

TRANSMITTAL



DATE: November 9, 2020

JOB #: 6502

To: Planning Division
Community Development
Room 305

PROJECT: Devon Subdivision

FROM: Brandie Dalton, Land-Use Planner

RE: *TREE CONSERVATION PLAN ADJUSTMENT FOR TCP19-10*

ENCLOSED IS A TREE CONSERVATION PLAN ADJUSTMENT FOR THE DEVON SUBDIVISION (SUB19-05MOD1). AFTER BEING OUT ON THE SITE, IT WAS DETERMINED THAT THE ORIGINAL TREE COUNT IS 64 (63 NOTED IN ORIGINAL APPROVAL) TREES WITHIN THE BOUNDARY. FURTHERMORE, DUE TO THE NEEDED STREET REALIGNMENTS WITHIN THE SUBDIVISION, THE TREE PLAN NEEDED TO BE ADJUSTED. THE APPLICANT IS REQUESTING A TREE CONSERVATION ADJUSTMENT IN ORDER TO REMOVE 54 TREES. ON OCTOBER 23, 2019, THE APPLICANT WAS GIVEN APPROVAL TO REMOVE TREES ON THE SITE THROUGH TREE CONSERVATION PLAN (TCP) 19-10.

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: TCP 19-10 ALLOWED THE APPLICANT APPROVAL TO REMOVE 51 TREES ON THE SITE WHILE PRESERVING 12 TREES (19%), OF THE ORIGINAL TREES WITHIN SUB19-05MOD1.

AFTER STARTING WORK AND GRADING ON THE SITE, IT WAS DETERMINED THAT THERE ARE ACTUALLY 64 (NOT 63) TREES ON THE SITE AND THAT 54 TREES WILL NEED TO BE REMOVED INSTEAD OF 51. ALSO, AFTER STARTING ENGINEERING ON THE SITE, IT WAS DETERMINED THAT ALPHA AVENUE AND DELTA COURT NEEDED TO BE REALIGNED IN ORDER TO ELIMINATE THE NEED FOR DEEP CUTS.

THE APPLICANT IS REQUESTING THE REMOVAL OF 54 TREES ON THE SITE. THESE TREES NEED TO BE REMOVED IN ORDER TO AVOID DAMAGING THE TREES OR CAUSING SAFETY ISSUES LATER DUE TO UNSTABLE TREES. SEVERAL OF THE TREES ALSO NEED TO BE REMOVED BECAUSE THEY ARE NOW LOCATED WITHIN RIGHT-OF-WAY. THEREFORE, THE APPLICANT IS REQUESTING APPROVAL TO REMOVE 3 ADDITIONAL TREES ON THE SITE.

(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 NO SIGNIFICANT TREES LOCATED WITHIN THE BOUNDARY OF THE APPROVED SUBDIVISION. THEREFORE, THIS CRITERIA IS NOT APPLICABLE.

(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 3 ADDITIONAL TREES WHILE PRESERVING 10 TREES (15%) ON THE SITE WITHIN THE DEVON SUBDIVISION (SUB19-05MOD1).

TREE INVENTORY

TOTAL TREES ON SITE:	64
TREES TO BE REMOVED:	54
TREES TO REMAIN:	10

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

Brandie Dalton
Land-Use Planner
bdalton@mtengineering.net

