



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.

Someone is making a decision for you

City does not enforce

Neighbor Resolution

Consultation with City Arborist

Mediation

Planning Commission

State Superior Court

- 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

- 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”

- 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

- 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)

- 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**