



General Land Use Application

1 page

1260⁷²

Name of Project:	Lot 2
Location or Address:	15212 Jewelberry

Map & Tax Lot #	T:	R:	Section:	Tax Lot (s):
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Request:
move pedestrian Path more than
120 % of straight distance to North Property Line
because Existing trees would need to be removed
or roots cut.

I am the (check one) ☒ owner ☐ lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner)	Owner
Address	Address
City/State/Zip	City/State
Email	Email
Phone	Phone
Signature	Signature

Staff Use Only			
File #: 26-037	Date: 7/15/26	Fee\$: 1260.72	Planner: P. Deppa
Type of review:	Type I ☐	Type II ☒	Type III ☐ Type IV ☐
Has applicant attended a pre-app? Yes ☐ No ☒ If yes, date of pre-app meeting: N/A			

**Basic Visual Tree Assessment Summary for
RMH Bartels Construction
15212 Jewelberry Ave
Sandy, OR**

Introduction

A site and tree inspection were conducted on July 14, 2026, at 15212 Jewelberry Ave., Sandy, Oregon at the request of RMH Bartels Construction. Five trees on the property were inspected for health and condition. I was asked to determine if a standard walk could be installed from the new residence's front door directly to Jewelberry Ave while protecting the existing trees (see Figure 1).

Figure 1. Tree locations



Table 1. Tree Data

Tree #	Common Name	Species	DBH inches	Condition	Plan	Standard Root Protection Zone Radius in feet
1	bigleaf maple	<i>Acer macrophyllum</i>	12	fair	preserve	12
2	bigleaf maple	<i>Acer macrophyllum</i>	41	fair	preserve	41
3	Douglas fir	<i>Pseudotsuga menziesii</i>	20	fair	preserve	20
4	bigleaf maple	<i>Acer macrophyllum</i>	11	fair	preserve	11
5	Douglas fir	<i>Pseudotsuga menziesii</i>	26	fair	preserve	26

Observations

All five trees are located in a fenced area that appears to be the back yard of the property but is actually considered the front yard. Automobile access to the property is on the opposite side of the house via an alley. All five trees appear to be in fair condition. Tree trunk diameters at standard height were measured for each tree and are shown in Table 1. Tree #2 was measured near the ground due to the multiple stems joining the trunk a few feet above ground level, as is standard measuring practice.

A new concrete walk to Jewelberry Ave was constructed along the north side of the property, north of Tree #5. No evidence of root cutting was observed. The yard has new sod and bark mulch covering the ground. The walk provides access to Jewelberry Ave. through a gate in the fence. There is no parking permitted on Jewelberry Ave. which has one lane with curbs and a vegetated median strip.

Tree #2 is located directly between the front door of the residence and Jewelberry Ave. The grade of the site is fairly level with a slight drop as the site approaches the sidewalk along Jewelberry Ave. It is estimated that constructing a sidewalk from the front door straight west to Jewelberry Ave. would likely involve a 12 to 16-inch excavation near the location of the trees to accommodate the grade change, concrete walk, and gravel base.

Discussion

Constructing a sidewalk directly west from the front door to Jewelberry Ave. would require the removal of Tree #2, a bigleaf maple tree 41" in diameter. Some root damage would also occur to Tree #1 and Tree #3 in the standard root protection zone around the trees of 1-foot radius per inch of trunk diameter, and near the limits of their critical root zones of .5-foot radius per inch of trunk diameter. The current walk construction appears to serve the same access function while preserving the trees.

Recommendations

1. I recommend requesting a variance to the standard walk location to preserve and protect the existing trees located along the west side of the property.
2. If a variance is not granted, I recommend removing Tree #2 and positioning the new walk at least 6 feet away from Tree #1 and at least 10 feet away from Tree #3, if possible.

I hope you find this information useful. Please contact me if you have any questions.

Sincerely,

Frank Krawczyk

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