

**Tree Conservation Plan Adjustment**  
**East Park Phase. 6**

**Applicant/Owner:**

East Park, LLC  
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Wilsonville, Oregon 97070

**Applicant/Representative:**

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**Background:**

October 16, 2019- CPC-ZC-PUD-SUB-ADJ19-08 was approved to allow 695-unit PUD on the subject property.

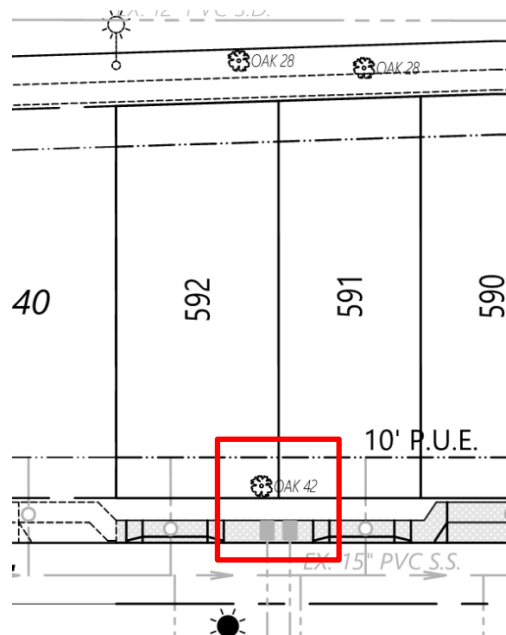
December 19, 2019- TCP19-15 was approved for the removal of 162 trees on the site. Preserving 31.4% of the trees on the site.

May 07, 2021- TCPA21-09 was approved for the removal of 163 trees on the site. Preserving 30.9% of the tree on the site.

July 21, 2022, the third modification to CPC-ZC-PUD-SUB-ADJ19-08MOD3 was approved.

## **Proposal:**

The applicant is requesting a Tree Conservation Plan Adjustment to TCPA21-09 to all the removal of one additional tree, a 42" Oregon White Oak (on Lot 592/Lot 546 in TCPA21-09).



Planning Case:	Trees Preserved:	Percentage Preserved:	Trees Removed:	Total Trees On-Site:
TCP19-05	74	31.4%	162	236
TCPA21-09	73	30.9%	163	236
Proposed Adjustment	72	30.5%	164	236

## **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.***

Applicant Findings: TCPA21-09 allowed the applicant approval to remove 163 trees on the site while preserving 73 trees (30.9%) of the original trees within CPC-ZC-PUD-SUB-ADJ19-08.

The required utility connections created a hardship on the site that make saving this significant tree difficult while trying to efficiently develop the site within Code compliance.

After starting work on the site, it was determined that this 42" Oregon White Oak tree is located within an area that requires work within the public utility easement (10-foot PUE) and will need to be removed to development Lots 591 and 592.

The root area/drip line for the tree extends across both lots, along with the corresponding public utility easement (10-foot PUE) and the right-of-way for the new street. Within the proposed streets there are utilities that are required to be extended such as domestic water, sanitary sewer, and storm lines.

In order for franchise utilities to be extended, they would have to bore under the tree, which would be expensive and may still impact the tree. This tree needs to be removed in order to avoid damaging the tree or causing safety issues later due to an unstable tree.

The applicant is requesting the removal of 1 additional tree on the site. This tree needs to be removed in order to meet improvements required through the Conditions of approval for CPC-ZC-PUD-SUB-ADJ19-08 and CPC-ZC-PUD-SUB-ADJ19-08MOD3.

Therefore, the applicant is requesting approval to remove 1 additional tree located on Lot 592 as shown above.

***(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: There are 36 significant Oregon White Oaks throughout the site. This 1 significant Oregon White Oak is being proposed for removal, while 35 significant trees will be preserved.

Th applicant is requesting the removal of a significant tree, a 42" Oregon White Oak (on Lot 592/Lot 546 in TCPA21-09). Due to the tree's location, size, feasible

driveway locations, and required improvements, there are no other alternative design.

Given the narrow nature of the proposed lots (Lots 591 and 592), the driveways and water meters will be in direct conflict with the proposed tree for both lots, with no alternatives for driveways to the lots.

Without the removal of this 1 tree, the extension of the required improvements has the potential of significantly damaging this Oregon White Oak tree.

Therefore, there are no alternatives which warrants the removal of this tree.

Per TCP19-15, TCPA21-09, trees are being replanted throughout the development to make up for the removal of any trees on the site. The applicant is aware that the removal of this tree may require additional trees to be replanted as well.

**(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.***

Applicant Findings: There is no riparian corridor located on the subject property. 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.***

Applicant Findings: The proposed TCPA will result in the removal of 164 trees while preserving 72 trees (30.5%), which is only 2 trees less than originally proposed for removal under TCP19-05.