



City of Durham

17160 SW Upper Boones Ferry Road
Durham, Oregon 97224

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NOTICE OF PLANNING COMMISSION DECISION

APPLICATION FILES: #805-25 & 806-25

REQUEST: Approval to remove two maple trees 6" and 11" diameter breast height (DBH) from the Bridgeport parking lot.

OWNERS/APPLICANTS: Cameron Frueh – GPD Engineering & Architecture Professional Corporation on behalf of Rivian, LLC.
#210 1801 Watermark Dr.
Columbus, OH 43215

SITE LOCATION: 7455 SW Findlay Rd

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 at 7:01 p.m. on July 8, 2025, at Durham City Hall, 17160 SW Upper Boones Ferry Rd., Durham, OR and via Zoom. Based on the City Staff Report (7-1-25) and Findings, the Durham Planning Commission APPROVED the removal of two maple trees 6" and 11" diameter breast height (DBH) from the Bridgeport parking lot proposed in Tree Removal Applications #805-25 & 806-25 subject to the following conditions:

1. Two trees will be planted as mitigation, or a fee paid in lieu of mitigation. The trees 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.
2. Mitigation trees must be planted within six months of the date of approval or a request submitted for an additional 60-day extension. Property owners must inform City Hall when the tree(s) have been planted.
3. Any mitigation planting that fails within two years of the date of planting requires that the property owner notify City Hall and that the failing tree be replaced.
4. Within 60 days of the second anniversary of planting property owner must 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: July 8, 2025

DATE OF NOTICE: July 9, 2025