

FINDINGS OF FACT and FINAL ORDER TYPE I REVIEW for TREE REMOVAL

DATE:	July 14, 2026
FILE NO.:	26-034 TREE
PROJECT NAME:	37214 Rachael Drive Tree Removal
PROPOSAL:	Remove three hazardous trees
APPLICANT/OWNER:	Chris Rooney
ADDRESS:	37214 Rachael Drive
APPLICABLE CRITERIA:	Chapter 17.102, Urban Forestry
MAP/TAX LOT:	24E14DC13700
ZONING:	Single Family Residential (SFR)
STAFF CONTACT:	Patrick Depa, Senior Planner

PROPOSAL:

Remove three trees in compliance with the requirements of Chapter 17.102, Urban Forestry and the land use decision for the Nicolas Glen subdivision.

EXHIBITS:

Applicants' Submittals

- A. Land Use Application
- B. Arborist Letter

Evidence Entered into the Record by Staff

- C. Nicolas Glen Subdivision scanned file

FINDINGS OF FACT:

1. Section 17.102, Urban Forestry, applies to properties within the Sandy Urban Growth Boundary that are greater than one acre in area (including contiguous parcels under the same ownership). The subject property is less than one acre; however, the land use decision for Nicolas Glen stated, "A minimum of four trees shall be provided on each lot. Street trees may be counted toward this requirement," and went on to state, "Trees with a four-inch caliper measured 4.5 feet above the ground within the setback areas shall be preserved." The subject lot does not have any identifiable street trees as there is no planter strip in the right-of-way; however, it does appear there is one tree planted at the rear of the sidewalk which serves as a street tree. The three trees proposed to be removed are within the rear setback area of the subject lot. Therefore, the proposal must be processed as a land use application to determine compliance with provisions for removal of the trees and subsequent tree mitigation. Because the trees are not on a property one-acre or greater, are not within a protected resource area (creek, wetland, or steep hillside), and are not specifically identified in a tree protection plan or restrictive covenant, it was determined that an arborist report was not necessary.

2. The three trees were identified by NWTL Inc. (Exhibit B) as Doug firs and are considered a danger to the existing house and people living at the property due to the high volume of branches that have been falling from the trees. The three trees have been identified as all being over 30-inch DBH.
3. Per Section 17.102.50, removal of protected trees requires replanting at a minimum 2 to 1 ratio. Thus, the removal of three (3) required retention trees requires planting a minimum of six (6) mitigation trees. All three trees being removed are large native evergreen species and thus need to be mitigated by planting large native deciduous or conifer species. Rather than require the applicant to plant and maintain mitigation trees, the property owner has the option to pay a fee-in-lieu of mitigation trees at \$510 per tree. The fee-in-lieu of mitigation trees would be used by the City to plant native trees on City-owned property, within a conservation easement, or on a similar tract of land. This fee also includes a three-year establishment period, including watering weekly during the summer months for the first three years and any structural pruning needed, disease control, or replacement of the trees. **The applicant shall do one of the following within 90 days of the date of this final order:**
 - a. **Provide the City with plans to plant six (6) mitigation trees on the property. The mitigation trees shall be 1.5-inch caliper if a deciduous tree or at least 6 feet in height if a conifer/evergreen and planted per the City of Sandy standard planting detail. If the mitigation trees are staked, the applicant shall use loosely tied twine to tie the trees to the stake. The cost of planting, watering, and maintaining the trees is the burden of the property owner. If the applicant chooses to plant mitigation trees, they shall be planted after October 15, 2026, but prior to January 1, 2027.**

-OR-

- b. **Pay a mitigation tree fee-in-lieu of \$510 per tree to relocate the six mitigation trees off-site (\$3,060 total).**
4. If the applicant chooses to plant the six mitigation trees, then a restrictive covenant shall be recorded to ensure the retention of the mitigation trees. **If the applicant chooses to plant the six mitigation trees on the subject property, the applicant shall record a tree protection covenant to detail the species and location of the six mitigation trees, with a recording document as approved by City staff, within 90 days of planting.**
5. If the applicant chooses to plant the six mitigation trees, the trees will need to be kept alive and healthy. To help maximize the health and survival of the mitigation trees in the future, **the applicant shall aerate and amend the soil prior to planting the mitigation trees. The applicant shall not anchor anything to the mitigation trees, compact the soil under the dripline, or otherwise harm or damage the mitigation trees. The mitigation trees shall be planted per the City of Sandy standard planting detail. All ties and burlap shall be removed from the root ball prior to planting. If the burlap cannot be completely removed from the root ball without compromising the integrity of the root ball, the burlap shall be removed from at least the top one third of the side of the root ball. If the mitigation trees are staked,**

the applicant shall use loosely tied twine to tie the trees to the stake. The mitigation trees shall be adequately watered for at least the first three dry seasons (summers).

6. Section 17.102.60 specifies that all areas with exposed soils resulting from tree removal shall be replanted. The applicant did not submit a replanting plan or information regarding whether the stumps will be left in place or ground. **If the stumps will be ground, the applicant shall cover all exposed soil resulting from removal of the three trees.**
7. The applicant stated that all three trees would be felled into an abutting field to the south of the property. **The applicant shall have the trees felled such that it does not negatively impact any adjacent property. If removal of the three trees damages a healthy tree, the applicant shall be subject to a fine.**
8. The applicant did not indicate if there are nests in the trees proposed for removal. **If the trees are removed during prime nesting season (February 1- July 31), the applicant shall check for nests prior to tree removal. If nests are discovered, the applicant shall delay tree removal until after the nesting season or shall hire a professional to relocate the nests to an appropriate nearby location, provided the species using the nest is not invasive.**

DECISION:

The application for removal of three (3) trees from 37214 Rachael Drive is hereby **approved** as modified by the conditions listed below.

CONDITIONS OF APPROVAL:

- A. There are two options with approval of this tree permit application. Within 90 days of the date of this final order, the applicant shall do one of the following:**
1. Provide the City with plans to plant six (6) mitigation trees on the property. The mitigation trees shall be 1.5-inch caliper if conifers or at least 6 feet in height if evergreen and planted per the City of Sandy standard planting detail. All three trees being removed are large native evergreen species and thus need to be mitigated by planting large native deciduous or conifer species. If the mitigation trees are staked, the applicant shall use loosely tied twine to tie the trees to the stake. The cost of planting, watering, and maintaining the trees is the burden of the property owner.
- OR-
2. Pay a mitigation tree fee-in-lieu of \$510 per tree to relocate the six mitigation trees off-site (\$3,060 total).

B. The following conditions apply to the hazardous tree removal:

1. If the stumps are ground, all exposed soil resulting from removing the three trees shall be covered.
2. The applicant shall have the trees felled such that it does not negatively impact any adjacent property. If removal of the three trees damages a healthy tree, the applicant shall be subject to a fine.
3. Activity within the right-of-way (e.g., staging, etc.) requires a separate right-of-way permit through the Public Works Department.
4. If the trees are removed during prime nesting season (February 1- July 31), the applicant shall check for nests prior to tree removal. If nests are discovered, the applicant shall delay tree removal until after the nesting season or shall hire a professional to relocate the nests to an appropriate nearby location, provided the species using the nest is not invasive.

C. Conditions related to mitigation trees, if applicable:

1. If the applicant chooses to plant the six mitigation trees, they shall be planted after October 15, 2026, but prior to January 1, 2027.
2. If the applicant chooses to plant the six mitigation trees on the subject property, the applicant shall record a tree protection covenant to detail the species and location of the six mitigation trees, with a recording document as approved by City staff, within 90 days of planting.

D. General Conditions of Approval:

1. Future tree removal from the subject property shall require additional permit approvals and if a permit is not obtained prior to removal of a tree, this violation may be subject to a fine per occurrence as specified in Section 17.06.80.
2. Successors-in-interest of the applicant shall comply with requirements of this final order. In the event the applicant should sell or lease the property upon which the condition contained in this document apply, the sale or lease will be subject to the restrictions and conditions described herein. The conditions shall run with the land and are binding on the applicant's heirs, personal representatives, successors, and assigns.



Patrick Depa
Senior Planner

RIGHT OF APPEAL

A decision on a land use proposal or permit may be appealed to the Planning Commission by a party with appeal standings by filing an appeal with the Director within twelve (12) calendar days of notice of the decision. Any person interested in filing an appeal should contact the City to obtain the form, "Notice of Appeal", and Chapter 17.28 of the Sandy Development Code regulating appeals. All applications for an appeal shall indicate the nature of the interpretation that is being appealed and the matter at issue will be a determination of the appropriateness of the interpretation of the requirements of the Code.

An application for an appeal shall contain:

1. An identification of the decision sought to be reviewed, including the date of the decision;
2. A statement of the interest of the person seeking review and that he/she was a party to the initial proceedings;
3. The specific grounds relied upon for review;
4. If de novo review or review by additional testimony and other evidence is requested, a statement relating the request to the factors listed in Section 17.28.50;
5. Payment of required filing fees. Payment of required filing fees is jurisdictional and must accompany an appeal at the time it is filed;
6. The name and mailing address of the person or entity appealing the decision; and
7. List and two sets of mailing labels for property owners within 300 feet of the subject property (for appeal of a Type I decision) or 500 feet of the subject property for appeal of a Type II or Type III decision. The property owner list and labels shall be obtained from a Title Company no more than seven days prior to submitting the appeal. Note that a Type IV decision may be appealed to the Land Use Board of Appeals (LUBA) or to other tribunals in accordance with Oregon law.