

APPLICANT'S REQUEST FOR A TREE REMOVAL PERMIT

I. GENERAL INFORMATION

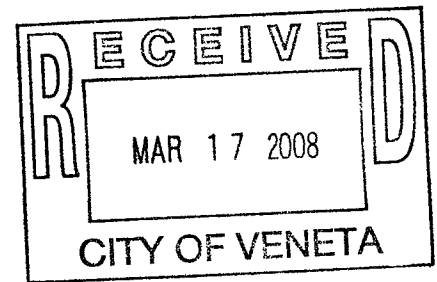
Owner/Applicant: Ben Bazer, Gorilla Capital

Applicant's Representative: Karl Mueller,
Metro Planning
370 Q Street,
Springfield, OR 97478
Tel: (541) 302-9830

**Assessor's Map
&Tax Lot Number(s):** 17-06-36-43-1212

Area of Request: 1.11 acres

Zoning: SFR 8



II. WRITTEN STATEMENT

A. Background

This application is for a tentative subdivision along Bolton Hill Road west of the intersection of 8th Street in Veneta, Oregon. The subject property is within the Veneta urban growth boundary. A subdivision will result in the removal of some of the trees on the property and the applicant has provided this narrative and site plan for this application for a tree removal permit. Please note that no actual removal is proposed at this time. In the course of developing the property it may become clear that it is desirable to maintain certain trees on the subject property. Because no trees are proposed for actual removal, the applicant has not provided a hauling route though naturally Bolton Hill would have to be utilized as it is the only right-of-way adjacent to the subject property.

B. Statement

- 2(a) The condition of the trees with respect to disease, hazardous or unsafe conditions, danger of falling, proximity to existing structures or proposed construction, or interference with utility services or pedestrian or vehicular traffic safety.

The trees appear to be healthy and do not currently create an unreasonable risk of harm. However, trees are directly in the path of the proposed driveway as well as in the area contemplated for the placement of residences necessitating their removal.

2(b) The impact the trees removal has on the environmental quality of the area, including but not limited to, the protection of nearby trees and windbreaks; air quality, fish and wildlife; erosion, soil retention and stability; volume of surface water runoff and water quality of streams; scenic quality; and geologic sites.

There is no evidence that the removal of the trees will have any significant impact on any of these values.

2(c) Whether it is necessary to remove trees in order to construct proposed improvements, or to otherwise utilize applicants property in a reasonable manner.

It is necessary to remove these trees in order to install the proposed driveway and accommodate building sites on the proposed lots.

With regard to the requirements of 2(d) removal of the trees is consistent with those criteria. There are no natural drainage ways or riparian habitat associated with these trees and their removal is not likely to cause erosion. It is necessary to remove these trees to accommodate the proposed development. There are no hill lines or ridgetops of the subject property. Because of access limitations, flaglots are proposed and it is necessary to remove trees near the property line. Additionally, the manner of development is constrained by the City of Veneta's insistence on maintaining an alleged prescriptive right to continue draining stormwater on the subject property. The accommodation of this stormwater has required the applicant to design the stormwater system in the manner proposed and has limited the development options on the subject property. Removal of these trees will not pose a risk of windthrow. The proposed development will comply with Veneta's landscape requirements.

Removal will be compatible with accepted silviculture practices and consistent with the guidelines of the Forest Practices Field Guide.

The applicant has proposed to utilize the property in a reasonable manner. Additionally, not all trees proposed for removal will be removed. The applicant intends to leave actual removal to the discretion of the ultimate developer of the property. During the course of development it may be become clear that some of the trees shown to be removed are desirable. In that case, the trees will remain.

III. Conclusion

For the reasons set forth in this narrative, the applicant requests approval of this request.