Process to Resolve View/Sunlight Complaints

During these three steps you and your neighbor are in control and can craft your own mutually beneficial solution.

**Neighbor Resolution**
- Notify the tree owner, in writing, of your issue; be courteous and respectful
- Request an in-person meeting with the intent of arriving at a mutually agreeable solution
- Invite the tree owner to visit your property to see the problem
- Indicate your willingness to visit their property to look from their perspective

**Consultation with City Arborist**
The consultation with the Arborist is a free service to City residents (up to three hours) and provides:
- Unbiased assessment of tree
- General information about the process to help resolve the issue
- Suggestions about pruning and/or replacement through “hierarchy of remedies”

**Mediation**
If no resolution yet:
- A consultation with the City Arborist is required prior to mediation
- Complainant, in writing, proposes mediation to the tree owner
- If the tree owner declines to participate in mediation, he/she loses the opportunity to state a preference for resolution in front of the Planning Commission

**Planning Commission**
- The complainant is responsible to establish that the complaint meets the criteria and that the resolution process was followed
- A completed Application for a View Hearing is required, along with a $6500 fee ($3000 non-refundable application fee + $3500 deposit toward consultant expenses, including attorneys fees)

**State Superior Court**
- The complainant and/or the tree owner, not the City, are responsible to enforce any court decisions

**Estimated Costs:**
- **City:** $100—$300
- **Complainant:** $0—$2000
- **Complainant:** $6500—$9500
- **Complainant and Tree Owner:** $10,000—$20,000