

# TRANSMITTAL



**DATE:** April 26, 2022

**JOB #:** 6234

**To:** Planning Division  
Community Development  
Room 305

**PROJECT:** Coburn Grand View  
Subdivision

**FROM:** Brandie Dalton, Land-Use Planner

**RE:** *TREE CONSERVATION PLAN ADJUSTMENT FOR TCP21-03*

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 A LARGER WATER QUALITY FACILITY. THEREFORE, IT WAS MOVED TO THE NORTH SIDE OF 'A' AVENUE AND INCREASED TO 15,669 SQUARE FEET IN SIZE. DUE TO RELOCATION AND INCREASE IN SIZE, THE TWO 40' FIR TREES NEED TO BE REMOVED.

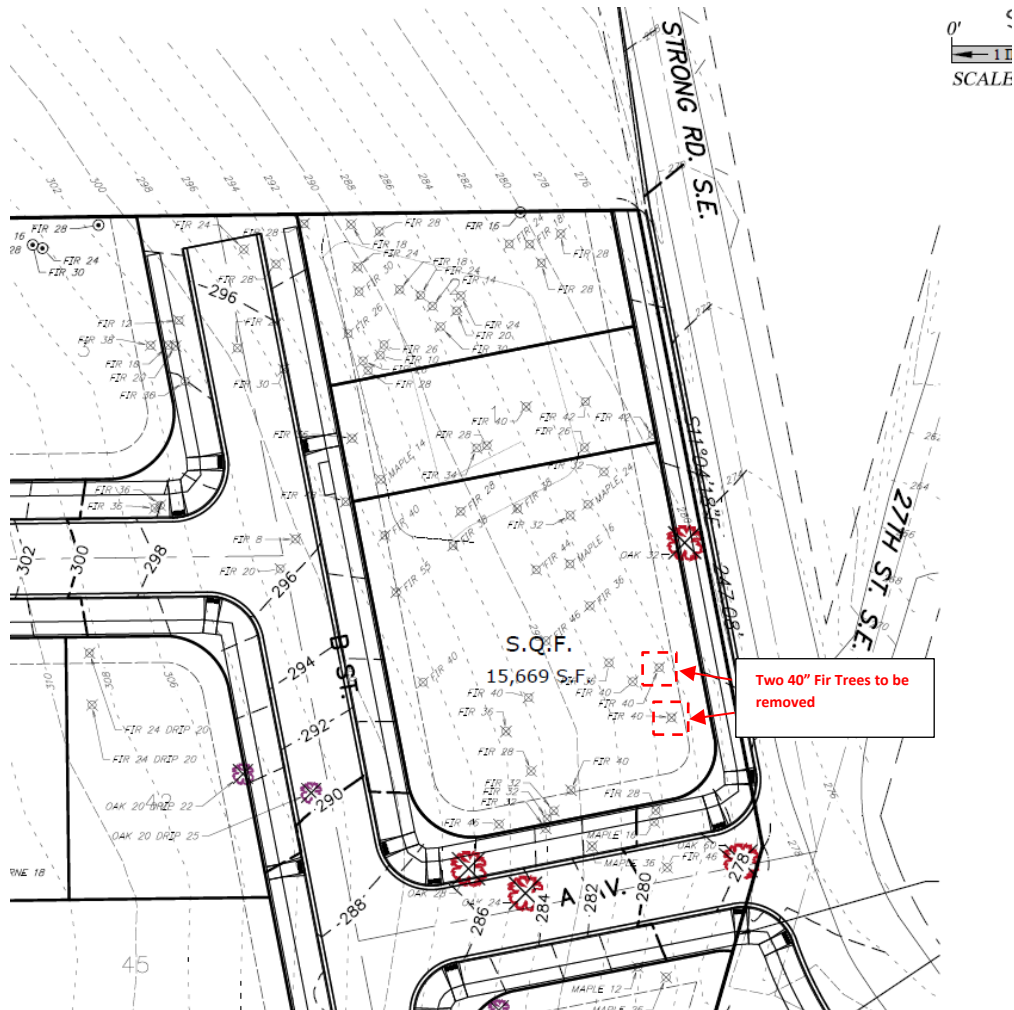
THE APPLICANT IS REQUESTING A TREE CONSERVATION ADJUSTMENT IN ORDER TO REMOVE THE TWO 40" FIR TREES LOCATED WITHIN THE WATER QUALITY FACILITY AS SHOWN ON THE SITE PLANS. ON DECEMBER 16, 2021, THE APPLICANT WAS GIVEN APPROVAL TO REMOVE 132 TREES ON THE SITE THROUGH TREE CONSERVATION PLAN (TCP) 21-03.

#### TCP21-03 TREE INVENTORY

TOTAL TREES ON SITE:	192
TREES TO BE REMOVED	132
TREES TO REMAIN:	60

#### ADJUSTED TREE INVENTORY

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



**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 21-03 ALLOWED THE APPLICANT APPROVAL TO REMOVE 132 TREES ON THE SITE WHILE PRESERVING 60 TREES (31%), OF THE ORIGINAL TREES WITHIN SUB21-06.

THE APPLICANT IS REQUESTING THE REMOVAL OF 2 ADDITIONAL TREES ON THE SITE, WHICH WOULD BRING THE PROPOSED TREES TO BE REMOVED TO 134 TREES.

AFTER REEVALUATION FOR THE SUBDIVISION, IT WAS DETERMINED THAT THERE WAS A NEED FOR A LARGER WATER QUALITY FACILITY. THEREFORE, IT WAS MOVED TO THE NORTH SIDE OF 'A' AVENUE AND INCREASED TO 15,669 SQUARE FEET IN SIZE.

DUE TO RELOCATION AND INCREASE IN SIZE, THE TWO 40' FIR TREES NEED TO BE REMOVED.

A DRAINAGE PLAN HAS BEEN PROVIDED TO SHOW THE SIZE AND LOCATION OF THE WATER QUALITY FACILITY. SEE ATTACHED SHEET 311.

***(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: THE REMOVAL OF SIGNIFICANT TREES WAS APPROVED THROUGH TCP21-03. THERE ARE NO SIGNIFICANT TREES PROPOSED FOR REMOVAL WITH THIS TREE CONSERVATION PLAN ADJUSTMENT. THEREFORE, THIS CRITERIA IS NOT APPLICABLE TO THIS TCPA REQUEST.

***(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: 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.***

APPLICANT FINDINGS: THE PROPOSED TCPA WILL RESULT IN THE REMOVAL OF 2 ADDITIONAL TREES WHILE PRESERVING 58 TREES (30%) ON THE SITE WITHIN THE COBURN GRAND VIEW SUBDIVISION (SUB21-03).

**TREE INVENTORY**

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

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

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