



City of Durham

17160 SW Upper Boones Ferry Road
Durham, Oregon 97224

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Jordan Parente - City Administrator

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NOTICE OF PLANNING COMMISSION DECISION

APPLICATION FILES: #845-26

REQUEST: Approval to remove one (1) Douglas fir, *Pseudotsuga menziesii*, trees, 50" Diameter Breast Height (DBH) or greater, to construct new single-family dwelling on newly created Parcel 2 of 7870 SW Ellman Lane.

OWNERS/APPLICANTS: Brad and Brenda Henry
7888 SW Ellman Lane
Durham, OR 97224

SITE LOCATION: 7888 SW Ellman Lane

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 7:00 p.m. on March 10th, 2026, at Durham City Hall, 17160 SW Upper Boones Ferry Rd., Durham, OR and via Teams. Based on the City Staff Report (03-03-26) and Findings, the Durham Planning Commission APPROVED the application one 50" DBH Douglas fir tree from applicant's lot subject to the following conditions:

1. 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.
2. Mitigation trees must be planted within six months of the date of approval or a request submitted for an additional 60-day extension. The property owner must inform City Hall when the tree has 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 the property owner must request a final inspection of the mitigation planting. The permit will not be finalized until all 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: March 10th, 2026

Date of notice: March 12th, 2026