

Highland Terrace - Tree Removal Permit Narrative

The Highland Terrace Subdivision proposes to subdivide 25.3 acres into 95 single-family detached lots in three phases. Individual driveways will take access off of the proposed public streets as shown on the Revised Preliminary Plat. The three existing homes will be removed prior to construction. The parcel is zoned LDR-7.5.

The applicant is submitting this tree permit to allow for the 35 trees that have been removed and for 14 more trees that will be removed in the spring of 2021. The applicant has responded to the approval criteria below in bold text. The approved landscape plans for Phase I will plant 138 trees to mitigate for the 49 trees being removed. Additional trees will be planted in phases 2 and 3.

18.350.080 Approval criteria.

An applicant for a tree removal permit shall demonstrate that the following criteria are satisfied. The city planner may require an arborist's report to substantiate the criteria for a permit.

(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;

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

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

The removal of the trees is not for the sole purpose of providing or enhancing views. Tree removals are required for site construction and grading.

(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

The trees are being removed in order to construct development approved or allowed pursuant to the La Center Municipal Code or other applicable development regulations.

(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.

The removal of the trees will not have a significant negative impact on the character, aesthetics, or property values of the neighborhood. The removal of the trees is necessary to develop the property as permitted in the zoning ordinance. Future street trees and yard trees will improve the neighborhood.

(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.

Street trees and yard trees will be planted to mitigate for the loss of the existing trees.

(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.]

No conditions of approval should be necessary for this tree removal permit. All removed trees will have their stumps removed for necessary site grading and infrastructure construction.

Thank you to staff for your review of this permit. If you have any questions please contact Scott Taylor with SGA Engineering via email or phone. staylor@sgaengineering.com or 360-993-0911