

RECOMMENDED FINDINGS

Tree Removal Permit

In order to grant a Tree Removal Permit, one or more of the following findings must be met. Based on information available, staff was not able to make any of the three required findings.

1. The tree is diseased or damaged. (Finding Not Met)

A thorough inspection by the City Arborist and Staff has concluded that Redwood trees #1 and #2 are healthy and productive.

2. The tree represents a potential hazard to people, structures or other trees. (Finding Not Met)

The applicant states that the trees have caused damage to the main sewer line of the house and have the potential to damage the foundation of the home on the subject property as well as the adjacent home on the right side (1594 Lewiston Drive). Staff finds that Redwood trees #1 and #2 are 15 to 20 feet away from adjacent structures and do not appear to be causing damage. The damaged sewer pipes were likely old and corroded; therefore, the roots were able to get into the already cracked pipes.

3. The tree is in basically sound condition, but restricts the owner's ability to enjoy the reasonable use or economic potential of the property, or unreasonably restricts an adjoining property owner's use or economic potential of the adjoining property. In the event this is the sole basis for the application, the following criteria shall be used to evaluate the application under this subsection (Finding Not Met):

- a. The necessity of the requested removal to allow construction of improvements such as additions to existing buildings or incidental site amenities or to otherwise allow economic or reasonable enjoyment of property;
- b. The topography of the land and the effect of the requested action on water retention and diversion or increased flow of surface water;
- c. The approximate age of the tree relative to its average life span;
- d. The potential effect of removal on soil erosion and stability where the tree is located;
- e. Current and future visual screening potential;
- f. The property has become over landscaped with trees so that they are too numerous, crowded, and unreasonably restricts the property owner's ability to use their land. In this event, selective removal can be approved in conjunction with acceptable arborist's practices;
- g. The tree has outgrown its useful landscape value due to its inappropriate species, size and location, relative to the existing structures on the property;
- h. Any other information the director of community development finds pertinent to the application.

Trees #1 and #2 are within the front setback of the property and do not conflict with the owner's ability to enjoy the property. Staff finds that the tree provides an aesthetic benefit to the property and neighborhood, rather than an unreasonable restriction to the economic value of the site or any adjoining property.
