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**To:** [Hamilton, Leslie](mailto:Hamilton, Leslie)  
**Cc:** [Cheryl Uchida](mailto:Cheryl.Uchida); [Mike Buck](mailto:Mike.Buck); [ksandblast@westlakeconsultants.com](mailto:ksandblast@westlakeconsultants.com)  
**Subject:** Re: 2017 Annual Code Amendments - changes to LGVCO tree mitigation  
**Date:** Monday, April 9, 2018 9:42:50 AM

Thank you to the Planning Commission and to Leslie Hamilton for the outreach.

I oppose the proposed code change as it diminishes the “incentive” we designed into the LGVC code to protect trees. We have few tools available to achieve this objective, but this is one of them. Lake Grove is different and our LGVC code is reflective of this difference. It seems like there is a case being made for this code change based on the new development planned on Quarry. The developer is subject to tree mitigation and payment into a tree fund for the high number of tree inches removed. This is a cost of doing business in Lake Grove where trees contribute greatly to the character of the area.

It's important to remember that the LGVC code is the result of carefully constructed compromises. Annual code changes proposed because a developer - possibly unaware of the compromises that reduce other development costs (i.e. dedication for wider sidewalks), are opportunistic and degrade the spirit of cooperation that created the code in the first place. So, if opportunistic changes are the norm going forward, would businesses &/or commercial property owners appreciate if neighbors advocated for wider sidewalks? I know they wouldn't - but staff might support it as they've been suggesting it for years. Neighborhoods, businesses and commercial property owners should stick to the compromises. I still believe in them, but if this code changes, I will no longer.

I agree with the position put forth by Jeff Novak.

Thank you for considering my viewpoint.

Carolyn Krebs

Sent from my iPhone

On Apr 6, 2018, at 4:27 PM, Hamilton, Leslie <[lhamilton@ci.oswego.or.us](mailto:lhamilton@ci.oswego.or.us)> wrote:

Last call for additional comments on LGVCO tree mitigation rates – comments due on Monday. Thank you to those who have submitted comments to date.

Please let me know if you have any questions.

<!--[if !vml]--><image003.png><!--[endif]-->**LESLIE HAMILTON, AICP** | Senior Planner  
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**From:** Hamilton, Leslie  
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**Subject:** RE: 2017 Annual Code Amendments - changes to LGVCO tree mitigation

Hi All –

Just a reminder that if you have any comments on LGVCO tree mitigation rates, please submit them to me by April 9.

A summary of the issue is in the March 22, 2018, email, and all documents can be accessed at the project page link directly below:

<http://www.ci.oswego.or.us/planning/lu-18-0007-community-developments-code-annual-amendments-2017>

<!--[if !vml]--><image005.png><!--[endif]-->**LESLIE HAMILTON, AICP** | Senior Planner  
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**From:** Hamilton, Leslie  
**Sent:** Thursday, March 22, 2018 2:54 PM  
**To:** 'michael@gubancspub.com' <michael@gubancspub.com>; Ken Sandblast (KSandblast@westlakeconsultants.com) <KSandblast@westlakeconsultants.com>; 'Cheryl Uchida' <uchida.cheryl@gmail.com>; 'lang@bblarchitects.com' <lang@bblarchitects.com>; cmkrebsnw@msn.com  
**Subject:** 2017 Annual Code Amendments - changes to LGVCO tree mitigation

Hello All -

The Planning Commission considered a batch of Community Development Code amendments at their hearing on March 12. The amendments include a number of clean-ups to the tree references in the LGVCO Code, including a reduction in the LGVCO tree mitigation standard from requiring 1:1 mitigation based on the cumulative diameter inches lost, to a 50% mitigation rate for the cumulative diameter inches lost (see all references to Item 13 in the attached report and text amendments). At the hearing, Cheryl Uchida questioned whether the former members of the LGVC committee had been made aware of this particular amendment. The Commission agreed to continue their hearing until April 23 to allow staff to contact current and former committee members and give them a chance to comment on the proposed reduction in mitigation rate. The chart below was presented at the PC hearing; it analyzes a current development project in the LGVC design district (LU 16-0063, Quarry Road) under the following tree mitigation standards: Current LGVCO, proposed LGVCO, and non-LGVCO.

	Quarry Rd Project, Current Code	Quarry Rd Project, Proposed Code	Non-LGVCO Project
<b>Trees Removed</b>	8	8	8
<b>Cumulative Inches Removed</b>	193	193	193
<b>Number of Required Mitigation Trees</b>	64	32	8
<b>Size of Mitigation Trees</b>	3" caliper	3" caliper	Deciduous: 1.5" caliper, Evergreen: 6' in height
<b>Trees Proposed On-Site</b>	7	7	7
<b>Balance of Mitigation Trees Required</b>	57	25	1
<b>Tree Fund Payment for Balance</b>	\$7,695	\$3,375	\$135

If you would like to comment on the proposed amendment, please submit comments to me by April 9 so that I have time to address them in a memo to the Planning Commission (email would be sufficient).

Please let me know if you have any questions.

<!--[if !vml]--><image005.png><!--[endif]-->**LESLIE HAMILTON, AICP** | Senior Planner  
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