

PLS

ENGINEERING

TYPE II TREE REMOVAL PERMIT NARRATIVE

FOR

LARSEN DRIVE SUBDIVISION

**SUBMITTED TO
CITY OF LA CENTER**

**FOR
MJS Investors
11201 SE 8th Street, Suite 116
Bellevue, WA 98004**

January 2024

GENERAL PROJECT INFORMATION

Applicant:

MJS Investors
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Owner:

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PLS Engineering
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Location:	SE 1/4 Section 33, T5N, R1E, WM
Site Address:	none
Project Size:	6.4 acres
Jurisdiction:	La Center
Zoning:	MDR-16 – Medium Density Residential
Comprehensive Plan:	Urban Medium Density Residential
Comprehensive Plan Overlay:	Urban Holding - 10
Current Use:	vacant land
Tax Lot Information:	adjusted 258631000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	Rural/Resource
Fire District:	Clark-Cowlitz Fire

PROPOSAL

The Larsen Drive Subdivision project will construct 41 single family residential lots on 6.4 acres within the MDR-16 zone. A Type II Tree Removal Permit is required for the removal of 4 jurisdictional trees.

TREE REMOVAL PERMIT

The Preliminary Tree Plan shows 13 jurisdictional trees on site. Of the 13 jurisdictional trees, 4 are proposed to be removed for grading and construction of the subdivision. The Tree Protection Plans included with this submittal list each tree and whether it will be removed or retained, and why it is proposed to be removed. All required documentation has been provided with this application for the Type II Tree Removal Permit.

Approval Criteria contained in LMC 18.350.080:

An applicant for a tree removal permit shall demonstrate that the following criteria are satisfied:

(1) Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks;

Response: The trees selected to be removed will not have a significant negative impact on erosion, soil stability, flow of surface waters, protections of adjacent trees, or existing windbreaks. The trees must be removed to grade the site for future homes and roads. The grading of the site has been designed to address erosion control, soil stability, flow of surface waters, and preserving trees where possible.

(2) Removal of the tree is not for the sole purpose of providing or enhancing views;

Response: The trees are not being removed for the sole purpose of providing or enhancing views; rather the trees are proposed to be removed to allow for the grading of the site for future homes and roads.

(3) The tree is proposed for removal for landscaping purposes or in order to construct development approved or allowed pursuant to the La Center Municipal Code or other applicable development regulations. The city planner may require the building footprint of the development to be staked to allow for accurate verification of the permit application; and

Response: The trees proposed for removal are for the purpose of development allowed per La Center Municipal Code.

(4) Removal of the tree will not have a significant negative impact on the character, aesthetics, or property values of the neighborhood. The city may grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone. In making this determination, the city may

consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with other provisions of the La Center Municipal Code.

Response: The tree removal will not have a significant negative impact on the character, aesthetics, or property values in the neighborhood. There are minimal trees on site. Those that are present are located along the perimeter of the site and within proposed Tract A. Only those trees along the perimeter are proposed to be removed. After the trees are removed and the subdivision is constructed there will be new trees planted along streets and buffers to meet landscaping requirements, similar to the existing developments to the west and north. Where possible the applicant has retained trees, specifically within Tract A.

(5) The city shall require the applicant to mitigate for the removal of each tree pursuant to LCMC [18.350.050](#). Such mitigation requirements shall be a condition of approval of the permit.

Response: The applicant has submitted a Tree Protection Plan and Landscape Plan with this submittal demonstrating that approximately 89 new trees will be planted to mitigate for removing 4 trees. The trees are a proposed mix of maples, cedars, lindens, and pine. The new plantings will either be 2” caliper trees or 6 feet in height, as shown on the Landscape Plan. It should be noted that the number to be planted is approximate because street trees cannot conflict with driveways, therefore street tree numbers may vary and will be determined at building permit for each lot.

(6) The city may impose conditions of approval on any tree cutting permit if the condition is reasonably related to preventing, eliminating or mitigating a negative impact or potential impact on natural features or processes or on the built environment of the neighborhood which is as created or contributed to by the approved tree removal. Conditions of approval may include, but are not limited to:

- (a) Cutting a tree or stump flush with the grade instead of grinding or fully removing a stump;
- (b) Requiring modifications in the location, design or intensity of a development or activities on a site or to require or prohibit certain construction methods;
- (c) Requiring vegetation not requiring a tree removal permit to remain in place or be planted;
- (d) Requiring the removal of injurious vegetation (English ivy) from other trees on the property. [Ord. 2006-17 § 1, 2006.]

Response: The applicant is aware of the above criteria.