

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

TREE REMOVAL PERMIT: TRP24-22

APPLICATION NO.: 24-103726-PLN

NOTICE OF DECISION DATE: May 16, 2024

REQUEST: A Tree Removal Permit for one 33-inch diameter at breast height (DBH) Walnut tree, for a property approximately 9,148 square feet in size, zoned RS (Single Family Residential) and located at 2605 Laurel Avenue NE (Marion County Assessor's Map and Tax Lot number: 073W14BD / 3100).

APPLICANT: Ron Jackson

OWNER: Francisco Villalobos

LOCATION: 2605 Laurel Avenue NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 808.030(d)(2).

FINDINGS: The findings are in the attached Decision dated May 16, 2024.

DECISION: The **Planning Administrator APPROVED** TRP24-22 based upon the application materials and the findings as presented in this report.

Approval of a Tree Removal Permit application does not expire.

This decision is final; there is no local appeal process. Any person with standing may appeal this decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301-1283, not later than 21 days after the Decision date. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The following items are submitted to the record: 1) All materials and evidence submitted by the applicant, including any applicable professional studies; and 2) All materials, evidence, and comments from City Departments and public agencies. The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 24 103726.

Case Manager: Abigail Pedersen, Planner I, apedersen@cityofsalem.com, 503-540-2309

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF
TREE REMOVAL PERMIT
CASE NO. TRP24-22
2605 LAUREL AVE NE

) FINDINGS & ORDER
)
)
) MAY 16, 2024

In the matter of the application for a Tree Removal Permit, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

A Tree Removal Application for one 33-inch diameter at breast height (DBH) Walnut tree, for a property approximately 9,148 square feet in size, zoned RS (Single Family Residential) and located at 2605 Laurel Avenue NE (Marion County Assessor's Map and Tax Lot number: 073W14BD / 3100). A vicinity map identifying the subject property is included as **Attachment A**.

PROCEDURAL FINDINGS

1. On February 9, 2024, an application for a Tree Removal Permit was submitted for property located at 2605 Laurel Avenue NE.
2. After additional requested information was provided by the applicant, the application was deemed complete on May 15, 2024.

SUBSTANTIVE FINDINGS

1. Proposal

The Tree Removal Permit submitted by the applicant requests removal of one 33-inch DBH Walnut Tree at 2605 Laurel Ave NE. The applicant submitted a site plan showing the 33-inch DBH Walnut tree proposed for removal and the one tree marked for preservation (**Attachment B**).

2. Applicability

SRC 808.015 Significant trees. No person shall remove a significant tree, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC [808.030](#), undertaken pursuant to a tree conservation plan approved under SRC [808.035](#), or undertaken pursuant to a tree variance granted under SRC [808.045](#).

3. Analysis of Tree Removal Permit Approval Criteria:

SRC 808.030(d)(2) Repair, alteration, or replacement of existing structures. The tree or native vegetation removal is necessary to effect the otherwise lawful repair, alteration, or replacement of an existing structure, the footprint of the repairs, altered, or replacement

structure is not enlarged, and no additional riparian corridor area is disturbed beyond that essential to the repair, alteration, or replacement of the existing structure.

Finding: The applicant provided a Tree Risk Assessment Qualification report (**Attachment C**) and Arborist Statement (**Attachment D**) stating the branches are a hazard due to the proximity to the power lines, as well as the trunk having damage due to being hit by heavy equipment or by vehicles which has led to decay.

Staff finds that the Tree Removal Permit application for the removal of one significant tree is consistent with the provisions of SRC Chapter 808 and the applicable approval criteria.

IT IS HEREBY ORDERED

The proposed Tree Removal Permit is consistent with the provisions of SRC Chapter 808 and is hereby **APPROVED**.

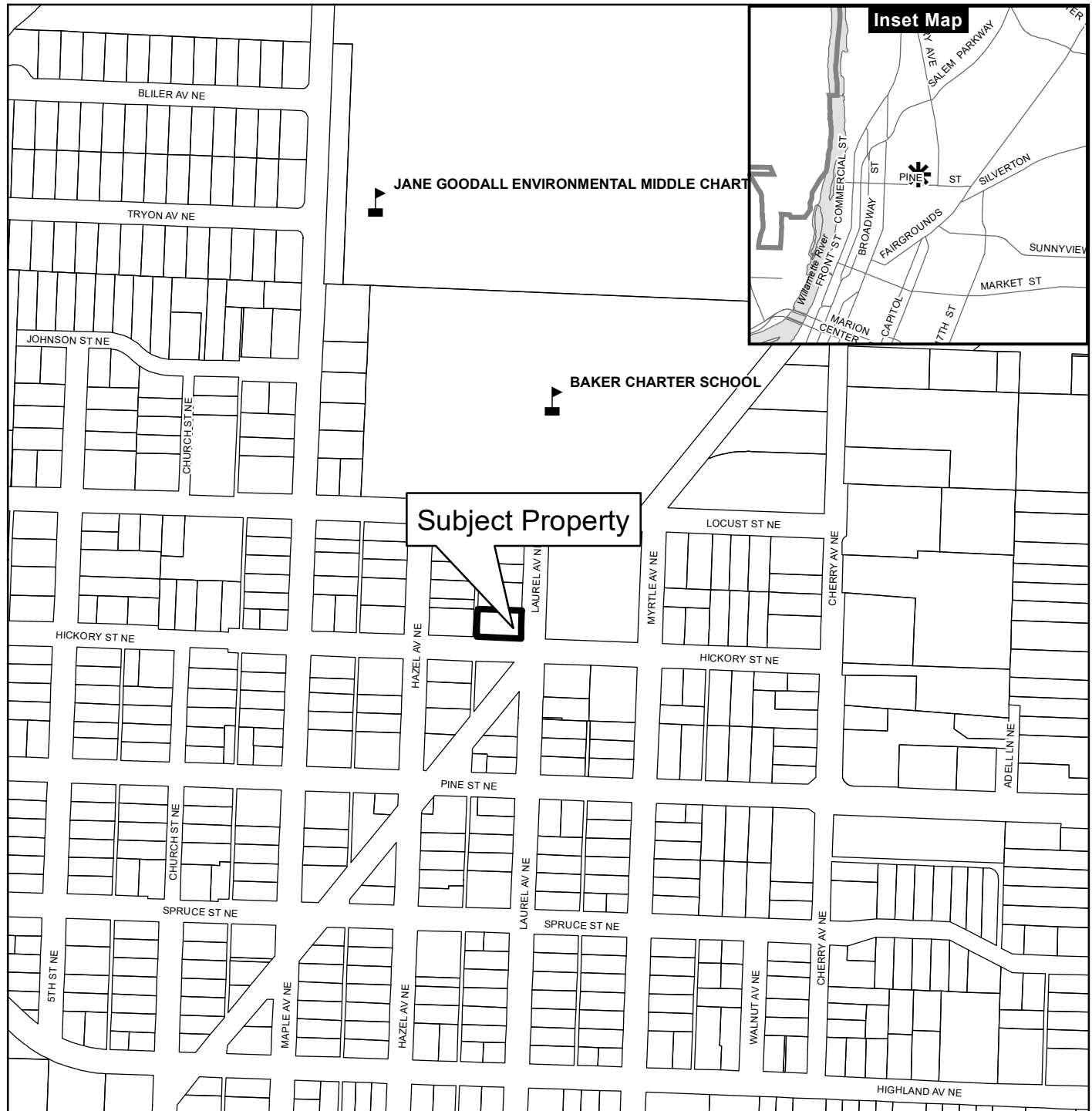
Three blue ink signatures are written in a cursive style. The first signature is the most legible, appearing to read 'H. Pedersen'. The second and third signatures are more stylized and less legible.

Abigail Pedersen, Planner I, on behalf of,
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments: A. Vicinity Map
B. Site Plan
C. TRAQ Report
D. Arborist Statement

Vicinity Map

2605 Laurel Avenue NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

- Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



TREE TO BE REMOVED

TREE TO REMAIN

PROJECT STATISTICS:	
2605 LAUREL AVE. NE SALEM, OR 97301 CITY OF SALEM, MARION COUNTY OREGON	
SITE AREA:	0.206 AC (9,002 SQ. FT.)
TOTAL LOT NUMBER:	073W14BD03100
ZONE EXISTING:	SINGLE FAMILY RESIDENTIAL (RS) (Sec. 511.005)
USE EXISTING:	NONE
PROPOSED USE:	FOUR FAMILY (SEC.511.005 TABLE 511-1)

- GENERAL NOTES:
- BUILDING FOOTPRINT SHOWN, SEE A3'S AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
 - NORTH ARROW SHOWN AT THE BOTTOM RIGHT OF THIS SHEET. ADJACENT STREET AND DRIVEWAYS SHOWN. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
 - LOCATION OF PROPERTY LINES SHOWN. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
 - CONSTRUCTION TYPE IS TO BE 1-HR RATED. SEE G3 AND A3'S FOR MORE INFORMATION.
 - DIMENSION LINES SHOWING THE DISTANCE FROM THE FOOTPRINT OF THE PROPOSED BUILDING TO THE PROPERTY LINES. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
 - REFER TO GRADING PLAN CIVIL DRAWINGS FOR FINISH GRADES.
 - REFER TO SITE DRAINAGE & UTILITY PLAN FOR SITE DRAINAGE AND UTILITY INFORMATION. CIVIL DRAWINGS.
 - SEE MECHANICAL EQUIPMENT SIZE, PLACEMENT AND TYPE.

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503.399.1060 503.399.0565 lenityarchitecture.com

FRANCISCO VILLALOBOS
VILLALOBOS REAL ESTATE LLC
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SALEM, OR 97317
PHONE: 503-932-1341

LAUREL AVE. FOURPLEX
2605 LAUREL AVE
SALEM, OR 97301

SITE PLAN

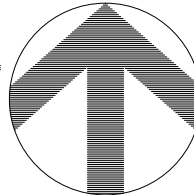
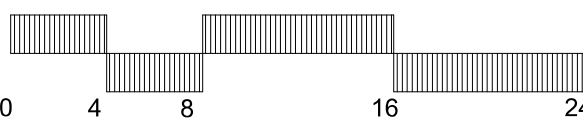
DATE
12/15/2023

REVISED DATE

SHEET
A1.1

SITE PLAN

1/8" = 1'-0"



SITE PLAN FOR TREE REMOVAL PERMIT

save:10/12/2023 7:48 AM:michaels p:\c:\27/2023 10:40 AM:andrew Rev:2023 Laurel Ave. ne (Villalobos)\arch\1.1_sps\plan.dwg A1.1



Basic Tree Risk Assessment Form

Attachment C

Client Aldo Quintanilla Date 3/27/2024 Time 10:45 AM
 Address/Tree location 2605 Laurel Ave NE, Salem OR 97305 Tree no. Sheet 1 of 2
 Tree species Black Walnut dbh 33" Height 73' Crown spread dia. 45"
 Assessor(s) Leo C. ISA-Certified Arborist (PN-9335A) | TRAQ Qualified Tools used D-Tape, Range-Finder, Mallet, Prove, Cultivator Time frame 1-Year

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	Powerlines / Infrastructure	None	✓			4	No	
2	House to the West	None		✓		4	No	
3	House to the North	None		✓		4	No	
4	House's Ocupants / Pedestrians	Some		✓		4	No	

Site Factors

History of failures Other trees in the area have failed Topography Flat ☒ Slope ☐ % Aspect
 Site changes None ☐ Grade change ☒ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe Development
 Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☒ Pavement over roots ☒ 40 % Describe tree 2-3' from alley / vehicular traffic
 Prevailing wind direction N / NW Common weather Strong winds ☒ Ice ☐ Snow ☐ Heavy rain ☒ Describe

Tree Health and Species Profile

Vigor Low ☐ Normal ☒ High ☐ Foliage None (seasonal) ☒ None (dead) ☐ Normal % Chlorotic % Necrotic %
 Pests/Biotic Rot spots Abiotic Heavy Equipment Damage
 Species failure profile Branches ☒ Trunk ☐ Roots ☐ Describe

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☒ Wind funneling ☐ Relative crown size Small ☐ Medium ☐ Large ☒
 Crown density Sparse ☐ Normal ☐ Dense ☒ Interior branches Few ☐ Normal ☐ Dense ☒ Vines/Mistletoe/Moss ☐
 Recent or expected change in load factors Fruiting / Seasonal

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR 80 %
 Dead twigs/branches ☒ 2 % overall Max. dia. 6"
 Broken/Hangers Number Max. dia.
 Over-extended branches ☒
 Pruning history
 Crown cleaned ☐ Thinned ☐ Raised ☒
 Reduced ☐ Topped ☐ Lion-tailed ☐
 Flush cuts ☒ Other
 Cracks ☐ Lightning damage ☐
 Codominant ☒ Included bark ☐
 Weak attachments ☐ Cavity/Nest hole % circ.
 Previous branch failures ☒ Similar branches present ☒
 Dead/Missing bark ☒ Cankers/Galls/Burls ☐ Sapwood damage/decay ☒
 Conks ☐ Heartwood decay ☐
 Response growth
 Condition(s) of concern

Part Size Dead Limbs Fall Distance 10'
 Load on defect N/A ☐ Minor ☐ Moderate ☒ Significant ☐
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐

Part Size Co-Dominant Limb Fall Distance 25'
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☒ Abnormal bark texture/color ☒
 Codominant stems ☐ Included bark ☐ Cracks ☒
 Sapwood damage/decay ☒ Cankers/Galls/Burls ☐ Sap ooze ☐
 Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
 Cavity/Nest hole 1 % circ. Depth 2" Poor taper ☒
 Lean ° Corrected?
 Response growth
 Condition(s) of concern Tree Failure
 Part Size 33" Fall Distance 80'
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒
 Likelihood of failure Improbable ☐ Possible ☒ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☒ Depth Stem girdling ☐
 Dead ☐ Decay ☐ Conks/Mushrooms ☐
 Ooze ☐ Cavity ☐ % circ.
 Cracks ☐ Cut/Damaged roots ☐ Distance from trunk
 Root plate lifting ☐ Soil weakness ☐
 Response growth
 Condition(s) of concern
 Part Size Fall Distance
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood												Consequences				Risk rating (from Matrix 2)
			Failure				Impact				Failure & Impact (from Matrix 1)								
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	
1	- Limbs	Limb/tree failure			●			●			●					●		Moderate	
	- Whole tree				●			●			●					●		High	
2	- Whole tree	Limb/tree failure		●					●		●					●		Moderate	
3	- Whole tree	Limb/tree failure		●					●		●					●		Moderate	
4	- Limbs	Limb/tree failure		●					●		●						●	Moderate	
	- Wole tree				●				●		●						●	High	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

The tree named above poses a high threat to infrastructure as well as residents and pedestrians. Based on my onsite tree assessment, visual observations, and site factors; It is my professional opinion for this tree to be removed to eliminate potential hazards or damage.

Mitigation options

1. Tree Removal
2. Pruning: Size reduction, crown cleaning, reduction
- 3.
- 4.

Residual risk None

Residual risk some

Residual risk

Residual risk

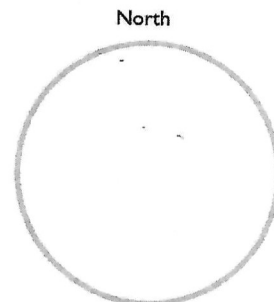
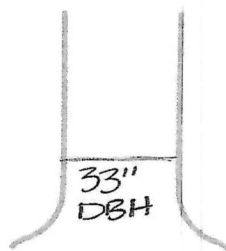
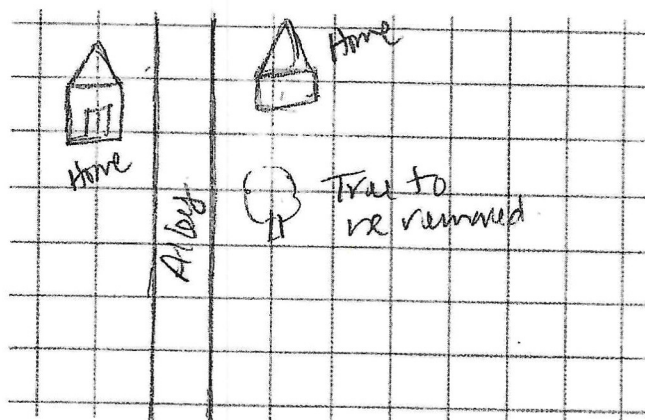
Overall tree risk rating Low ☐ Moderate ☐ High ☒ Extreme ☐

Overall residual risk None ☒ Low ☐ Moderate ☐ High ☐ Extreme ☐

Recommended inspection interval 1-Year

Data ☒ Final ☐ Preliminary Advanced assessment needed ☒ No ☐ Yes-Type/Reason

Inspection limitations ☐ None ☐ Visibility ☐ Access ☐ Vines ☒ Root collar buried Describe





May 09, 2024

To Whom It May Concern:

The tree assessment was completed on 03/27/24. I'm attaching the original TRAQ report.

The tree has sustained damage from previously being hit with heavy equipment or vehicle impact. There is clear evidence of damage in the trunk of the tree it has dead or missing bark and cracks. Due to the damage, there are areas of decay as well.

It is my professional opinion that this tree to be removed to eliminate potential damage or hazards.

Please let me know if you have any questions.

Sincerely,

Leonel Cervantes Meraz.

ISA Certified Arborist PN-9335A TRAQ.

971-600-4389

leo@treesplusnw.com