



MEMORANDUM

RE: Tree Removal Permit

1116 S. Hemlock St., Taxlot 51030AD10402

January 2, 2024

A tree removal permit authorizing the removal of trees that have been identified as hazardous. The trees authorized for removal by this permit are:

- One cherry (*Prunus sp.*)

The application was submitted with a Tree Hazard Evaluation Form prepared by an ISA Certified Arborist as required by CBMC 17.70.030. The application and subject trees have been reviewed by an independent arborist on contract with the City and approval of the application has been recommended.

This removal application meets the criteria of CMBC 17.70.020(A) Permit Issuance - Criteria which states:

A. *Removal of a tree which poses a safety hazard. The applicant must demonstrate that:*

1. *The condition or location of the tree presents either a foreseeable danger to public safety, or a foreseeable danger of property damage to an existing structure; and*
2. *Such hazard or danger cannot reasonably be alleviated by pruning or treatment of the tree.*

Replacement of the removed trees is required as per CBMC 17.70.040(B)(2) Tree Replacement Policy which states:

The basic standard is that four trees should be maintained on a five thousand square foot lot. For larger lots the standard will be applied on a proportional basis, e.g., a seven thousand five hundred square foot lot would require maintenance of six trees. This standard is to be implemented as follows:

2. *Tree removal not in conjunction with construction:*

- a. *If after tree removal the site maintains the standard of at least four trees per five thousand square feet, no replacement is required.*
- b. *If after tree removal the site maintains the standard of at least four trees per five thousand square feet, the replanting of trees on a one-for-one basis may be required.*
- c. *A minimum density of less than four trees per five thousand square feet may be permitted where it is found that the remaining trees provide sufficient cover, immature trees (those less than six inches diameter) will mature to provide adequate cover, or there are no reasonable locations for new trees.*

Approved trees to be used for replanting are:

- Sitka spruce
- Western hemlock
- Douglas fir
- Western red cedar
- Red alder
- Mountain ash
- Big leaf maple
- Vine maple

As per the City's consulting arborist's report a replacement tree does not need to be planted in the same location as the one to be removed. The replacement tree may be planted at any of the properties belonging to the Cannon Beach Hotel Collection. The applicant shall advise the City where the replacement tree is being placed.

This permit may be appealed to the Planning Commission by filing an appeal with the City Manager within 14 days of the date of this decision.

Sincerely,



Robert St. Clair
Planner

51030AD 10402

City of Cannon Beach Tree Removal Application

Please fill out this form completely. Please type or print.

Applicant Name: Cannon Beach Hotel Collection

Mailing Address: PO Box 947 Cannon Beach Oregon 97110

Phone: 503-436-1392 cell: 9043071574 **Email:** gm@cannonbeachhotelcollection.com

Property Owner Name: Avenir Hospitality LLC

Mailing Address: PO Box 947 Cannon Beach Oregon 97110

Phone: 503-436-1392 **Email:** gm@cannonbeachhotelcollection.com

Property Location: 1116 South Hemlock Street. **Map/Tax Lot Number:** 10402

The city shall issue a tree removal permit if one of the following criteria is met. Please circle the letter of the criteria that applies.

These criteria require a Tree Removal Report from an International Society of Arboriculture (ISA) Certified Arborist:

- A. You are constructing a structure or development approved and allowed by pursuant to Cannon Beach Municipal Code 17.70.030, which involves any form of ground disturbance; including required vehicular and utility access. **SEE ATTACHMENT A – Removing Trees Because of Construction.**
- B. Removal of a tree for the health and vigor of surrounding trees.

These criteria require an ISA Tree Hazard Evaluation Form prepared by an ISA Certified Arborist:

- C. The tree presents a safety hazard, where:
 - 1. The condition or location of the tree presents either a foreseeable danger to public safety, or a foreseeable danger of property damage to an existing structure; and,
 - 2. Such hazard or danger cannot reasonably be alleviated by pruning or treatment of the tree.
- D. The tree was damaged by storm, fire or other injury, which cannot be saved by pruning.

You must submit a tree removal permit with a reason if:

- E. The tree is dead.
- F. Tree removal is necessary to provide solar access to a solar energy system where pruning will not provide adequate solar access:
 - 1. The city may require documentation that a device qualifies for Oregon Department of Energy Solar Tax Credit, or other incentive for installation of solar devices offered by a utility.
 - 2. No tree measuring more than 24 inches in diameter shall be removed for solar access.
- G. Tree removal is for landscaping purposes, subject to the following conditions:
 - 1. The tree cannot exceed 10 inches in diameter.
 - 2. A landscape plan for the affected area must be submitted and approved by the City.
 - 3. The landscape plan must incorporate replacement trees for the trees removed. The replacement trees must be at least six feet in height or have a two-inch caliper; and ,
 - 4. The City shall inspect the property one year after the approval of the permit to insure the landscape plan has been implemented.

If your tree presents an immediate danger of collapse and if such potential collapse represents a clear and present hazard to persons or property, **please contact the Community Development Director (CDD)**. If it is determined by the CDD that there is an immediate danger, then a tree removal permit is not required prior to tree removal. However, within seven days after the tree removal, the tree owner shall make application for an after-the-fact permit. Where a tree presents an immediate danger of collapse, a complete ISA Tree Hazard Evaluation Form prepared by a certified arborist is not required. Where a safety hazard exists, as defined by this subsection, the city may require the tree's removal. If the tree has not been removed after forty-eight hours, the city may remove the tree and charge the costs to the owner.

City of Cannon Beach
Finance Department

Last edited 9/8/2021

NOV 22 2023

Received

Attach a site plan showing the location and type of all trees on the property, including the trees to be removed. Indicate the location of replacement trees and the type. SEE ATTACHMENT B – Site Plan. Attach photos of the trees to be removed and mark the trees with ribbon.

Explain how the request meets one or more of the applicable criteria. Include the number and type of trees requested for removal. If appropriate, explain why pruning would not accomplish the same goal as tree removal.

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Application fee: \$50.00 for 1-4 trees; \$100 for 5 or more trees

Note: The application fee is a **nonrefundable** fee that is due upon receipt of application, whether the removal request is approved or denied.

Applicant Signature  Date: 11/18/23

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act in their behalf.

Property Owner Signature:  Date: 11/18/23

Please attach the name, address, phone number and signature of any additional property owners.

I understand, as property owner, that I am responsible if an approved tree removal permit is violated in any way. As property owner, my signature or an authorized applicant's signature, allows any duly authorized employee of the City to enter upon all properties affected by this permit, for the purpose of follow-up inspection, observation or measurement.

Date: _____ Fee Paid: \$ _____ Receipt Number: _____ Permit #: _____

Application is:

_____ Approved _____ Denied

X Approved - Tree replacement required per Cannon Beach Municipal Code 17.70.040, Tree Replacement Policy.

City of Cannon Beach
Finance Department

_____ Approved with comments:

NOV 22 2023

PAID

By:  Robert St. Clair, Planner Date: January 2, 2024

Decisions on the issuance of a tree removal permit may be appealed to the Planning Commission in accordance with Section 17.88.140 a, of the Municipal Code.

Balden & Associates Arboriculture Services

Joe Balden
Consulting Arborist PN0736

41500 Anderson Road
Nehalem, OR 97131
503.368.7807 office
503.801.3762 cell
joebalden70@gmail.com

October 16, 2023

Cannon Beach Hotel Collection
cameron.mclaughlin@cannonbeachhotelcollection.com

9/29/23

Site visit with Cameron to assess health and vigor of trees and other shrubs on hotel properties.

Area 1> Cannon Beach Hotel.

Observed: Cherry tree located at SW corner of building defoliated. Cameron reported that the tree had few leaves throughout the growing season. Removal recommended. No replacement at this location (vehicle traffic, limited growth space).

Cherry tree at NW corner stressed, some deadwood and leaf drop early in fall season. Recommendation is to prune tree to remove deadwood and shape tree for overall appearance.

Area 2> Courtyard Inn.

This area has an abundance of shrubs including climbing hydrangea and roses. All are healthy specimens. These plants should only be pruned for shape in early spring. Guideline is to prune about Valentines Day.

Area 3> McBee.

There are five ornamental cherry trees on this site. All have a stressed appearance that attribute in part to the long dry spell this past summer. I recommend that no pruning be done until dormant season (December-end of January) and that the pruning be done by a qualified tree service with an initial inspection by me. The majority of shrubs are Escallonia. These plants can be pruned any time of the year to maintain size and shape. It is desirable to prune after bloom (usually fall) as new flowers are set on new wood.

Area 4> Hearthstone.

The shrubbery consists mainly of Escallonia that is quite dense and structurally imbalanced, meaning that the bulk of the foliage is mostly street side. This could result in breakage if a wet snowfall occurs. Pruning to reduce the end weight of the plants would be beneficial. If pruning is done incrementally over time then the plants will be structurally stable without losing the visual barrier from the rental units.

Submitted by Joe Balden

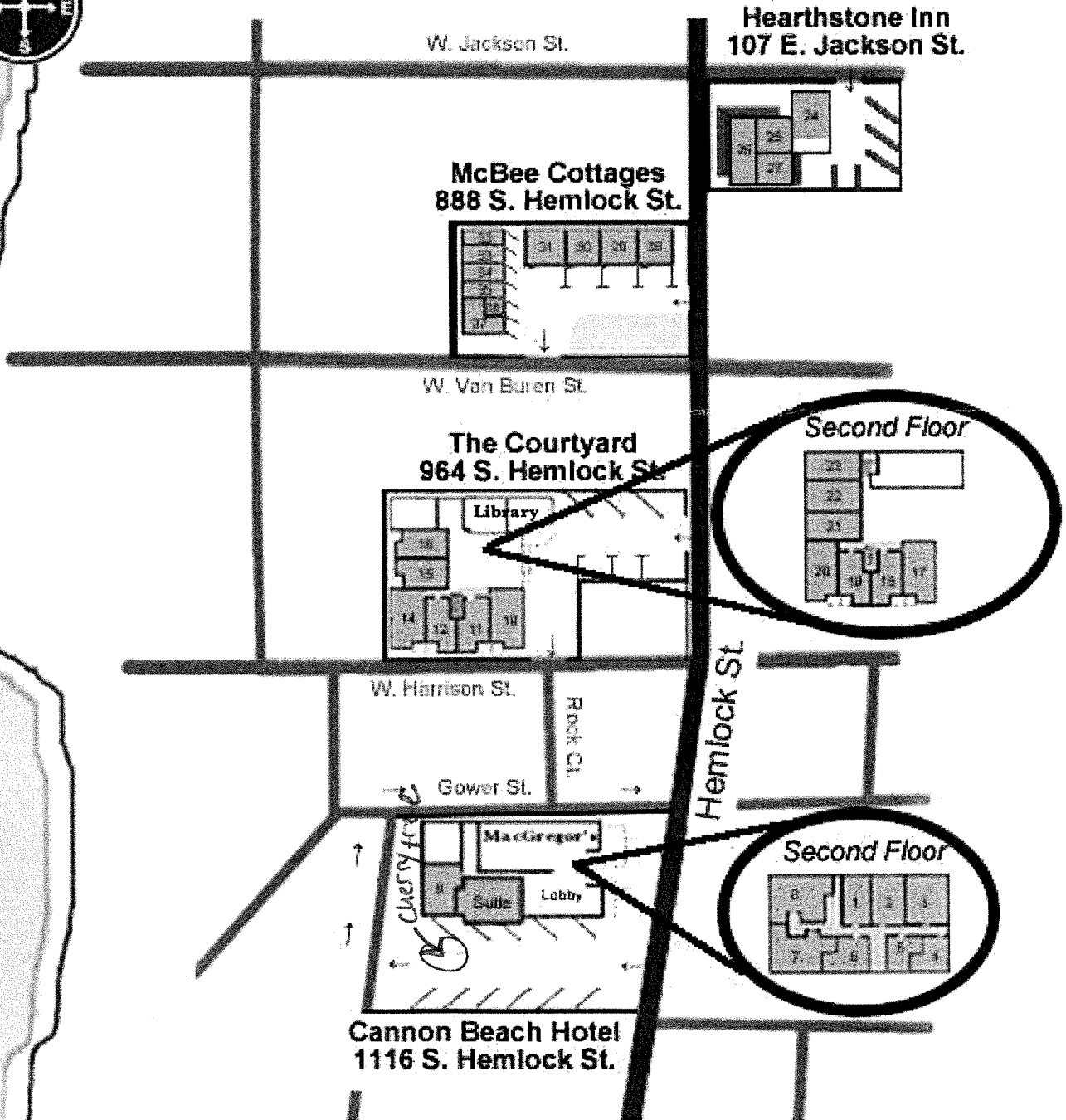
CANNON BEACH

HOTEL COLLECTION

Front Desk located at 1116 S. Hemlock St.

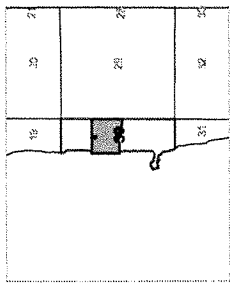
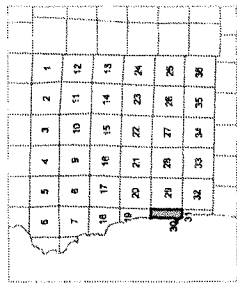
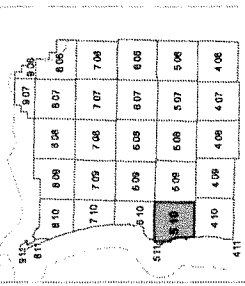
Hours 8 am - 10 pm

Toll-Free: (844) 965-2022 Local: (503) 436-1392



CannonBeachHotelCollection.com

Scale 1:1,200



- CANCELLED TAXLOT NUMBERS
- 861 4400 8601 11601
 - 901 4401 8602 11602
 - 941 4402 8603 11603
 - 981 4403 8604 11604
 - 1021 4404 8605 11605
 - 1061 4405 8606 11606
 - 1101 4406 8607 11607
 - 1141 4407 8608 11608
 - 1181 4408 8609 11609
 - 1221 4409 8610 11610
 - 1261 4410 8611 11611
 - 1301 4411 8612 11612
 - 1341 4412 8613 11613
 - 1381 4413 8614 11614
 - 1421 4414 8615 11615
 - 1461 4415 8616 11616
 - 1501 4416 8617 11617
 - 1541 4417 8618 11618
 - 1581 4418 8619 11619
 - 1621 4419 8620 11620



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.clatsop.or.us
 This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.



PLOT DATE: 10/31/2019
 5 10 30 AD



10-02

OCEAN

PACIFIC

OCEAN

City of Cannon Beach
PO Box 388
Cannon Beach OR 97110

503-436-1581

Receipt No: 15.008751

Nov 22, 2023

Cannon Beach Hotel Collection

Previous Balance:	.00
Planning Dept - Fees - Planning - Tree Removal 1116 S Hemlock	50.00
<hr/>	
Total:	50.00
<hr/> <hr/>	
Check	50.00
Check No: 295	
Payor: avenir Cannon Beach Collection LLC	
Total Applied:	50.00
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Change Tendered:	.00
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Duplicate Copy

11/22/2023 11:47 AM



Treescaples Northwest
Jeff Gerhardt, Consulting Arborist
ISA Certified Arborist #PN-5541A



City of Cannon Beach, Planning Department

Attn: Robert St. Clair
stclair@ci.cannon-beach.or.us
(503) 436-8053

December 29, 2023

Tree Removal Permit Application Review - Cannon Beach Hotel

Per your request, I reviewed the Tree Removal Permit Application submitted by the Cannon Beach Hotel Collection. I visually inspected the tree and site on December 27th. It is my recommendation the removal request for 1 tree be granted.

The tree is a cherry species (*Prunus sp.*), located along southwest corner of the building (photo attached). The tree is approximately 7" in DBH and 15' tall. The tree is in a state of decline and will soon be dead. I recommend the removal request for this tree be granted according to permit Criteria C, "*The tree presents a safety hazard.*" Replanting is not recommended at this site as growing space is limited. I recommend a tree be planted at another affiliated property.

Best regards,

A handwritten signature in black ink, appearing to read "Jeff Gerhardt".

Jeff Gerhardt

Treescaples Northwest
P.O. Box 52
Manzanita, OR 97130

CCB# 236534
Cell: 503-453-5571
www.treescaplesnorthwest.com

Declining cherry tree near the Cannon Beach Hotel



Treescaping Northwest
P.O. Box 52
Manzanita, OR 97130

CCB# 236534
Cell: 503-453-5571
www.treescapingnorthwest.com