

TRANSMITTAL



DATE: January 25, 2021

JOB #: 6234

To: Planning Division
Community Development
Room 305

PROJECT: Coburn Estates

FROM: Brandie Dalton, Land-Use Planner

RE: *TREE CONSERVATION PLAN ADJUSTMENT FOR TCP19-14*

ENCLOSED IS A TREE CONSERVATION PLAN ADJUSTMENT FOR THE COBURN ESTATES SUBDIVISION (SUB-ADJ19-08 & UGA17-03MOD1). AFTER BEING OUT ON THE SITE, IT WAS DETERMINED THAT THE TREE COUNT IS 192 (184 NOTED IN ORIGINAL APPROVAL TCP19-14) TREES WITHIN THE BOUNDARY. FURTHERMORE, DUE TO TA CHANGE IN PROPERTY BOUNDARIES AND FURTHER DEVELOPMENT OF THE SITE, THE TREE PLAN NEEDED TO BE ADJUSTED. THE APPLICANT IS REQUESTING A TREE CONSERVATION ADJUSTMENT IN ORDER TO REMOVE 130 TREES (137 NOTED IN THE ORIGINAL APPROVAL). ON DECEMBER 3, 2019, THE APPLICANT WAS GIVEN APPROVAL TO REMOVE TREES ON THE SITE THROUGH TREE CONSERVATION PLAN (TCP) 19-14.

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 19-14 ALLOWED THE APPLICANT APPROVAL TO REMOVE 137 TREES ON THE SITE WHILE PRESERVING 47 TREES (26%), OF THE ORIGINAL TREES WITHIN SUB-ADJ19-08 & UGA17-03MOD1.

AFTER STARTING WORK AND GRADING ON THE SITE, IT WAS DETERMINED THAT THERE ARE ACTUALLY 192 TREES ON THE SITE AND THAT 130 TREES WILL NEED TO BE REMOVED.

THE APPLICANT IS REQUESTING THE REMOVAL OF 130 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 130 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 ELEVEN (11) OREGON WHITE OAKS 24" IN DIAMETER OR GREATER LOCATED THROUGHOUT THE SITE. THE APPLICANT IS REMOVING SIX (6) OF THESE SIGNIFICANT TREES.

J AVENUE-OAK 24"	REMOVE
STRONG ROAD-OAK 32"	REMOVE
A AVENUE-OAK 60"	REMOVE
A AVENUE-OAK 28"	REMOVE
A AVENUE-OAK 24"	REMOVE
LOT 118-OAK 30"	REMOVE

(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 130 TREES WHILE PRESERVING 62 TREES (32%), WHICH IS 7 TREES LESS THAN ORIGINALLY PROPOSED FOR REMOVAL.

TREE INVENTORY

TOTAL TREES ON SITE:	192
TREES TO BE REMOVED:	130
TREES TO REMAIN:	62

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

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