

RECOMMENDED FINDINGS

Tree Removal Permit

In order to grant a Tree Removal Permit, the Planning Commission must make one or more of the following findings. Based on the additional information from the City's Arborist, staff was not able to make any of the required findings.

- a. The tree is diseased or badly damaged. (Finding Not Met)

The subject tree is considered to be healthy and shows no signs of disease or instability.

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

Although the tree roots may cause some soil disruption in the front yard, staff finds that the tree removal should not be sought as the first approach to resolve the issue given mitigation measures such as root barriers are practical for the site and readily available. These measures can be implemented without endangering the health of the tree.

- c. 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'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):

1. 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;
2. The topography of the land and the effect of the requested action on water retention and diversion or increased flow of surface water;
3. The approximate age of the tree relative to its average life span;
4. The potential effect of removal on soil erosion and stability where the tree is located;
5. Current and future visual screening potential;
6. 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;
7. The tree has outgrown its useful landscape value due to its inappropriate species, size and location, relative to the existing structures on the property;
8. Any other information the director of community development finds pertinent to the application.

Staff finds that the subject tree is healthy and does not represent a hazard. The tree is thought to have a considerable remaining life expectancy. The tree provides an aesthetic benefit to the property and the neighborhood.
