

NOTICE OF PLANNING COMMISSION DECISION

APPLICATION FILE #: 485-18 and 486-18

REQUEST: To obtain approval to remove one Douglas Fir tree from the back of the property and one maple tree from the front of the property.

OWNER/APPLICANT: Brett and Juliana Atwood
7651 SW Willowbottom Way
Durham, OR 97224

SITE LOCATION: 7651 SW Willowbottom Way

AUTHORIZATION: The review and approval criteria for the proposal are provided in the Durham Development Code (DDC) under Chapter 5 Tree Protection; DDC Chapter 9 Procedures, DDC Section 9.6 Type 2 Process & Criteria; Tree Protection Ordinance 228-05 as amended by Ordinance 246-08; and the Durham Comprehensive Land Use Plan as revised 6.23.95.

PLANNING COMMISSION DECISION:

A public meeting was held after 7:30 p.m. on June 4, 2019 at Durham City Hall, 17160 SW Upper Boones Ferry Rd., Durham, OR. Based on the City Staff Report (5-9-19), the Durham Planning Commission developed findings and APPROVED the removal of the two trees proposed in Tree Removal Applications 485-18 and 486-18 subject to the following conditions:

1. Tree removal permits will only be issued upon receipt of permit applications for installation of gas lines.
2. The proposed improvements in the back yard must be completed within 6 months or a request for an extension applied to City Hall.
3. \$250 will be paid as an in-lieu payment to the Greenspaces Fund.
4. One tree will be planted as mitigation. This tree will be from the list of approved mitigation trees and be of a size that complies with the requirements set forth in Chapter 5, Section 5.5.1 (i.e. 2" in diameter when measured from the top of the root ball for deciduous trees or 6' tall when measured from the top of the root ball, excluding the leader, for evergreens).
5. Mitigation tree must be planted within six months of the date of approval or a request submitted for an additional 60-day extension. The applicant is required to notify City Hall when the tree has been planted.
6. Any mitigation planting that fails within two years of the date of planting requires that you notify City Hall and that the failing tree be replaced within six months.
7. Within 60 days of the second anniversary of planting you are to request a final inspection of the mitigation planting. The permit will not be finalized until all of the conditions are complied with and the final inspection requested.

NOTE: THE DECISION OF THE PLANNING COMMISSION SHALL BE FINAL UNLESS A PETITION OF APPEAL IS FILED AT CITY HALL WITHIN TWELVE (12) DAYS FOLLOWING THE DATE THAT THE DECISION WAS MAILED. THE APPEAL PETITION MUST PROVIDE THE INFORMATION AND FILING FEE AS SPECIFIED IN SECTION 9.9 OF THE DURHAM DEVELOPMENT CODE. THE APPEAL PETITION SHALL BE REVIEWED BY THE CITY COUNCIL IN ACCORDANCE WITH ITS OWN ADOPTED RULES OF PROCEDURE.

DATE OF PLANNING COMMISSION DECISION: June 4, 2019

Date of Notice: June 5, 2019