



City of McMinnville

PLANNING

City of McMinnville
Community Development Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

Landscape Review Committee Hybrid In-Person & ZOOM Online Meeting Wednesday, September 6, 2023 - 12:00 PM

Please note that this meeting will be conducted in-person at the Community Development Center Large Conference Room, 231 NE Fifth Street, and via ZOOM.

Join ZOOM Meeting online via the following link:

<https://mcminnvilleoregon.zoom.us/j/88386294719?pwd=NURmd3dqbzRHOXEVL2VjVlhvcVQvZz09>

Meeting ID: 883 8629 4719

Passcode: 325468

Or join ZOOM Meeting by phone via the following number: 1-253-215-8782

| Committee Members | Agenda Items |
|-------------------------------|--|
| Jamie Fleckenstein, Chair | 1. Call to Order and Roll Call |
| Patty Sorensen, Vice-Chair | 2. Citizen Comments |
| Carlton Davidson | 3. Approval of Minutes: |
| John Hall | 4. Action Items: |
| Brian Wicks | A. L 36-23: Tree removal application from Carmen Rodarte, 825 SW Baker St., Tax Lot R4420-DC-03900. (Exhibit 1) |
| | B. L 37-23: Tree removal application from Robyn Thorne, 852 NW Meadows Dr., Tax Lot R4419-AA-09300. (Exhibit 2) |
| | 5. Discussion Items |
| | 6. Committee Member Comments |
| | 7. Staff Comments |
| | 8. Adjournment |

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.



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EXHIBIT 1 - STAFF REPORT

DATE: September 6, 2023
TO: Landscape Review Committee Members
FROM: Adam Tate, Associate Planner
SUBJECT: Tree Removal Application (L 36-23)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

DOCKET: L 36-23 (Street Tree Removal)

REQUEST: Approval of a tree removal application for the removal of 2 Red Maple trees.

LOCATION: 825 SW Baker St., Tax Lot R4420-DC-03900

ZONING/Overlay: C-3

APPLICANT: Carmen Rodarte

STAFF: Adam Tate, Associate Planner

DATE DEEMED COMPLETE: August 22, 2023

DECISION-MAKING BODY & ACTION: McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.

MEETING DATE & LOCATION: September 6, 2023, McMinnville Community Development Center, 231 NE 5th Street, and via Zoom online meeting

PROCEDURE: Street tree removal applications are required to be reviewed by the Landscape Review Committee as described in Section 17.58.040 of the McMinnville Zoning Ordinance.

CRITERIA: The applicable criteria are specified in Section 17.58.050 Tree Removal/Replacement Review Criteria.

APPEAL: The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.58.040 of the McMinnville Zoning Ordinance.

I. BACKGROUND AND SUMMARY:

Application Summary

This proceeding is a review by the Landscape Review Committee of a street tree removal application (**Attachment 1**) for one (2) deciduous street trees, both red maples, on the West/back side of El Primo Mexican restaurant along SW Blaine St. **See Figure 1 for Vicinity Maps. See Figure 2 for Site Photos.**

Agency Comments

Agency comments are provided below, and the Public Works Inspection Report is attached as **Attachment 2**.

Public Comments

The procedure for street tree removal permit applications doesn't require notification to surrounding property owners. No public comments were received.

Criteria and Issues

The tree proposed for removal has been determined to be a tree specified in Section 17.58.020, subject to the street tree removal requirements of Chapter 17.58 of the Zoning Ordinance.

The applicable criteria for a street tree removal are provided in Section 17.58.050 of the Zoning Ordinance. Section 17.58.050 requires a Tree Removal permit to be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. Verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

It is uncertain if any criterion are met and will be up to the Landscape Review Committee to determine.

Excerpt from the Public Works Report

Recommendations:

1. Given the size and landscape value of these trees, and the options for mitigating the root related damage without removal, staff would recommend denial of this application. We recommend follow up with the applicant to discuss options to address the observe damages without removing the trees:
 - a. Determine if the irrigation lines and the roof drain line could be relocated to accommodate the tree.
 - b. Determine if sidewalk damage could be addressed with grinding.
 - c. Determine if the tree is impacting the water supply to the structure.
 - d. Determine if the trees could be pruned (crown cleaning and dead wooding) to reduce impacts on the structures' roof drainage system.

Summary of Staff Recommendation

Staff has reviewed the application, the applicable criteria and standards, and comments received. Staff recommends denial of the application. Planning Staff agrees with the Public Works report. The full report can be found as an attachment to this Staff Report as well as in the Meeting packet. These are large, mature trees that greatly benefit the surrounding area and merit further investigation to determine if they can be saved. Staff recommends a site visit so LRC members can familiarize themselves with the site.

Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report

Figure 1 Vicinity Maps.



Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report

St. McMinnville OR

El Primo Restaurant Tree Removal Site Plan

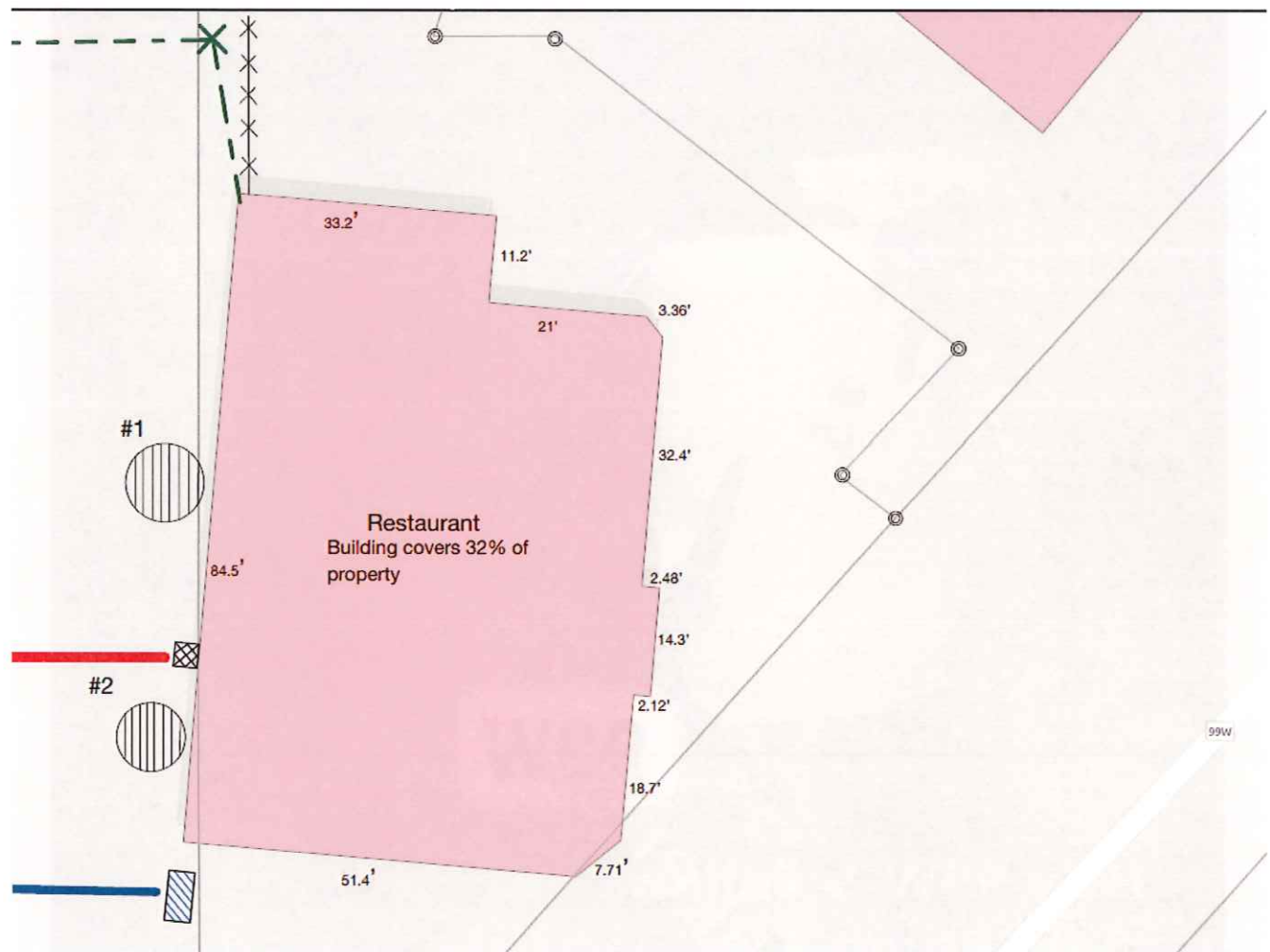


Figure 2. Site Photos.



Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report



II. COMMENTS:

This matter was referred to the following public agencies for comment: McMinnville Public Works Department, McMinnville Engineering, and McMinnville Water and Light. Their comments are provided below.

No public notice of the application was required by the Zoning Ordinance. No additional comments were received by the Planning Department.

McMinnville Water & Light:

- Water: Underground water utilities are in the area. Call for locates. Protect water utilities.
- Power: underground three phase power in the area. Please call for locates. Contact McMinnville Water and Light if contact is made with power conduits.

City of McMinnville Public Works Department:

- The Public Work Inspection Report is attached as ***Attachment 2***.

City of McMinnville Engineering Department:

- No comments have been received.

Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report

III. ATTACHMENTS:

1. Application
2. Public Works Inspection Report

IV. STAFF RECOMMENDATION:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied.

Staff **RECOMMENDS DENIAL** of the tree removal application (L 36-23)

V. LANDSCAPE COMMITTEE OPTIONS:

1. **DENY** the application, subject to the recommendation of the staff report.
2. **APPROVE** the application with additional/revised conditions of approval if necessary to satisfy the applicable criteria.
3. **CONTINUE** the application, requesting that applicant submit more information for review if necessary to make findings that the applicable criteria are satisfied.
4. **APPROVE** the application, providing findings of fact for the approval in the motion if it is found the application meets the applicable criteria.

VI. SUGGESTED MOTION:

BASED ON FINDINGS THAT THE APPLICABLE CRITERIA ARE NOT SATISFIED, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE DENY THE STREET TREE REMOVAL APPLICATION L 33-23 AS RECOMMENDED BY STAFF IN THE STAFF REPORT.

Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report



Planning Department
231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:

File No. L 36-23
Date Received 8/4/23
Fee \$160.00
Receipt No. 208555
Received by AW

569-23-000429-PLNG

Street Tree Removal

Applicant Information

Applicant is: ☐ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☒ Other tree service

Applicant Name Carmen Rodarte Phone 971-388-3752

Contact Name _____ Phone _____
(If different than above)

Address 190 G St

City, State, Zip Independence OR 97351

Contact Email altar treesevice@gmail.com

Property Owner Information

Property Owner Name Enrique Rodriguez Phone 503-434-7900
(If different than above)

Contact Name _____ Phone _____

Address 15810 SW DeLoach Ln

City, State, Zip 97128

Contact Email el-primo@frontier.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 825 SW Backer St. McMinnville OR 97128
(Property nearest to tree(s) for removal)

Assessor Map No. R4 4420-DC-03900 Total Site Area 0.3200 acre

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation _____ Zoning Designation _____

Additional Information

1. How many trees are requested for removal? two (2)
2. What type (species) of tree(s) are they? Red Maple trees
3. What is the diameter of the tree(s), measured four feet above ground level? #1-26.5" #2-21.5 DBH
4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application.
Requesting to remove both trees due to the following
→ trees roots system is damaging sidewalk and too
close to building. Also damaging sprinkler system.
→ tree's canopy is damaging gutter system on
building
→ Root system is damaging building concrete
wall.

In addition to this completed application, the applicant must provide the following:

- ☒ A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the location of the tree(s) subject to the removal request, property lines, sidewalks, adjacent utilities (including overhead), north direction arrow, and adjacent streets.
- ☒ Arborist report, photographs, and/or other information which would help substantiate or clarify your request.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

7/27/2023

Date



Property Owner's Signature

7/27/2023

Date



TUALATIN VALLEY TREE CARE, CORP
ARBORICULTURE & PLANT HEALTH CARE

Office: 971-252-8600 – P.O. Box 219, Tualatin, OR 97062

TualatinValleyPHC.com

CCB # 233652

Certified Arborist Report

Address: 825 SW Backer St. McMinnville, OR 97128, USA

Location: Behind the restaurant

Name: Los Primos Restaurant (Enrique Rodriguez)

Tree: #1 Red Maple tree, #2 Red Maple tree

Tree DBH: #1 tree 26.5" DBH approx. height 45 Ft. - #2 tree 21.5" DBH approx. height 40 Ft

Observation:

1. Tree #1 - Maple tree has over grown the area where it was planted, it's too close to the building and foundation, it's over growing on to the sidewalk, it's creating damage on the gutter drainage pipe and sprinkler system and more.
2. Tree #2 - Maple tree (same root system issues them above) root system has crack and break a concrete wall and it's causing damages

Recommendation:

1. Removal of both trees to prevent farther damages to the building and surrounding areas

Eduardo Palomino
Certified Arborist PN-8511A
Cell: 503-878-0731

7/26/23, 4:02 PM

821 Pacific Hwy W - Google Maps

Google Maps 821 Pacific Hwy W

①

②

McMinnville, Oregon

Google Street View

Jun 2018 See more dates



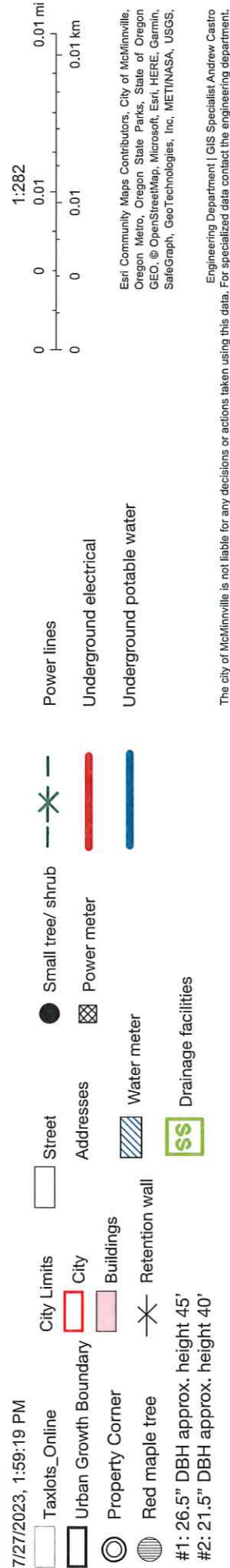
Image capture: Jun 2018 © 2023 Google

1. tree removed
2. tree removed



<https://www.google.com/maps/@45.2025559,-123.2015825,3a,28y,298.19h,95.11t/data=!3m0!1s0CJGRKsd-SINSBhdMGN5g!2e0!1s3312186656?entry=ttu>

Applicant: Carmen
Rodarte
Number: 971-388-3752



From: Adam Tate <Adam.Tate@mcminnvilleoregon.gov>

Sent: Tuesday, August 22, 2023 5:38 PM

To: David Renshaw <David.Renshaw@mcminnvilleoregon.gov>; Amy M. Gonzales <amg@mc-power.com>; Jen Hawkins <JenH@mc-power.com>; Jeff Gooden <Jeff.Gooden@mcminnvilleoregon.gov>

Subject: Street Tree Removal Request for Comment: L 36-23

Importance: High

Hey everyone,

I have a couple street tree removal requests that have recently come in, here is the first one. This one is for 825 SW Baker St. for the removal of two trees behind El Primo Mexican Restaurant that are lifting the sidewalk. The trees are actually alongside SW Blaine Street behind the restaurant. Please see the attached application and get me any comments by Wednesday the 30th please.

Thank you everyone!



**City of
McMinnville**

Adam Tate

Associate Planner / LEED Green Associate

503-434-7330

231 NE Fifth Street McMinnville, OR

www.mcminnvilleoregon.gov

From: David Renshaw
Sent: Friday, September 1, 2023 12:06 PM
To: Adam Tate; Amy M. Gonzales; Jen Hawkins; Jeff Gooden
Cc: Tom Schauer
Subject: RE: Street Tree Removal Request for Comment: L 36-23

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Adam, and thanks for the opportunity to comment on this proposal:

Site Review:

1. SW Blaine is local roadway in the McMinnville TSP.
2. The southerly tree is about 45' in height with a DBH of 26.5". The northerly tree is about 40' in height with a DBH of 21.5". Both trees are mature maple trees with extensive surface rooting.
3. This section of Blaine has curb tight sidewalks and is a 32' improvement in a 59.7' right of way per GIS data.
4. The trees are planted behind the walk, between the back of walk and the building. There is approximately 8' of ROW behind the back of the sidewalk.
 - a. The northerly tree is about 8' from the structure and abuts a low concrete retaining wall bordering a fenced outdoor storage area. The tree has impacted that private wall.
 - b. The southerly tree is about 5' from structure.
5. The trees show no obvious structural or health issue that would require removal.
6. There is sidewalk damage adjacent to the southerly tree which will require repair.
7. There is no damage to the sidewalk from the northerly tree.
8. Both trees show excess surface rooting. At the southerly tree, the surface rooting has impacted roof drainage and irrigation.
9. There is no curb/gutter damage at either location.
10. There are no overhead conflicts in the form of electrical and communications facilities.

Recommendations:

1. Given the size and landscape value of these trees, and the options for mitigating the root related damage without removal, staff would recommend denial of this application. We recommend follow up with the applicant to discuss options to address the observed damages without removing the trees:
 - a. Determine if the irrigation lines and the roof drain line could be relocated to accommodate the tree.
 - b. Determine if sidewalk damage could be addressed with grinding.
 - c. Determine if the tree is impacting the water supply to the structure.
 - d. Determine if the trees could be pruned (crown cleaning and dead wooding) to reduce impacts on the structures' roof drainage system.

Thanks, and please let us know if you have any questions.

david



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EXHIBIT 2 - STAFF REPORT

DATE: September 6, 2023
TO: Landscape Review Committee Members
FROM: Adam Tate, Associate Planner
SUBJECT: Tree Removal Application (L 37-23)

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

DOCKET: L 37-23 (Street Tree Removal)

REQUEST: Approval of a tree removal application for the removal of 1 tree.

LOCATION: 852 NW Meadows Dr., Tax Lot R4419-AA-03900

ZONING/Overlay: R-2

APPLICANT: Robyn Thorne

STAFF: Adam Tate, Associate Planner

DATE DEEMED COMPLETE: August 22, 2023

DECISION-MAKING BODY & ACTION: McMinnville Landscape Review Committee makes a recommendation of approval or denial to the Planning Director.

MEETING DATE & LOCATION: September 6, 2023, McMinnville Community Development Center, 231 NE 5th Street, and via Zoom online meeting

PROCEDURE: Street tree removal applications are required to be reviewed by the Landscape Review Committee as described in Section 17.58.040 of the McMinnville Zoning Ordinance.

CRITERIA: The applicable criteria are specified in Section 17.58.050 Tree Removal/Replacement Review Criteria.

APPEAL: The decision may be appealed within 15 days of the date the decision is mailed as specified in Section 17.58.040 of the McMinnville Zoning Ordinance.

I. BACKGROUND AND SUMMARY:

Application Summary

This proceeding is a review by the Landscape Review Committee of a street tree removal application (**Attachment 1**) for one (1) deciduous street tree, a Pin Oak, on the East side of NW Meadows Drive. The tree may be lifting the sidewalk. **See Figure 1 for Vicinity Map. See Figure 2 for Site Photos.**

Agency Comments

Agency comments are provided below, and the Public Works Inspection Report is attached as **Attachment 2**.

Public Comments

The procedure for street tree removal permit applications doesn't require notification to surrounding property owners. No public comments were received.

Criteria and Issues

The tree proposed for removal has been determined to be a tree specified in Section 17.58.020, subject to the street tree removal requirements of Chapter 17.58 of the Zoning Ordinance.

The applicable criteria for a street tree removal are provided in Section 17.58.050 of the Zoning Ordinance. Section 17.58.050 requires a Tree Removal permit to be granted if any of the following criteria apply:

- A. The tree is unsafe, dead, or diseased as determined by a Certified Arborist.
- B. The tree is in conflict with public improvements.
- C. The proposed removal or pruning is part of an approved development project, a public improvement project where no alternative is available, or is part of a street tree improvement program.
- D. Verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.

Criterion "B" is met as the tree is in potential conflict with the sidewalk creating a tripping hazard, as well as interfering with the sewer lateral as per the Public Works and Arborists reports.

When a street tree removal permit is approved, there are provisions in Chapter 17.58 of the Zoning Ordinance with which the applicant must comply, including those in Sections 17.58.040 and 17.58.090. Staff recommends conditions of approval to address the applicable requirements of the Zoning Ordinance. Typically, approval of a tree removal request is conditioned on the provisions of 17.58.040 for replacement with another street tree approved by the City. The conditions of approval address the provisions of Chapter 17.58 to ensure proper removal or major pruning of a street tree, to specify the applicant's responsibilities for performance of work and associated costs, and to ensure replacement trees are consistent with the approved street tree list, planting requirements, and specifications addressed in Chapter 17.58.

Summary of Staff Recommendation

Staff has reviewed the application, the applicable criteria and standards, and comments received. Staff recommends approval of the application, subject to the conditions specified in this document requiring the replanting of one (1) new street tree. This is also the recommendation in the report from Public Works.

Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report

Figure 1 Vicinity Map.

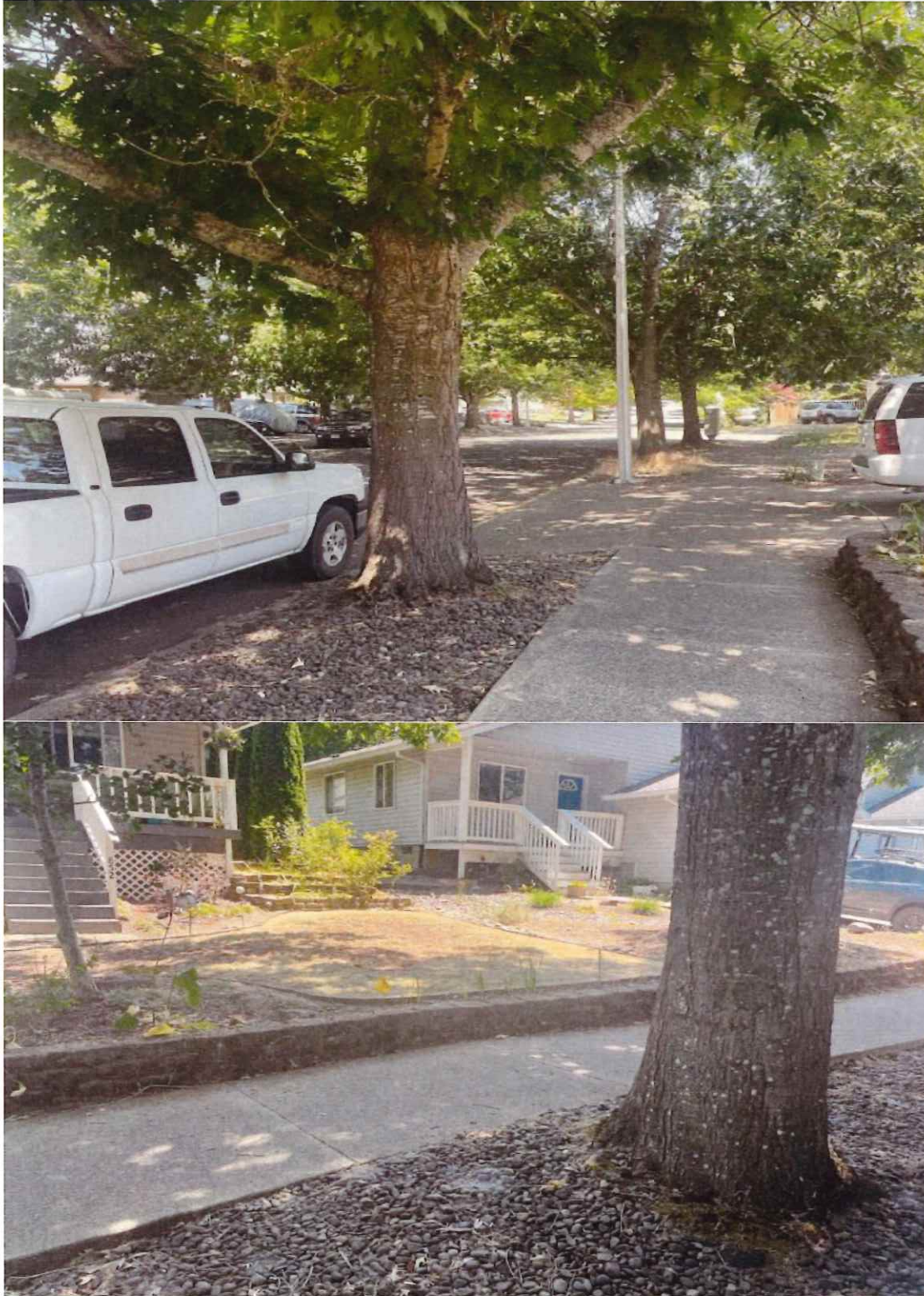


Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report

Figure 2. Site Photos.



II. COMMENTS:

This matter was referred to the following public agencies for comment: McMinnville Public Works Department, McMinnville Engineering, and McMinnville Water and Light. Their comments are provided below.

No public notice of the application was required by the Zoning Ordinance. No additional comments were received by the Planning Department.

McMinnville Water & Light:

- Water: Underground water utilities are in the area. Call for locates. Protect water utilities.
- Power: Underground power in the area. Please call for locates.

City of McMinnville Public Works Department:

- The Public Work Inspection Report is attached as **Attachment 2**.

City of McMinnville Engineering Department:

- No comments have been received.

III. ATTACHMENTS:

1. Application
2. Public Works Inspection Report (which notes that there is a 2" caliper natural gas line in the planting strip which must be avoided when removing and replanting.)

IV. STAFF RECOMMENDATION:

Staff has reviewed the application for consistency with the applicable criteria. Staff finds that, subject to the recommended conditions, the application submitted by the applicant contains sufficient evidence to find the applicable criteria are satisfied.

Staff **RECOMMENDS APPROVAL WITH CONDITIONS** of the tree removal application (L 37-23) **SUBJECT TO THE CONDITIONS OF APPROVAL IN SECTION V:**

V. CONDITIONS OF APPROVAL:

1. All costs and liability associated with tree removal and stump grinding shall be borne by the applicant.
2. The applicant shall call for locates (dial 811) for all underground utilities prior to removing the trunk and roots. This is a free service and the law. Upon request, utility locates can be flagged without marking up hard surfaces.
3. The stump shall be ground flush to grade to avoid conflict with the existing gas line. The excavation method and planting shall be done in a manner to avoid conflict with the existing gas line. The new tree may be offset to the south from the existing planting site. The applicant shall restore any damaged areas that may result from vehicular or mechanical operations.
4. The applicant shall replace the tree with one (1) new tree planted in the planter strip. The new trees shall be selected from the recommended street tree list.

Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report

5. The replacement trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
6. The replacement trees shall be planted per the approved City detail, including root barrier, deep watering tubes, and staking (see enclosure). The applicant shall provide root barrier protection in order to minimize sidewalk and tree root conflicts. The barrier shall be placed on the public sidewalk side of the tree and the curb side of the tree. The root barrier protection shall be placed in 10-foot lengths, centered on the tree, and to a depth of eighteen (18) inches. In addition, the tree shall be provided with two (2) deep watering tubes to promote deep root growth.
7. The applicant is reminded that trees are not to be planted within:
 - a. Five (5) feet of a private driveway or alley;
 - b. Ten (10) feet of a fire hydrant, transformer, power or water vault, water meter box, utility pole, sanitary sewer, storm, or water line; or
 - c. Twenty (20) feet of street light standards or street intersections.
8. The planter areas shall be restored to original grade immediately following the planting of the replacement trees.
9. The applicant shall contact Public Works Operations (503.434.7316) for planting inspection prior to backfilling the planted tree.
10. The applicant shall be required to repair/replace sidewalk panels as necessary at the applicant's expense. Sidewalk permits can be obtained from Engineering at 503-434-7312.
11. Staff defers to the Landscape Review Committee's input on extending the replanting timeframe as per the applicant's submittal. The standard replanting time requires an applicant to complete the tree removal and replacement process within six (6) months of approval. This applicant has requested an extension due to financial hardship. It is noted that the applicant should plant the new tree in the fall to ensure best chances for its survival when the applicant does reach that final step of the process.

VI. LANDSCAPE COMMITTEE OPTIONS:

1. **APPROVE** the application, subject to the recommended conditions of approval.
2. **APPROVE** the application with additional/revised conditions of approval if necessary to satisfy the applicable criteria.
3. **CONTINUE** the application, requesting that applicant submit more information for review if necessary to make findings that the applicable criteria are satisfied.
4. **DENY** the application, providing findings of fact for the denial in the motion to deny if it is found the application doesn't meet the applicable criteria.

VII. SUGGESTED MOTION:

BASED ON FINDINGS THAT THE APPLICABLE CRITERIA ARE SATISFIED SUBJECT TO CONDITIONS OF APPROVAL, I MOVE THAT THE LANDSCAPE REVIEW COMMITTEE APPROVE

Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report

THE STREET TREE REMOVAL APPLICATION L 37-23 SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF IN THE STAFF REPORT.

Attachments:

Attachment 1 – Application

Attachment 2 - Public Works Inspection Report



Planning Department

231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only

File No. L 37-23
Date Received 8/10/23
Fee \$160.00
Receipt No. 208586
Received by AW

569-23-000450-PLNG

Street Tree Removal

Applicant Information

Applicant is: ☒ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☐ Other _____

Applicant Name Robyn Thorne Phone 775 901-3928

Contact Name _____ Phone _____
(If different than above)

Address 852 NW Meadows Dr

City, State, Zip McMinnville OR 97128

Contact Email myrobbo@gmail.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 852 NW Meadows Dr.

(Property nearest to tree(s) for removal)

Assessor Map No. R4 419AAC9-300 Total Site Area _____

• Subdivision _____ • Block _____ Lot _____

Comprehensive Plan Designation Residential Zoning Designation R-2

Additional Information

1. How many trees are requested for removal? ONE
2. What type (species) of tree(s) are they? Pin oak
3. What is the diameter of the tree(s), measured four feet above ground level? 26"
4. Why are you requesting the removal of the noted tree(s)? (See "Removal Criteria" on attached Information Sheet.) Explain which of the criteria is addressed through this application. _____

It is causing my sidewalk to lift causing a trip hazard and also encroaching in the sewer pipe.

I would also like to request an extension on the 6 month period to replace tree. I am a widow on limited income. Thank you.

In addition to this completed application, the applicant must provide the following:

- ☐ A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the location of the tree(s) subject to the removal request, property lines, sidewalks, adjacent utilities (including overhead), north direction arrow, and adjacent streets.
- ☐ Arborist report, photographs, and/or other information which would help substantiate or clarify your request.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

7.21.23
Date


Property Owner's Signature

7.21.23
Date

Associated Arborists

Ph (503) 883-3895 • Fax (8

ay McMinnville OR 97128•

| | |
|----------|--|
| DATE: | 7/11/23 |
| TO: | Robyn Thorne |
| FROM: | Taylor Alvarez, Associated Arborists, ISA#PN 8332AU TRAQ Qualified |
| SUBJECT: | 1 Pin Oak |
| PURPOSE: | Trees and site condition assessment |

ARBORIST REPORT

1. Tree information: species, diameter at breast height, condition, and location:

Quantity: 1

Species: Pin Oak

DBH: 26" Range

Condition: Invasive root system leading to significant damage to sidewalks.

Address: 859 NW Meadows Dr

Location: Park strip between sidewalk and street.

Conditions for Removal: Damage to infrastructure.

2. Arborist's Comments:

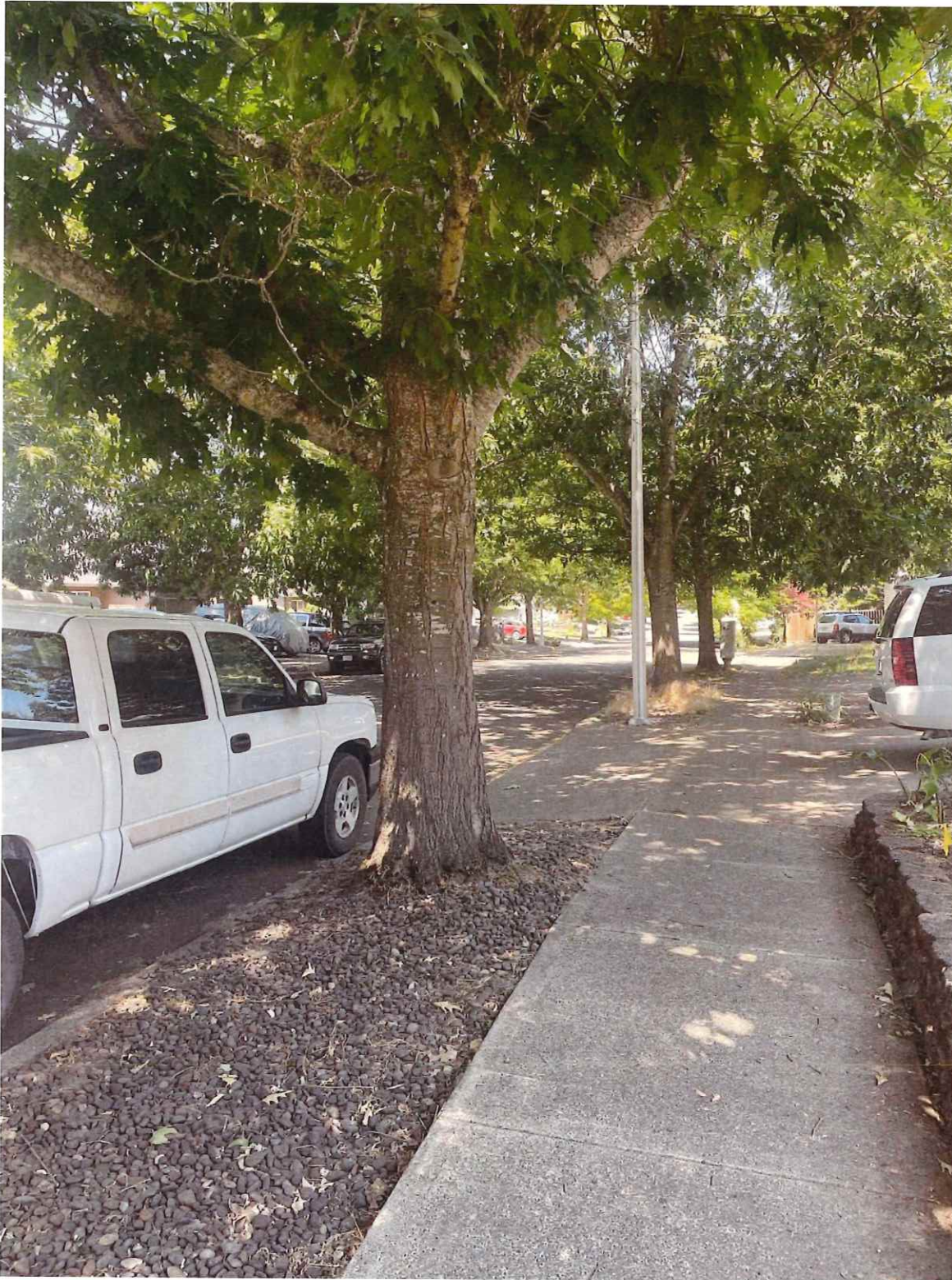
Clients Oak is causing sidewalk lifting, which poses a risk. Removal and replacement are advised. Alternative species for replacement planting are recommended.

Taylor Alvarez
ISA Certified Arborist/Utility Specialist
PN-8332AU
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Associated Arborists

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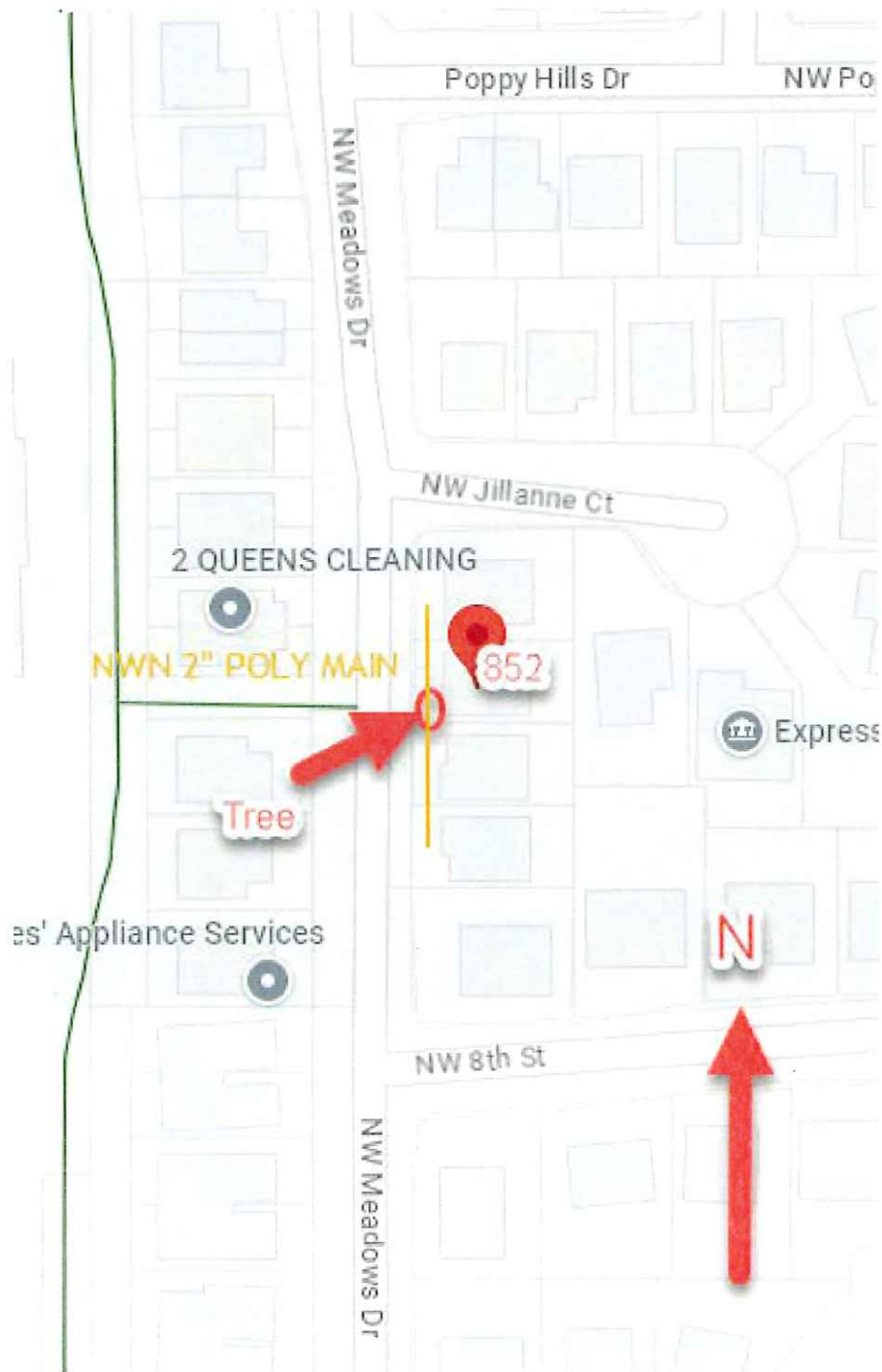


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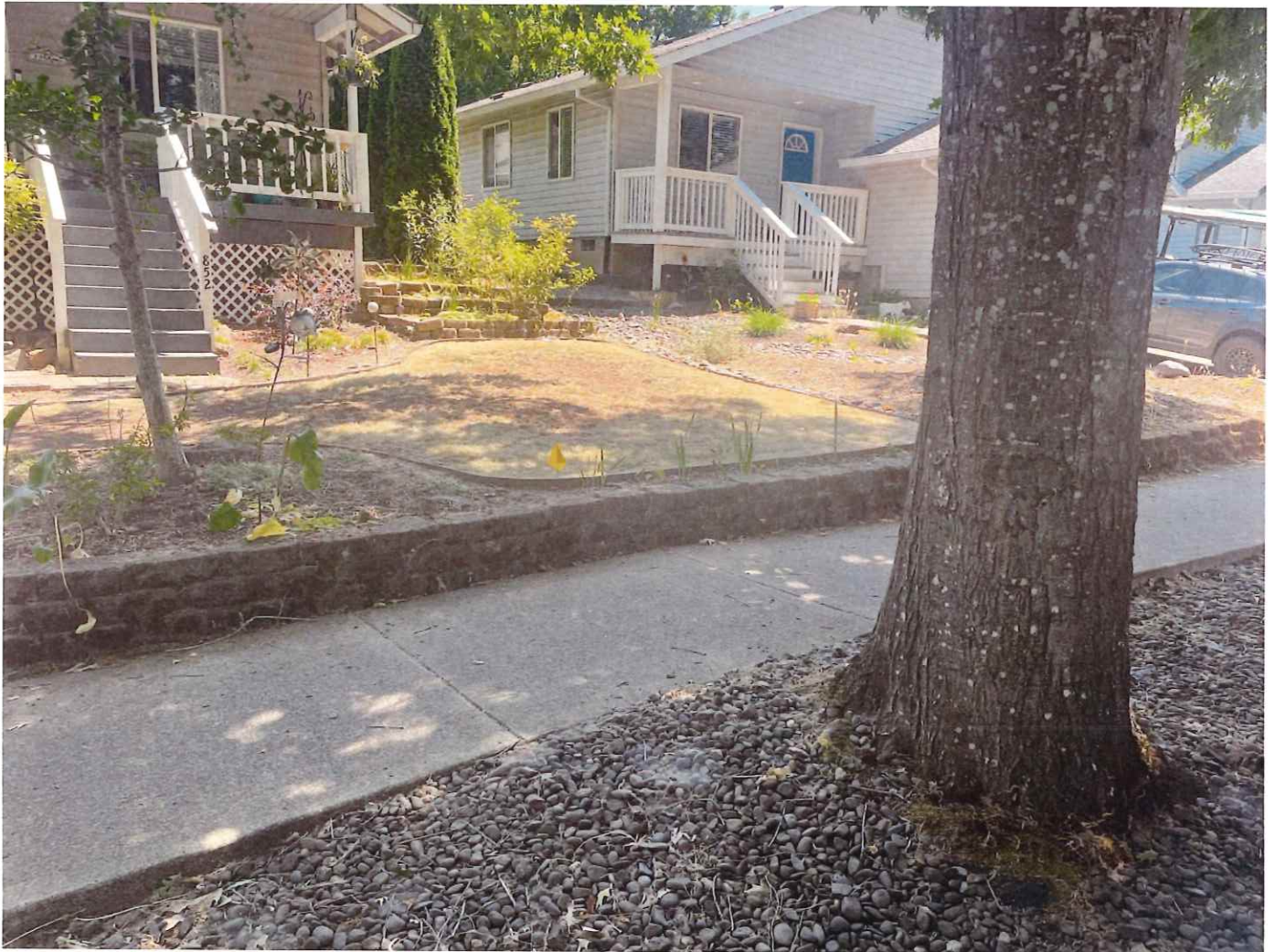


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From: Adam Tate <Adam.Tate@mcminnvilleoregon.gov>

Sent: Tuesday, August 22, 2023 5:41 PM

To: David Renshaw <David.Renshaw@mcminnvilleoregon.gov>; Amy M. Gonzales <amg@mc-power.com>; Jen Hawkins <JenH@mc-power.com>; Jeff Gooden <Jeff.Gooden@mcminnvilleoregon.gov>

Subject: Street Tree Removal Request for Comment: L 37-23

Importance: High

Hey everyone,

I have a couple street tree removal requests that have recently come in, here is the second and final one. This one is for 852 NW Meadows Dr. for the removal of one tree, though it does not really appear to be lifting the sidewalk as is claimed in the application. Please see the attached application and get me any comments by Wednesday the 30th please.

Thank you everyone!



**City of
McMinnville**

Adam Tate

Associate Planner / LEED Green Associate

503-434-7330

231 NE Fifth Street McMinnville, OR

www.mcminnvilleoregon.gov

Thanks, and please let us know if you have any questions.

david

From: David Renshaw

Sent: Friday, September 1, 2023 10:31 AM

To: Adam Tate <Adam.Tate@mcminnvilleoregon.gov>; Amy M. Gonzales <amg@mc-power.com>; Jen Hawkins <JenH@mc-power.com>; Jeff Gooden <Jeff.Gooden@mcminnvilleoregon.gov>

Subject: RE: Street Tree Removal Request for Comment: L 37-23

Hi Adam, and thanks for the opportunity to comment on this proposal:

Site Review:

1. NW Meadows is local roadway in the McMinnville TSP.
2. Per the resident's application, the tree's roots are impacting the sewer lateral for this resident.
3. The tree is an oak variety with DBH of 26" +/- and a height of about 40'.
4. There are no obvious structural or health issues that would require removal.
5. This section of Meadows has setback sidewalks with a 5' planter strip. The planter strip is non-irrigated with rock for ground cover.
6. There is sidewalk damage adjacent to the tree which that is a trip hazard. Also, the tree has lifted the adjacent panels such that several panels show reverse fall towards the property.
7. The applicant reports that the tree roots are impacting the sewer later.
8. There is no curb/gutter damage.
9. There are no overhead conflicts in the form of electoral and communications facilities.
10. There is 2" natural gas line in the park strip.

Recommendations:

1. Given the damage to the sidewalk and sewer, staff recommends approval of this request, with the following conditions of approval:
 - a. All costs related to removal to be borne by the property owner.
 - b. Stumps to be ground 6" below grade.
 - c. Applicant to call for utility locates prior to stump grinding and/or planting.
 - d. Given that there is a 2" gas line in the park strip, staff does not recommend requiring replanting in this location.
 - e. Applicant shall repair/replace all adjacent sidewalk panels as required to meet City standards. Applicant can contact Engineering at 503.434.7312 for a sidewalk inspection and permit.

Thanks, and please let us know if you have any questions.

david

From: David Renshaw
Sent: Friday, September 1, 2023 12:01 PM
To: Adam Tate
Cc: Tom Schauer
Subject: FW: Street Tree Removal Request for Comment: L 37-23

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Adam, I've checked in with Tom on this review, and we've agreed that I'll revise my comments a bit relative to replacement. My revised comments are:

Site Review:

1. NW Meadows is local roadway in the McMinnville TSP.
2. Per the resident's application, the tree's roots are impacting the sewer lateral for this resident.
3. The tree is an oak variety with DBH of 26" +/- and a height of about 40'.
4. There are no obvious structural or health issues that would require removal.
5. This section of Meadows has setback sidewalks with a 5' planter strip. The planter strip is non-irrigated with rock for ground cover.
6. There is sidewalk damage adjacent to the tree which that is a trip hazard. Also, the tree has lifted the adjacent panels such that several panels show reverse fall towards the property.
7. The applicant reports that the tree roots are impacting the sewer later.
8. There is no curb/gutter damage.
9. There are no overhead conflicts in the form of electrical and communications facilities.
10. There is 2" natural gas line in the park strip.

Recommendations:

1. Given the damage to the sidewalk and sewer, staff recommends approval of this request, with the following conditions of approval:
 - a. All costs related to removal and replacement to be borne by the property owner.
 - b. Stumps to be ground flush to grade to avoid conflict with existing gas line.
 - c. Applicant to call for utility locates prior to stump grinding and/or planting.
 - d. Applicant shall plant a 2" caliper replacement tree of a variety acceptable to the Planning Department. Excavation method and planting shall be done in a manner to avoid conflict with existing gas line. The tree may be offset to the south from the existing planting site.
 - e. Applicant shall contact Public Works Operations (503.434.7316) for a planting inspection prior to backfill.
 - f. Applicant shall repair/replace all adjacent sidewalk panels as required to meet City standards. Applicant can contact Engineering at 503.434.7312 for a sidewalk inspection and permit.
2. Staff would defer to the Landscape Committee's input on extending the replanting time frame as per the applicant's submittal.