

Jamie Donaldson

From: Jamie Donaldson
Sent: Tuesday, April 23, 2024 2:58 PM
To: gailtkco@comcast.net
Subject: 3285 Felton St S TCPA, 24-108403-PLN

Hi Tom,

Regarding our conversation today about the subject application, there are a few required items missing from the materials.

- The site plan provided does not indicate the required information under SRC [808.040\(c\)\(1\)](#); specifically, it does not indicate the total site area, or the identification of the type and size of those trees proposed for removal under the tree conservation plan adjustment.
- In addition, removal of another 12 trees for the property would mean that only 24 out of the starting total of 129 trees would be preserved, for total of 18.6 percent. This is below the initial 25% minimum requirement, and well below our 30% requirement under current standards.
 - Pursuant to SRC [808.040\(c\)\(3\)](#), tree conservation plan adjustments resulting in less than 30 percent of the trees in the original tree conservation plan being designated for preservation require an explanation of how the mitigation measures of SRC [808.040\(e\)](#) will be met.
- A written statement and/or arborist report is required to describe how your proposal to cut down trees meets the tree conservation plan adjustment criteria under SRC [808.040\(d\)](#).

Finally, the property appears to have plenty of room to accommodate a house on the eastern side of the property, closer to the street. In addition, the house proposed is approximately 4,000 square feet, and can easily be reduced in size to meet all setbacks once relocated, and not require the removal of any trees. From the street view, the grove of trees appear to be in a healthy condition, and if there is a grading issue, then the use of retaining walls should be explored. Staff finds that there are several reasonable design alternatives that should be explored before an adjustment to the tree conservation plan to further reduce the tree preservation rate to 18% can be approved, and the application would likely be denied as proposed.

Your application, which is incomplete, will be deemed complete upon receipt of one of the following:

- (1) All of the missing information.
- (2) Some of the missing information and written notice from you (the applicant) that no other information will be provided.
- (3) Written notice from you (the applicant) that none of the missing information will be provided.

You have 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void.

Please let me know if you have any questions.

Thank you,

Jamie Donaldson
Planner III

City of Salem | Community Planning and Development Department | Planning
555 Liberty St SE, RM 305
Salem, OR 97301
JDonaldson@cityofsalem.net | 503-540-2328
[Facebook](#) | [YouTube](#) | [Linkedin](#) | www.cityofsalem.net