provide a revised plan showing modifications to the loading berth to accommodate the turning radius for truck prior to issuance of the Site Development Permit.

### Additional Condition of Approval (in red text):

#### **DR2018-0157 Design Review Three**

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

62. Provide a revised site plan showing the loading area for Building 1 has been revised to accommodate the turning radius for truck using either loading berths.

Additional Exhibit:

Exhibit 1.4 Email from City Arborist Jered Lane, dated July 3, 2019

## EXHIBIT 1.4

**From:** Jered Lane  
**Sent:** Wednesday, July 3, 2019 3:36 PM  
**To:** Elena Sasin  
**Subject:** Kirkland place

The 6 trees in question listed for removal in addition to the hazard tree and the dead tree at Kirkland place are in a major decline with most of the tree canopy dead and therefore should be deemed hazard trees.

Jered Lane- City Arborist/ Landscape Supervisor



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