

Jamie Donaldson

From: Jamie Donaldson
Sent: Monday, June 3, 2024 3:08 PM
To: Brandie Dalton
Subject: 4400 Block of Battle Creek Rd SE, TCPA Incomplete
Attachments: TCP21-03 Approved Plan-tallied.pdf; New Plan Set-markup.pdf; Lots 3-5 markup.pdf

Hi Brandie,

Upon initial review of your application for a **Tree Conservation Plan Adjustment** for the subject address, Case No. **24-110221-PLN**, additional information is required prior to deeming your application complete:

1. The plans do not appear to show all the trees from the original tree conservation plan. In addition, at some point after the initial TCP21-03, changes were made to the trees designated for removal/preservation, which did not undergo a review and approval; specifically, trees on Lots 150-156, 160, and the corner of Lot 19. TCPA22-04 only requested the removal of two 40-inch Fir trees along Strong Rd; no other trees were addressed. I have attached the original approved plan which indicates the tally of the trees from all pages. The trees tallied in orange require clarification of preservation or removal, and a request and explanation for their removal included with this proposal.
 - a. The 30-inch Oak tree on Lot 17 was already approved for removal on the initial TCP21-03, but was changed along with these other changes.
 - b. Trees located within the right-of-way, within the adjacent parks property, or on RM-II zone property, do not count towards the total number of trees, as indicated on the plan with TCP21-03.
 - c. The new plan is missing the trees preserved on Lot 87 on page P402.
 - d. The new plan is only proposing to preserve 19 trees, which is approximately 10 percent of the development, and not the 17 percent cited in the written statement. 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 10 percent can be approved, and the application would likely be denied as proposed.
2. In addition, while the trees are being reviewed again and since the lots dedicated to storm water facilities have changed, the trees on Lots 1 and 2 should be revised to save some of the Fir trees at the rear or sides of the property so that the development is closer to preserving the 30 percent required.
3. The written statement does not provide enough evidence that there are no reasonable design alternatives that would require the removal of any of the Fir trees on Lots 3-6. I've attached a markup of the exhibits submitted, which still shows over 2,000 square feet of buildable space on all four lots. As proposed, the removal of these trees is not supported and should either be removed from the proposal, or additional evidence submitted.
 - a. Evidence that there are no reasonable design alternatives were not provided for Lots 2, 17 (cherry trees), 41, 46, and 47.
 - b. Please also note that up to 30 percent of the CRZ can be impacted with a report from an arborist submitted, pursuant to SRC 808.046, so their removal would also require proof that they wouldn't be able to withstand the allowed disturbance.
4. The written statement indicates that the significant trees meet the criteria under SRC 808.030(A)(O), which is not a removal criteria for a tree conservation plan adjustment. In addition, the written statement is not addressing all of the criteria under SRC [808.040\(d\)](#). Specifically, the findings provided for (d)(1)(A) do not address any special conditions that created an unreasonable hardship; (d)(1)(B) does not provide enough analysis that there are no reasonable design alternatives for the proposed buildings on the specified lots; and (d)(1)(D) does not address how the adjustment below 25 percent are only those trees reasonably necessary.

5. Mitigation measures shall be provided for each tree removed in excess of 75 percent. As proposed, that would be 29 trees which are in excess of the 25 percent, requiring an additional 58 trees to be replanted. Currently, there are only 18 lots proposed to plant additional trees, which would only be 36 additional trees. Which lots will add more than 2 trees to reach the requirement?
 - a. Please also note, each lot already has a minimum number of trees to be replanted, and the mitigation planting is in addition to the tree planting requirements for the development. The number of total trees proposed for each specific lot shall be submitted in order to ensure compliance and that the mitigation can be met. For instance, Lot 92 is already required to plant 6 trees; the mitigation proposed would require at least 8 trees, which is a large amount for one lot, and further limits the size of future development for the lot.

In summary, the property appears to have plenty of room to accommodate the trees at the back of lots, or along side property lines, for Lots 1-6, 17, 41, 46-47, 150-156, and 160. The proposed tree conservation plan shall be revised to indicate their preservation, or submit a more detailed analysis and the required documentation as outlined above. 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 10 percent 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.

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

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Total pages:
47+8+3 = 58 Preserved (31%)
120+7+3 = 130 Removed (69%)
130 + 58 = 188 total

This page:
47 Preserved
120 Removed



TREE LEGEND	
100% 132 TOTAL TREES WITHIN BOUNDARY	
31% 60 MINIMUM TREES TO REMAIN	
69% 132 TREES TO BE REMOVED	
12 OREGON WHITE OAK TREES 24" OR GREATER	
6 OREGON WHITE OAK TREES 24" OR GREATER TO REMAIN	
6 OREGON WHITE OAK TREES 24" OR GREATER TO BE REMOVED	

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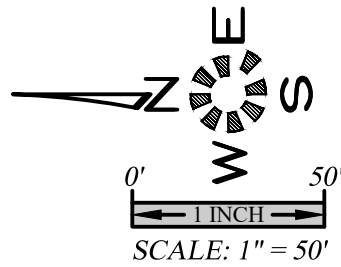
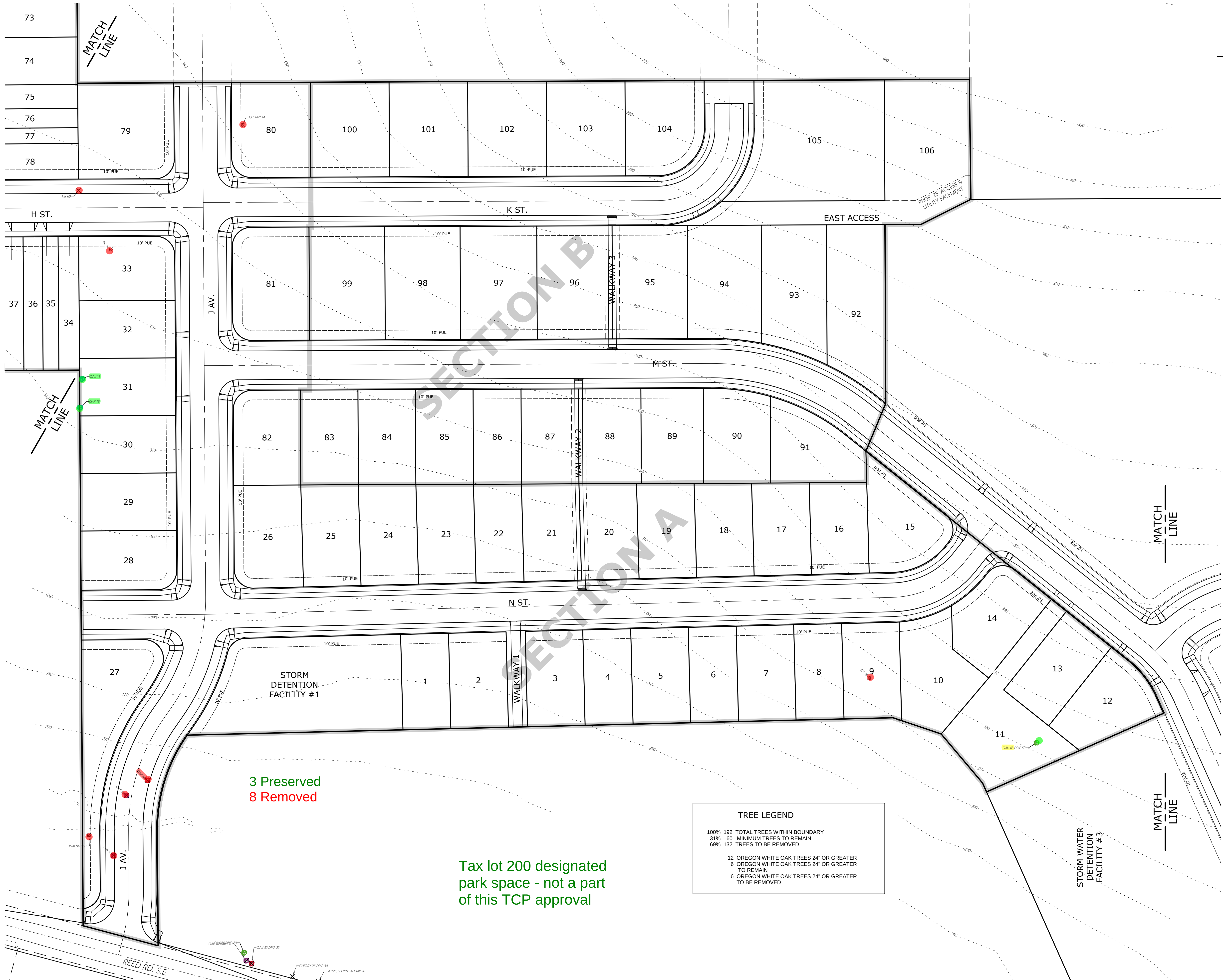
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JUL 16, 1978
MARK D. GRANT

EXPIRES 06-30-2021

JOB # 6234

P401



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**TREE CONSERVATION
PLAN - CENTRAL -**

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P402

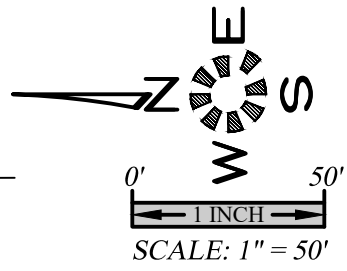
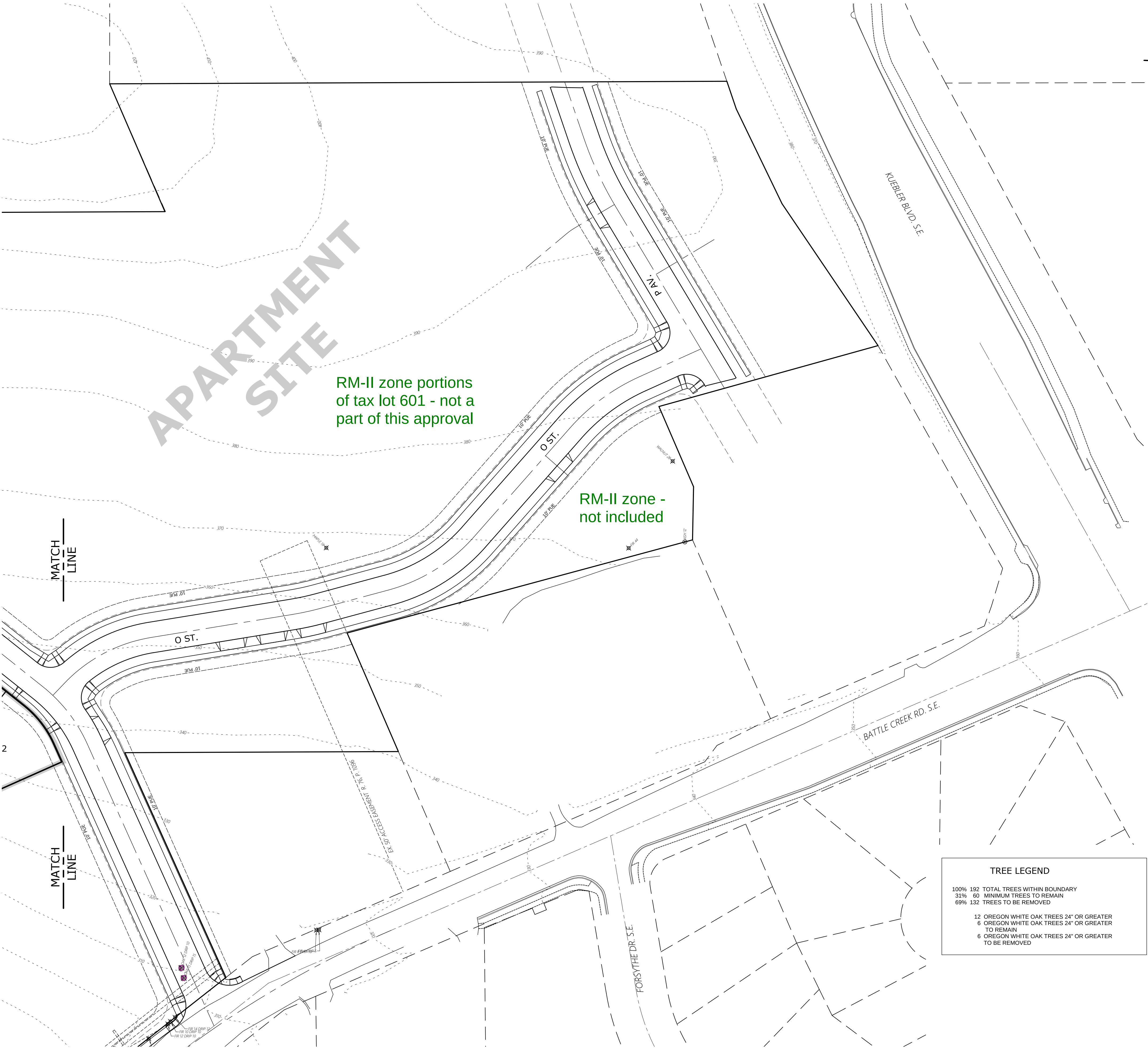
TREE LEGEND

100% 192 TOTAL TREES WITHIN BOUNDARY
31% 60 MINIMUM TREES TO REMAIN
69% 132 TREES TO BE REMOVED

12 OREGON WHITE OAK TREES 24" OR GREATER
6 OREGON WHITE OAK TREES 24" OR GREATER
TO REMAIN
6 OREGON WHITE OAK TREES 24" OR GREATER
TO BE REMOVED

Tax lot 200 designated
park space - not a part
of this TCP approval

3 Preserved
8 Removed



TREE LEGEND

100% 182 TOTAL TREES WITHIN BOUNDARY

31% 60 MINIMUM TREES TO REMAIN

69% 132 TREES TO BE REMOVED

12 OREGON WHITE OAK TREES 24" OR GREATER

6 OREGON WHITE OAK TREES 24" OR GREATER TO REMAIN

6 OREGON WHITE OAK TREES 24" OR GREATER TO BE REMOVED

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TREE CONSERVATION

PLAN - SOUTH -

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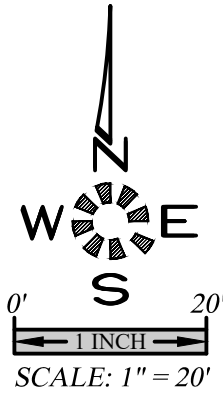
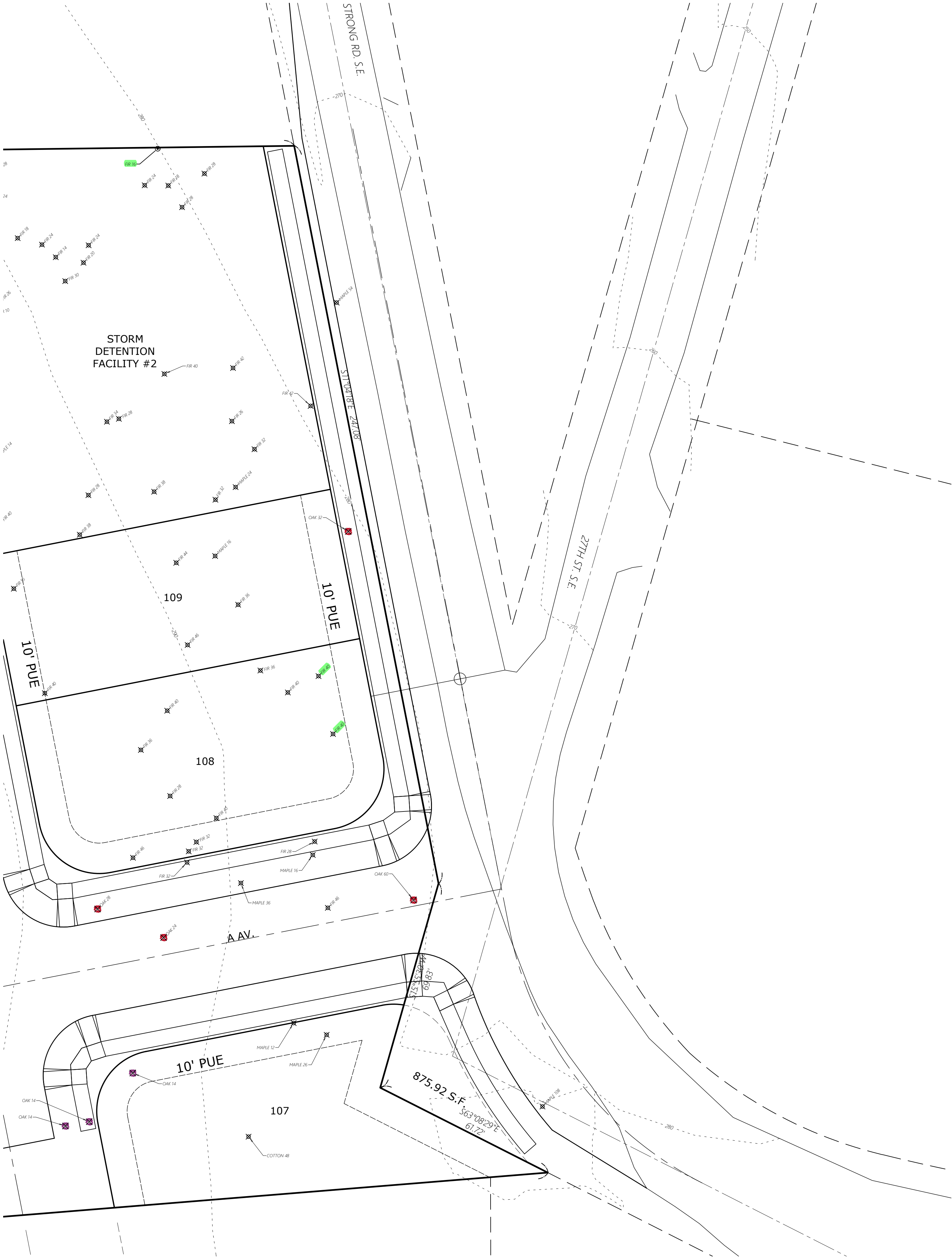


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P403

Counted on P401



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STREET TREE REMOVAL
PLAN - NORTH -

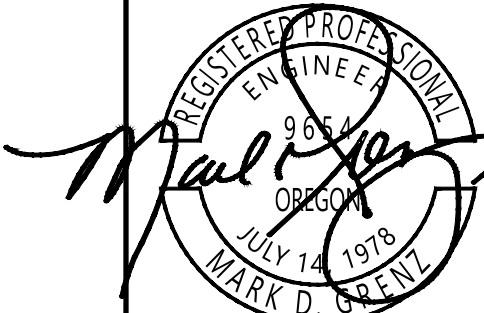
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ESTATES

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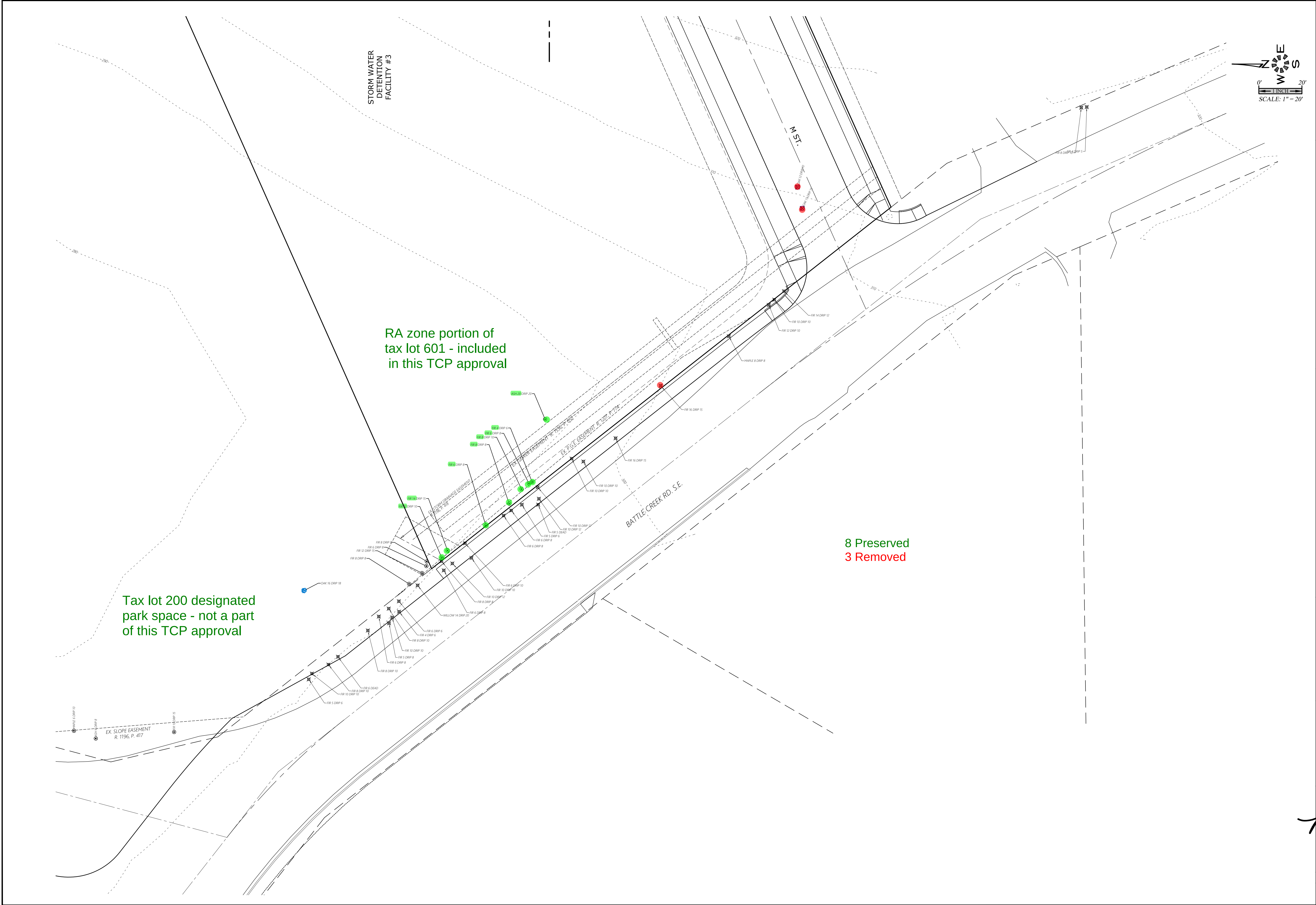


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P404

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STREET TREE REMOVAL
PLAN - SOUTH -

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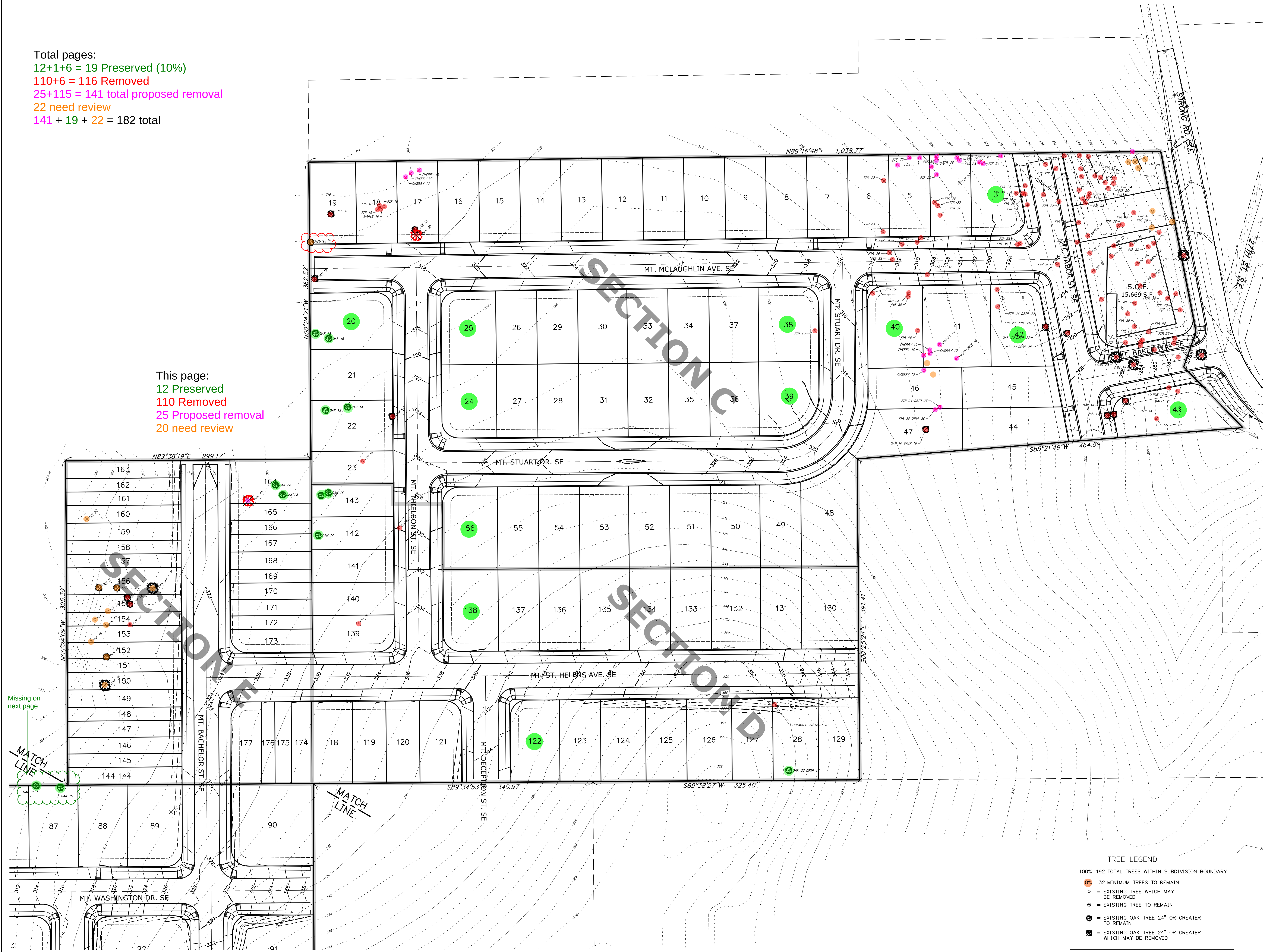
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JUNE 14, 1918
MARK D. BROWN
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JOB # 6234

P405

Total pages:
12+1+6 = 19 Preserved (10%)
110+6 = 116 Removed
25+115 = 141 total proposed removal
22 need review
141 + 19 + 22 = 182 total

This page:
12 Preserved
110 Removed
25 Proposed removal
20 need review



9. REVISED SECTIONS & PARCEL STATISTICS	J.P.H.	09/08/2023
8. REVISED LOTS, STREETS, & TREES	T.N.S.	04/06/2022
7. REVISED LOTS & STREETS	P.H.S.	09/12/2019
6. REVISED LOTS, ADDED TREES	P.H.S.	08/29/2019
5. STREET WIDTHS & PEDESTRIAN EASEMENTS	P.H.S.	08/14/2019
4. ADDED NEW STREETS & EX. EASEMENTS	P.H.S.	06/28/2019
3. UPDATED PER DRAINAGE REVISIONS	P.H.S.	06/06/2019
1. REVISED PER CITY OF SALEM REVIEW	P.H.S.	03/25/2019

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DRAWN: P.H.S.
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DATE: JUNE 2018
SCALE: AS SHOWN
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JULY 14, 1978
D. COBURN
EXPIRES: 06-30-2023

JOB # 6234

P401

TREE LEGEND	
100%	192 TOTAL TREES WITHIN SUBDIVISION BOUNDARY
8%	32 MINIMUM TREES TO REMAIN
⊗	= EXISTING TREE WHICH MAY BE REMOVED
⊙	= EXISTING TREE TO REMAIN
⊗	= EXISTING OAK TREE 24" OR GREATER TO REMAIN
⊗	= EXISTING OAK TREE 24" OR GREATER WHICH MAY BE REMOVED

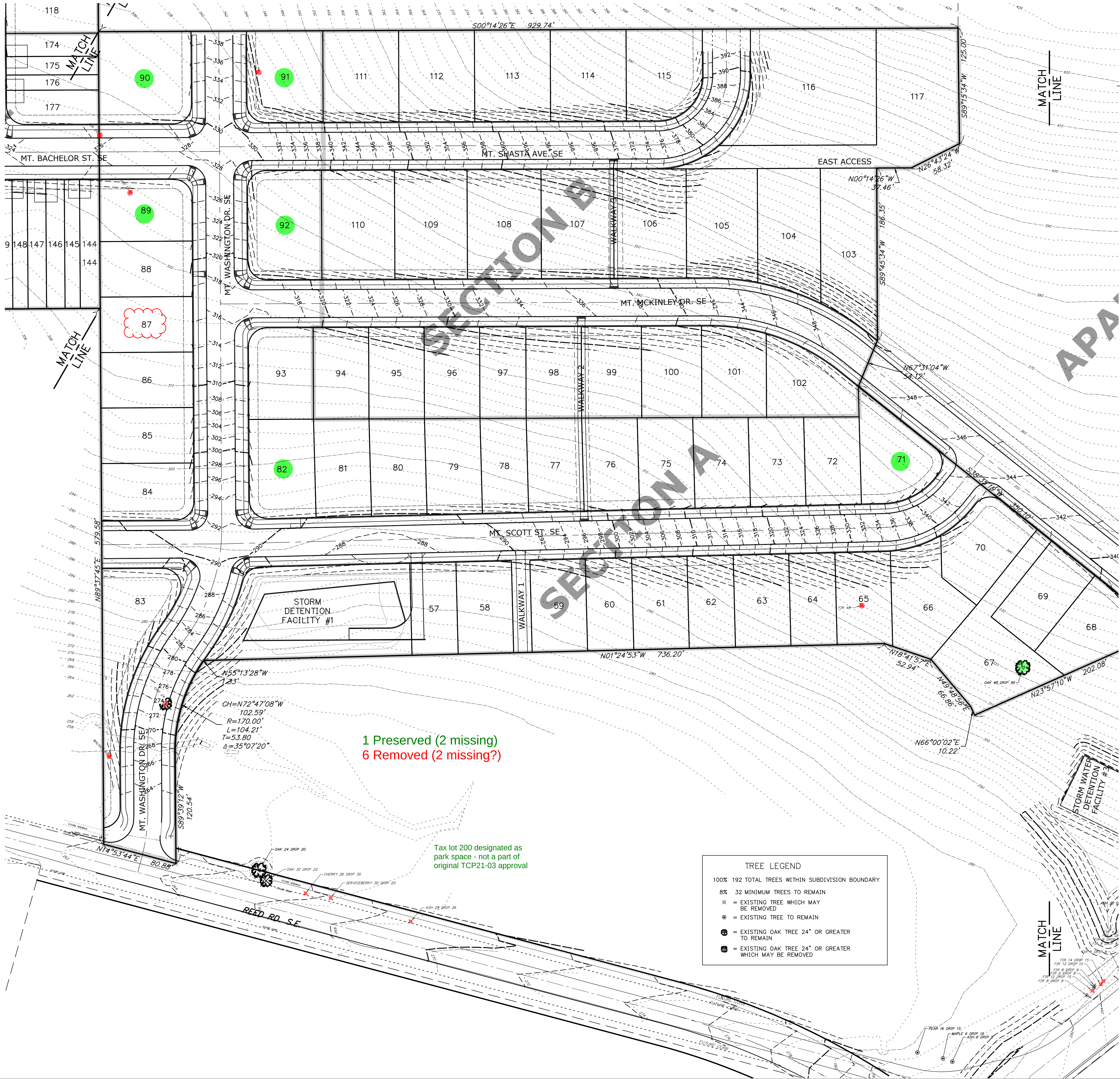
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TREE CONSERVATION
PLAN - NORTH

COBURN GRAND VIEW
ESTATES

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MARK D. GERRY	06-30-2023
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JOB #	6234

P402

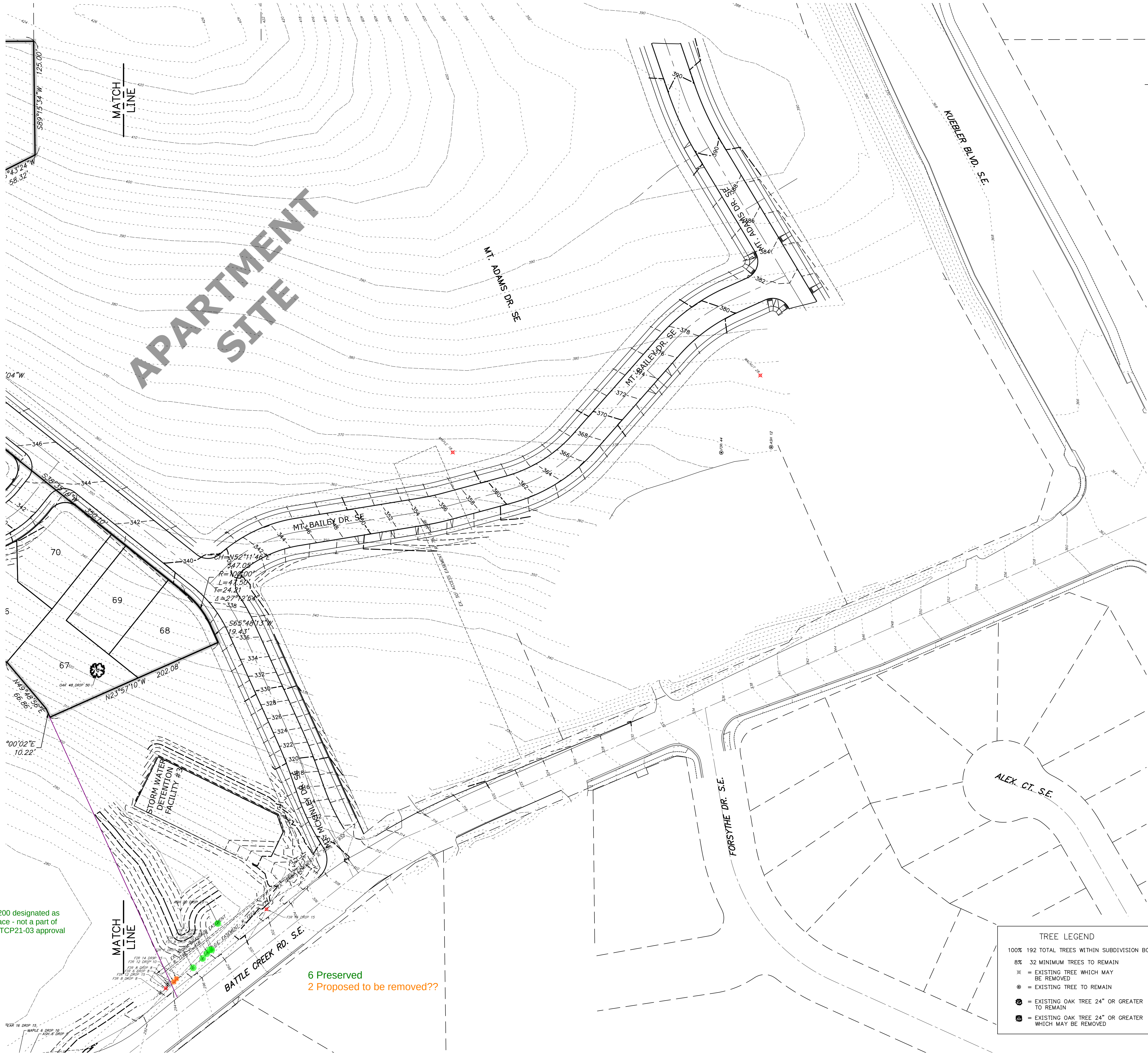
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COBURN GRAND VIEW ESTATES

TREE CONSERVATION PLAN - CENTRAL

Tax lot 200 designated as
park space - not a part of
original TCP21-03 approval



TREE LEGEND	
100% 192 TOTAL TREES WITHIN SUBDIVISION BOUNDARY	
8% 32 MINIMUM TREES TO REMAIN	
⊗ = EXISTING TREE WHICH MAY BE REMOVED	
⊙ = EXISTING TREE TO REMAIN	
⊗ = EXISTING OAK TREE 24" OR GREATER TO REMAIN	
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1. REVISED PER CITY OF SALEM REVIEW	P.H.S. 03/25/2019

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COBURN GRAND VIEW
ESTATES
TREE CONSERVATION
PLAN - SOUTH

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9. REVISED SECTIONS & PARCEL STATISTICS J.P.H. 09/09/2023

6. REVISED LOTS, ADDED TREES P.H.S. 08/29/2019

DESIGNER: J.P.H.	DATE: 09/09/2023
DRAWN: J.J.G.	DATE: 08/29/2019
CHECKED: J.J.G.	DATE: 08/29/2019
SCALE: AS SHOWN	DATE: 08/29/2019
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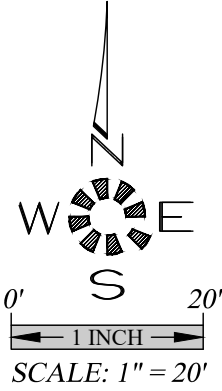
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COBURN GRAND VIEW ESTATES
STREET TREE REMOVAL PLAN - R.O.W. SOUTH

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9. REVISED SECTIONS & PARCEL STATISTICS

6. REVISED LOTS, ADDED TREES

J.P.H. 09/09/2023
P.H.S. 08/29/2019

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P404

DESIGNER
ENGINEER
JULY 14 1978
MARK D. SEELY

EXPIRES: 06-30-2021

JOB # 6234

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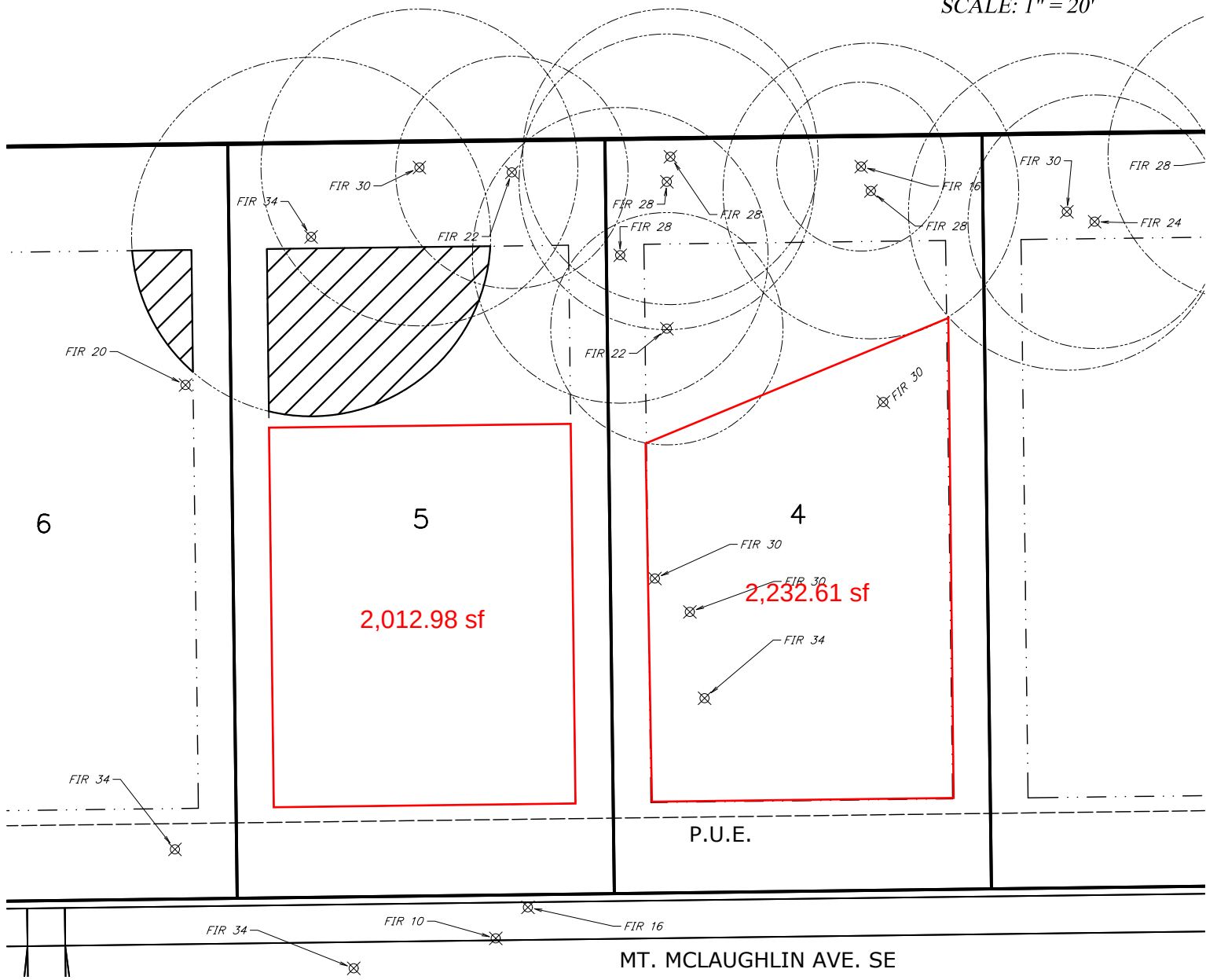
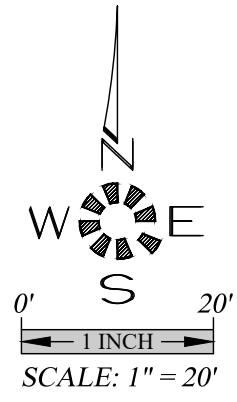
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STREET TREE REMOVAL
PLAN - NORTH

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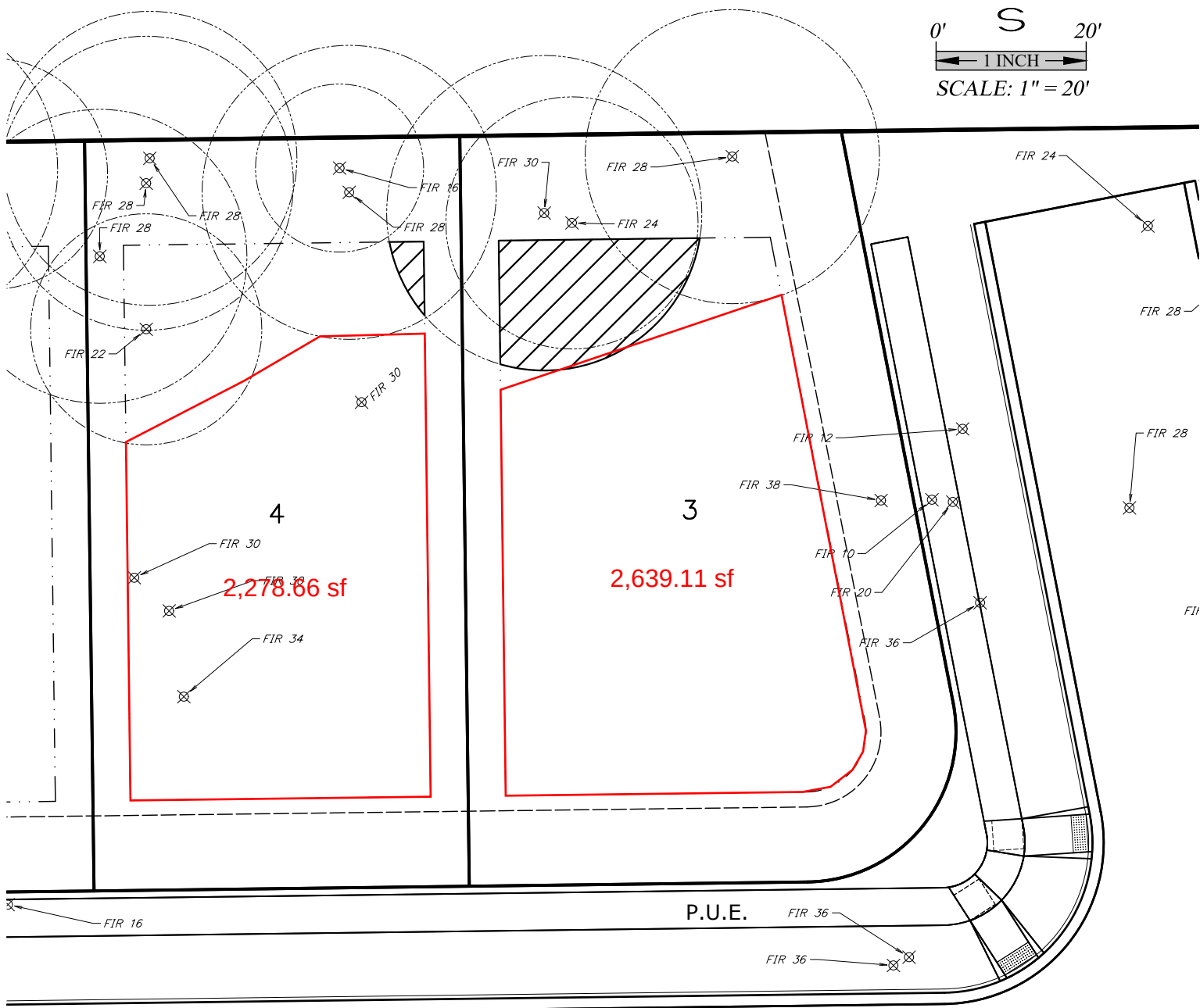
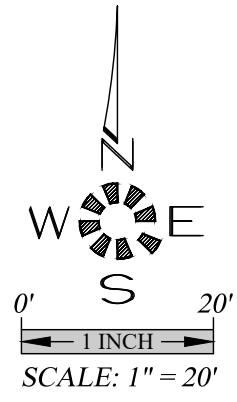
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EXHIBIT C



34" FIR
CRITICAL ROOT ZONE: 1,780 S.F.
IMPACT AREA: 623 S.F. (35%)

EXHIBIT L



30" FIR
CRITICAL ROOT ZONE: 1,385 S.F.
IMPACT AREA: 403 S.F. (29%)

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