TRANSMITTAL



DATE: May 8, 2024 **JOB #:** 6234

To: Planning Division PROJECT: Coburn Grand View

Community Development Subdivision

Room 305

FROM: Brandie Dalton, Land-Use Planner

RE: Tree Conservation Plan Adjustment for TCPA22-04

ENCLOSED IS A TREE CONSERVATION PLAN ADJUSTMENT FOR THE COBURN GRAND VIEW SUB (SUB-ADJ21-06). AFTER REEVALUATION FOR THE SUBDIVISION, IT WAS DETERMINED THAT THERE WAS A NEED FOR THE REMOVAL OF ADDITIONAL TREES IN ORDER TO ACCOMMODATE ANY BUILDING ENVELOPE.

THE APPLICANT IS REQUESTING A TREE CONSERVATION ADJUSTMENT IN ORDER TO REMOVE 26 ADDITIONAL TREES ON THE SITE. ON MAY 31, 2022, THE APPLICANT WAS GIVEN APPROVAL TO REMOVE 134 TREES ON THE SITE THROUGH TREE CONSERVATION PLAN (TCPA) 22-04. THE APPLICANT IS NOW PROPOSING THE REMOVAL OF A TOTAL OF 160 TREES ON THE SITE.

TCPA22-04 TREE INVENTORY

TOTAL TREES ON SITE: 192
TREES TO BE REMOVED 134
TREES TO REMAIN: 58

ADJUSTED TREE INVENTORY

TOTAL TREES ON SITE: 192
TREES TO BE REMOVED: 160
TREES TO REMAIN: 32

SRC 808.040(D):

(1) THERE ARE SPECIAL CONDITIONS THAT COULD NOT HAVE BEEN ANTICIPATED AT THE TIME THE TREE CONSERVATION PLAN WAS SUBMITTED THAT CREATED UNREASONABLE HARDSHIPS OR PRACTICAL DIFFICULTIES.

<u>APPLICANT FINDINGS</u>: TCPA22-04 ALLOWED THE APPLICANT APPROVAL TO REMOVE 134 TREES ON THE SITE WHILE PRESERVING 58 TREES (30%), OF THE ORIGINAL TREES WITHIN SUB-ADJ 21-06.

THE APPLICANT IS REQUESTING THE REMOVAL OF 26 ADDITIONAL TREES ON THE SITE, WHICH WOULD BRING THE PROPOSED TREES TO BE REMOVED TO 130 TREES (17%):

LOT 2: 16" FIR	LOT 17: 16" CHERRY
LOT 3: 28" FIR	16" CHERRY
24" FIR	12" CHERRY
30" FIR	30" OAK
LOT 4: 16" FIR	LOT 41: 18" HAWTHORNE
28" Fir	10" CHERRY
22" FIR	LOT 46: 24" FIR
LOT 5: 22" FIR	LOT 47: 20" FIR
30" Fir	LOT 164:40" OAK (WAS ORIGINAL SHOWN ON LOT 23)
34" FIR	

AFTER REEVALUATION FOR THE SUBDIVISION, IT WAS DETERMINED THAT THERE WAS A NEED FOR ADDITIONAL TREES TO BE REMOVED TO ACCOMMODATE BUILDING ENVELOPES AND TREES WOULD BE DAMAGED DURING CONSTRUCTION.

AN ARBORIST REPORT HAS BEEN PROVIDED TO JUSTIFY THE REMOVAL OF THE TWO OREGON WHITE OAKS. SITE PLANS SHOWING THE CRITICAL ROOT ZONE AND BUILDING ENVELOPES HAVE BEEN PROVIDED AS WELL.

(2) WHEN THE TREE CONSERVATION PLAN ADJUSTMENT PROPOSES THE REMOVAL OF A SIGNIFICANT TREE, THERE ARE NO REASONABLE DESIGN ALTERNATIVE THAT WOULD ENABLE PRESERVATION OF THE TREE.

APPLICANT FINDINGS:

ON JUNE 7, 2021, SUB-ADJ21-06 WAS APPROVED TO ALLOW A 177-LOT SUBDIVISION ON THE SITE. IN ORDER TO GRADE THE SITE AND DEVELOP IT, THE APPLICANT IS REQUESTING THE REMOVAL OF 26 ADDITIONAL TREES THAT ARE LOCATED IN AREAS THAT WILL DAMAGE THE TREE DURING CONSTRUCTION.

The removal of significant trees was approved through tcpa22-04. However, there are two significant Oregon white oaks proposed for removal on lots 17 and 164, along with 3 significant non-Oregon white oak trees property for removal on lots 3 and 5.

SIGNIFICANT TREES DESIGNATED FOR REMOVAL ARE WITHIN THE DRIVEWAY AND THE BUILDING ENVELOPS, OR WITHIN AN AREA CLOSE TO THE BUILDING ENVELOPE BUT HAVE THE POTENTIAL OF BEING DAMAGED DURING GRADING AND CONSTRUCTION.

THE SIGNIFICANT TREES PROPOSED FOR REMOVAL ARE LOCATED AS FOLLOWS:

- *LOT 3: 30" FIR (CRITICAL ROOT ZONE LOCATED WITHIN BUILDING ENVELOP-EXHIBIT L)
- *LOT 5: 30" FIR (CRITICAL ROOT ZONE LOCATED WITHIN BUILDING ENVELOP-EXHIBIT D)
- *LOT 5: 34" FIR (CRITICAL ROOT ZONE LOCATED WITHIN BUILDING ENVELOP-EXHIBIT C)
- *LOT 17: 30" OAK (CRITICAL ROOT ZONE LOCATED WITHIN BUILDING ENVELOP-SEE ARBORIST REPORT)

*LOT 164: 40" OAK (CRITICAL ROOT ZONE LOCATED WITHIN BUILDING ENVELOP-SEE ARBORIST REPORT) AND WAS ORIGINAL SHOWN TO BE LOCATED ON LOT 23. AFTER FURTHER SURVEYING, IT WAS DETERMINED TO ACTUALLY BE LOCATED WITHIN LOT 164.

THE SITE HAS BEEN DESIGNED TO ACCOMMODATE A SAFE AND EFFICIENT CIRCULATION SYSTEM, ADEQUATE LOTS SIZES AND DIMENSIONS, AND MEET THE STANDARDS ALL WHILE TAKING INTO CONSIDERATION TOPOGRAPHY, STORMWATER DETENTION, SETBACKS, BUILDING ENVELOPES, DRIVEWAY APPROACH, AND STREET CONNECTIONS.

THE REMOVAL OF THE 5 SIGNIFICANT TREES MEETS THE CRITERIA UNDER SECTION 808.030(A)(O). THE SUBJECT PROPERTY ALREADY HAS SUBDIVISION APPROVAL AND TREE CONSERVATION PLAN APPROVAL.

In order to develop this site as allowed in the RA zone, the removal of trees cannot be avoided. Therefore, the additional trees on the site that will be removed are located within the proposed building envelopes and accessways.

The applicant is requesting the removal of 26 additional trees on the site, which would bring the proposed trees to be removed to 130 trees (17%). Therefore, the applicant will meet the mitigation requirements under Section 808.040(e)(4):

- (E) <u>MITIGATION MEASURES.</u> WHEN A TREE CONSERVATION PLAN ADJUSTMENT RESULTS IN LESS THAN 30 PERCENT OF THE TREES IN THE ORIGINAL TREE CONSERVATION PLAN BEING DESIGNATED FOR PRESERVATION, ANY COMBINATION OF ONE OR MORE OF THE FOLLOWING MITIGATION MEASURES SHALL BE PROVIDED FOR EACH TREE REMOVED IN EXCESS OF 70 PERCENT.
 - (4) <u>REPLANTING.</u> TWO NEW TREES SHALL BE PLANTED FOR EACH TREE REMOVED. THE REPLANTED TREES SHALL BE OF EITHER A SHADE OR EVERGREEN VARIETY WITH A MINIMUM CALIPER OF 1.5 INCHES.

THE APPLICANT WILL REPLANT 52 ADDITIONAL TREES ON THE SITE TO MEET THE MITIGATION MEASURES OUTLINE ABOVE. ADDITIONAL TREES WILL BE PLANTED ON LOTS 3, 20, 24, 25, 38, 39, 40, 42, 43, 56, 71, 82, 89, 90, 91, 92, 122, 138, TO MEET THE REPLANTING REQUIREMENTS. PER THE CODE, The REPLANTED TREES WILL BE EITHER A SHADE OR EVERGREEN VARIETY WITH A MINIMUM CALIPER OF 1.5 INCHES.

(3) WHEN THE TREE CONSERVATION PLAN ADJUSTMENT PROPOSES THE REMOVAL OF A TREE OR NATIVE VEGETATION WITHIN A RIPARIAN CORRIDOR, THERE ARE NO REASONABLE DESIGN ALTERNATIVES THAT WOULD ENABLE PRESERVATION OF THE TREE OR NATIVE VEGETATION.

<u>APPLICANT FINDINGS</u>: THE TREE CONSERVATION PLAN ADJUSTMENT DOES NOT PROPOSE THE REMOVAL OF TREES WITHIN A RIPARIAN CORRIDOR. THEREFORE, THIS CRITERIA IS NOT APPLICABLE.

(4) When the Tree Conservation Plan Adjustment proposes to reduce the number of trees preserved in the original tree conservation plan below 25 percent, only those trees reasonably necessary to accommodate the proposed development are designated for removal.

<u>APPLICANT FINDINGS:</u> THE PROPOSED TCPA WILL RESULT IN THE REMOVAL OF 26 ADDITIONAL TREES WHILE PRESERVING 32 TREES (17%) ON THE SITE WITHIN THE COBURN GRAND VIEW SUBDIVISION (SUB21-06).

TREE INVENTORY

TOTAL TREES ON SITE: 192
TREES TO BE REMOVED: 160
TREES TO REMAIN: 32

IF YOU HAVE ANY QUESTIONS REGARDING THIS ISSUE, PLEASE FEEL FREE TO CONTACT US. THANK YOU.

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