

TRANSMITTAL



DATE: September 5, 2021

JOB #: 6502

To: Planning Division
Community Development
Room 305

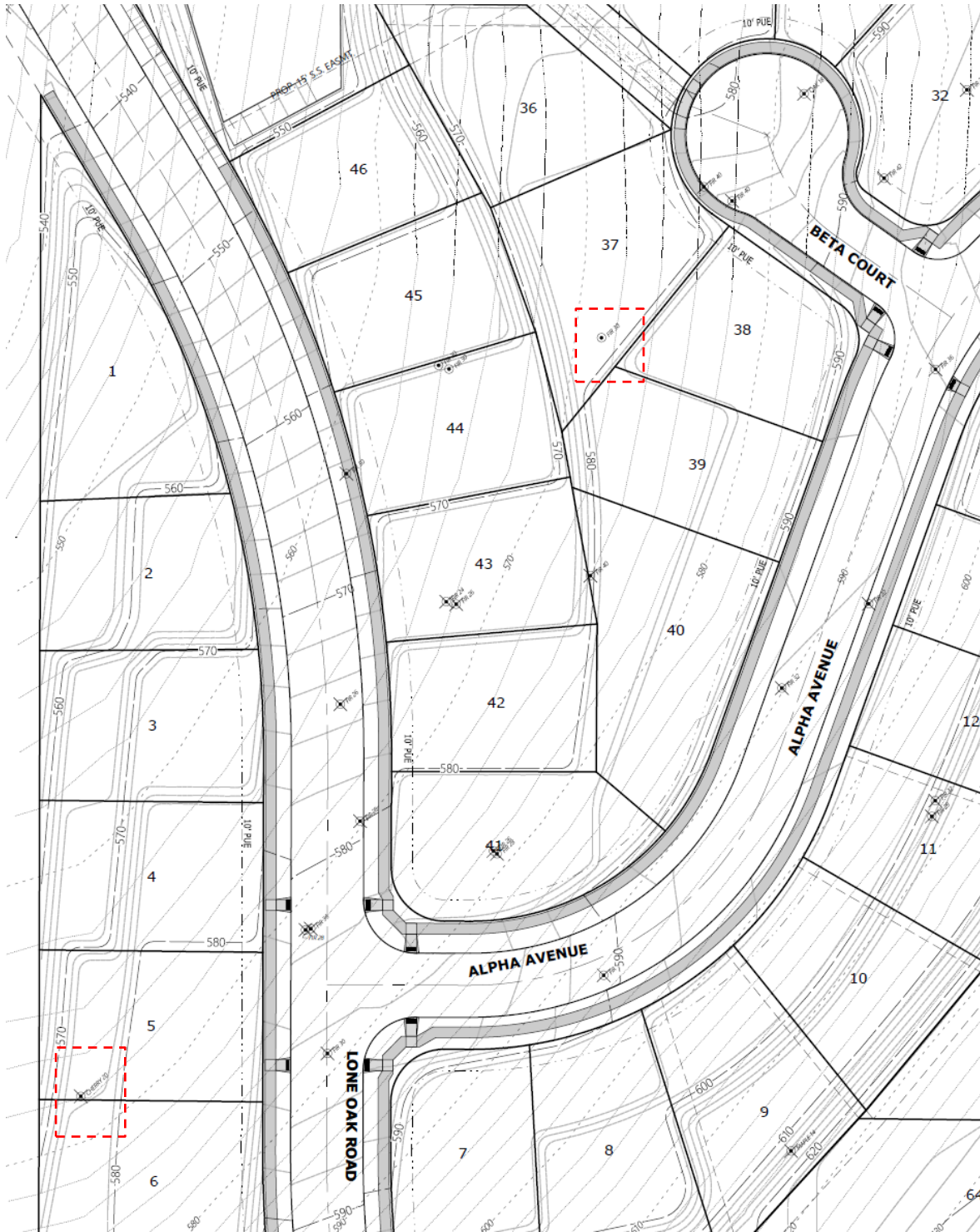
PROJECT: Devon Subdivision

FROM: Brandie Dalton, Land-Use Planner

RE: *TREE CONSERVATION PLAN ADJUSTMENT FOR TCP21-02*

ENCLOSED IS A TREE CONSERVATION PLAN ADJUSTMENT FOR THE DEVON SUBDIVISION (SUB21-01). AFTER BEING OUT ON THE SITE, IT WAS DETERMINED THAT THE CHERRY TREE LOCATED ON LOT 5 NEEDS TO BE REMOVED. DUE TO GRADING ON THE SITE, THE FIR TREE ON LOT 37 NEEDS TO BE REMOVED AS WELL.

THE APPLICANT IS REQUESTING A TREE CONSERVATION ADJUSTMENT IN ORDER TO REMOVE THE CHERRY TREE LOCATED ON LOT 5 AND THE FIR TREE LOCATION ON LOT 37 OF THE SUBDIVISION. ON MAY 3, 2021, THE APPLICANT WAS GIVEN APPROVAL TO REMOVE 47 TREES ON THE SITE THROUGH TREE CONSERVATION PLAN (TCP) 21-02.



SRC 808.040(p):

- (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 21-02 ALLOWED THE APPLICANT APPROVAL TO REMOVE 47 TREES ON THE SITE WHILE PRESERVING 19 TREES (28%), OF THE ORIGINAL TREES WITHIN SUB21-01.

THE APPLICANT IS REQUESTING THE REMOVAL OF 2 ADDITIONAL TREES ON THE SITE, WHICH WOULD BRING THE PROPOSED TREES TO BE REMOVED TO 49 TREES.

AFTER STARTING WORK AND GRADING ON THE SITE, IT WAS DETERMINED THAT THE CHERRY TREE ON LOT 5 AND THE FIR TREE ON LOT 37 BOTH NEED TO BE REMOVED.

DUE TO GRADING ON LOT 37, THE FIR TREE WILL NEED TO BE REMOVED.

AN ARBORIST REPORT DATED AUGUST 23, 2021, INDICATES THAT THE CHERRY TREE ON LOT 5 IS COVERED IN IVY WHICH IS CAUSING THE TREE TO DIE. THE TREE HAS A HIGH FAILURE RATE AND IT IS RECOMMENDED TO BE REMOVED (SEE ATTACHED ARBORIST REPORT).

THE APPLICANT HAD ORIGINALLY REQUESTED THIS TREE ON LOT 5 TO BE REMOVED. HOWEVER, AS PART OF THE TCP21-02, THE FOLLOWING CONDITION WAS PLACED ON THE APPROVAL:

CONDITION 1: THE APPLICANT SHALL PRESERVE THE 20" CHERRY TREE ON LOT 5 AS A DESIGNATED RIPARIAN TREE.

THE HEALTH OF THE TREE ON LOT 5 AND THE LOCATION WITH THE RIPARIAN CORRIDOR IS NOT A SPECIAL CONDITION THAT COULD HAVE BEEN ANTICIPATED BY THE APPLICANT.


ACCORDING TO STAFF, THIS TREE ADJACENT TO THE CHAMPION SWALE. HOWEVER, THIS SWALE IS DRY A MAJORITY OF THE YEAR AND IS NON-FISH BEARING. THEREFORE, THE REMOVAL WILL HAVE NO IMPACTS ON THE SWALE OR THE RIPARIAN CORRIDOR.

- (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: ACCORDING TO STAFF, THE CHAMPION SWALE WATERWAY IS LOCATED ADJACENT TO THE WEST EDGE OF THE SUBJECT PROPERTY, CREATING A RIPARIAN CORRIDOR AND THE CONDITION TO RETAIN THE CHERRY TREE ON LOT 5.



ACCORDING TO STAFF, THIS TREE ADJACENT TO THE CHAMPION SWALE. HOWEVER, THIS SWALE IS DRY A MAJORITY OF THE YEAR AND IS NON-FISH BEARING. THEREFORE, THE REMOVAL WILL HAVE NO IMPACTS ON THE SWALE OR THE RIPARIAN CORRIDOR.

AN ARBORIST REPORT DATED AUGUST 23, 2021, INDICATES THAT THE CHERRY TREE ON LOT 5 IS COVERED IN IVY WHICH IS CAUSING THE TREE TO DIE. THE TREE HAS A HIGH FAILURE RATE AND IT IS RECOMMENDED TO BE REMOVED (SEE ATTACHED ARBORIST REPORT).

SINCE THE TREE IS IN POOR HEALTH AND DYING, THERE ARE NO ALTERNATIVE DESIGNS THAT WOULD SAVE THE TREE. THE ARBORISTS RECOMMENDATION WARRANTS REMOVAL OF THE CHERRY TREE ON LOT 5 OF SUB21-01.

(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 2 ADDITIONAL TREES WHILE PRESERVING 17 TREES (26%) ON THE SITE WITHIN THE DEVON SUBDIVISION (SUB21-01).

TREE INVENTORY

TOTAL TREES ON SITE:	66
TREES TO BE REMOVED:	49
TREES TO REMAIN:	17

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

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