

City of Lake Oswego PUBLIC NOTICE Pending Tree Removal Permit

Name of applicant Margaret & Richard Benoit Tree Permit No. 12-0035

Applicant's Phone Number 503 697 3701

I, Margaret Benoit do certify that I am, or I represent, the party requesting a
Print your name
permit to cut 5 cedars 12", 14", 16", 24", 30" DBH east of house trees
Size, number, and type of trees to be removed
on property located at 10 735 Sunningdale Rd 20. Pursuant to LOC
Address or location
55.02.082, this notice has been prepared to notify the neighborhood association of the pending
removal. **I will mark the proposed trees with yellow tagging tape and post a public notice sign
on the subject property prior to your receipt of this notice.** You may submit comments on the
application in writing within 14 days of the date of this notice. I understand that I am responsible for
maintaining the notice and marking during the entire 14 day comment period.

Margaret Lou Benoit
Signature

Notice Date: 1/20/12

Neighborhood Association: First Addition

Map & Tax Lot: 21E3BD 2700

**REMINDER: A tree cutting permit is required to remove trees larger than 5 inches in diameter.
Topping trees is prohibited in the City of Lake Oswego.**

City of Lake Oswego Planning and Building Services Department 503-635-0290

TREE REMOVAL QUESTIONNAIRE

The City's Tree Code encourages tree preservation and protection because trees are a valuable community resource that contribute significantly to Lake Oswego's quality of life.

The City's Tree Code requires a Type II permit for the following situations:

- Removal of a tree on a residential property (that is occupied by a single family dwelling) that is larger than 10" in diameter or trees that are beyond those allotted through the Type I process.
- Removal of any tree(s) that is 5" or greater in diameter on property other than single family residential or any vacant site.

A Type II permit **may only be approved** if you can demonstrate through the required application materials that all of the following criteria are satisfied. **Please be as thorough as possible with your answers.** City staff will visit the site, review the information contained in this application, and make a decision regarding this request. You will be notified if additional information is needed.

Please answer the following questions:

1. Removal of trees under a Type II permit is only allowed for two purposes: landscaping or constructing a development that is approved or allowed by applicable development regulations. Please explain how the removal of the tree(s) relates to one of the two allowed purposes. Please attach a landscaping or development plan. *See attached plan.*

The 5 cedars along the east side of the existing house need to be removed to enter the site. The root systems will be impacted and the health of trees will cause them to fail. Please see arborist's statement.

2. Will removal of the tree(s) have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks? (**Note: A simple yes or no response is not adequate.** Describe details of your lot such as number of trees, tree sizes, slope of land, and trees on adjacent lots and in the neighborhood.) *We are on a flat lot. None of the trees being removed will impact any drainage issues. We have 30+ trees on our lot or on the lot's edge. We have planted half of these trees. All are planted to help with any drainage issues. The removal of the 5 cedars will not impact any adjacent trees or any windbreak issues.*

3. Will removal of the tree(s) have a significant negative impact on the character, aesthetics or property values of the neighborhood? (**Note: A simple yes or no response is not adequate.** Describe the tree character of your neighborhood and how this tree removal would impact that character.)

The 5 cedars that are being removed are barely seen from the road or any neighbors house. They are tucked in the side of the house where the city owns a small parcel which once housed a water tank. The character of our neighbor hood would not be impacted.

4. Is removal of the tree(s) for the sole purpose of providing or enhancing views?

No. There is no view to be seen from the east side of our home where the trees currently stand. We will be planting 5 similar cedars on our property once the construction is finished.

The City may approve a tree removal request if it is demonstrated that no reasonable alternative exists in order to allow the property to be used as permitted in the zone. **In making this determination, the City may require alternative site plans or placement of structures (including alternative foundation designs) or alternative landscaping design that incorporates existing trees.**

Mitigation for the removal of each tree is required as a condition of approval of a permit, if approved.



Tree Removal Application

Permit No. 12-0035
Fee: \$135 + \$14/tree x 2 = \$225
Records Ret. Fee: \$20.00
(Type II & Verification Only)
Receipt No. _____
Date: 1/20/12

Applicant: Richard & Margaret Snow Bennit Phone: 503-697-3701
Builder: Burr Bohrtwell
Address of Tree Removal: 1073 Sunningdale Rd Lake Oswego OR 97034

Property Owner: Richard & Margaret Bennit Phone: 503-697-3701

Number, Size (Trunk Diameter), and Type of Tree(s) to be Removed: 5

Reason for Removal: Damage from Construction, Project Access

I agree to comply with Lake Oswego Code, Chapter 55, regarding tree removal. I grant permission to the City of Lake Oswego for employees to enter the above property to inspect the trees requested for removal and investigate any trees that may appear to have been already unlawfully removed. I agree to restrain any dog(s) on inspection day.

Margaret Snow Bennit Signature of Property Owner (required)
Richard & Margaret Bennit Signature of Applicant (if different)
The City Manager must sign for trees located on public property.

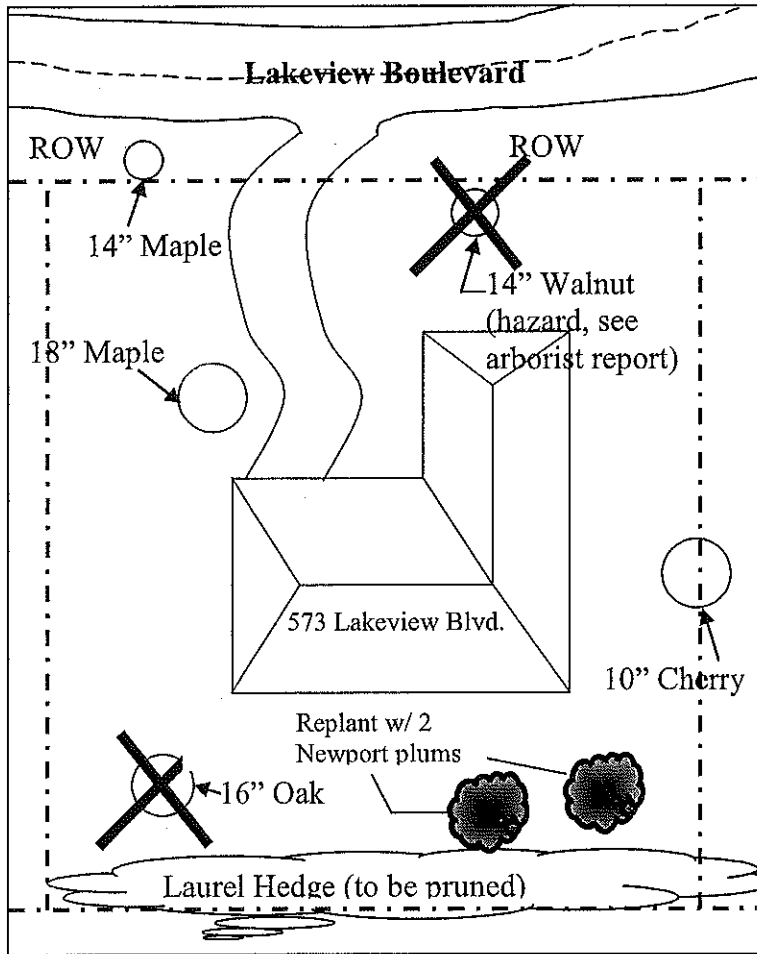
- TYPE I Submit: (1) Removal site plan (8½ x 11")
- TYPE II * Submit: (1) Removal site plan (8½ x 11"), (2) Questionnaire, (3) Mitigation plan
To Do: (1) Mark trees with yellow ribbon, (2) Post sign, (3) Stake building envelope & driveways if new construction is proposed
- DEAD Submit: (1) Removal site plan (8½ x 11"), (2) Printed photograph of tree
Deciduous trees require a site visit by staff between November 1st and April 15th. To Do: Mark the tree(s) with yellow ribbon **if a site visit is required.**
- HAZARDOUS Submit: (1) Removal site plan (8½ x 11"), (2) Printed photograph of tree,
(3) Certified arborist's report, (4) Hazard Evaluation Form completed by certified arborist
To Do: (1) Mark trees with yellow ribbon
- EMERGENCY Submit: (1) Removal site plan (8½ x 11"), (2) Printed photographs demonstrating extreme lean of tree and soil heaving upwards at the base
- VERIFICATION * (Prior approval) Submit: (1) Removal site plan (8½ x 11"), (2) Mitigation plan
To Do: (1) Mark trees with yellow ribbon, (2) Stake building envelope & driveways

* **Building Permits will not be issued prior to tree removal or tree protection inspection and approval.**

City Staff to Fill Out:
Intake Staff AG Zone R-6 Tax ID 21E3BD 2700 Due Date 2/3/12
Neighborhood Association First Addition
Planning or Building File # _____ Mitigation Plan Approved/Denied _____
Removal Approved/Denied _____ Decision Staff _____

SITE PLAN EXAMPLE (Type I, Type II, Dead And Hazard Trees)

A site plan is required as part of your tree cutting request. The site plan must be drawn roughly to scale on 8.5x11 size paper.



ITEMS TO INCLUDE ON YOUR SITE PLAN:

- Your **property lines**
- Address** of the Tree Removal Site
- Public **Right Of Way** (Include Street Name)
- House or Other **Structures** (Mark "Vacant" if none)
- Creeks, Streams, or Lake** that run through or border property
- Location, Diameter Size and Type of Trees**
- Mark trees** to be removed with dark "X"
- Proposed replacement** trees for TYPE II tree permits [1:1 minimum required, 2" minimum caliper size for deciduous trees, 6-8' minimum height (excluding the leader) for evergreens]

Mitigation trees are required for ALL Type II and Verification tree removal permits. The mitigation trees will be a condition of approval for a tree removal permit.

REQUIRED APPLICATION MATERIALS (TYPE II)

- Complete Application Form
- Complete Questionnaire
- Include a site plan (see above)
- Complete PUBLIC NOTICE letter
- Include Fee (Refer to Master Fee Schedule)

Within 24 hours of submitting your application, mark the tree(s) with yellow ribbon and post the sign. If trees are not marked they cannot be reviewed.

NOTIFICATION TIMELINE (TYPE II)

For all Type II Tree Cutting Permit requests, public notice must be provided. No incomplete applications will be accepted.

Staff Comments: _____

INTEGRITY Tree Care, Inc.



CERTIFIED ARBORIST REPORT

CUSTOMER: Benort
1073 Sunningdale Rd
Lake Oswego, OR 97034

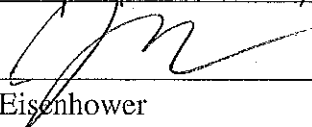
JOHN J. EISENHOWER
 I.S.A. CERTIFIED ARBORIST # PN-6654A
 EMAIL: arborist@itreecare.com
 Website: www.itreecare.com

PROPERTY ADDRESS: 1073 Sunningdale Rd

TREE INVENTORY/LOCATION: 1073 Sunningdale Rd, east side of house

Tree No.	Species	Condition
1	24 cedar	Course of Action: Remove
2	14 cedar	Course of Action: Remove
3	12 cedar	Course of Action: Remove
4	16 cedar	Course of Action: Remove
5	30 cedar	Course of Action: Remove

Summary: Upon inspection of the row of cedar trees (5), I feel removal would be the best option. Access is limited to the property and damage to the trees will be impossible to avoid. The foot print of the new addition will cut into the largest of the cedars causing it too much damage to retain. I also looked at the plan for tree protection fencing and it should be more than enough to ensure the tree have little impact from the construction.


 John Eisenhower

1/13/12
 Date

