

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

DECISION OF THE PLANNING ADMINISTRATOR

TREE CONSERVATION PLAN: TCP24-05

APPLICATION NO.: 24- 10872-PLN

NOTICE OF DECISION DATE: October 1, 2024

SUMMARY: A Tree Conservation Plan in conjunction with a Subdivision (Case No. SUB-ADJ24-04).

REQUEST: A Tree Conservation Plan in conjunction with a Subdivision (Case No. SUB-ADJ24-04) proposing the preservation of three trees, or 43 percent, of the total of seven trees on the property. The subject property is approximately 0.82 acres in size, zoned RS (Single Family Residential), and located at the 1800 Block of Park Avenue NE - 97301 (Marion County Assessor's Map and Tax Lot numbers: 073W24BA / 08000 and 08100).

APPLICANT: Laura Laroque, Udell Engineering, on behalf of Jack Yarbrough

LOCATION: 1800 Block of Park Avenue NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) 808.035(d).

FINDINGS: The findings are in the attached Decision dated October 1, 2024.

DECISION: The **Planning Administrator APPROVED** TCP24-05 subject to the following conditions of approval:

- Condition 1:** No tree designated for preservation may be removed or critically damaged unless and until a Tree Conservation Plan Adjustment application is submitted to the Community Planning and Development Department and approval has been granted by the Planning Administrator. Failure to preserve trees marked for preservation may result in a civil penalty.
- Condition 2:** Each lot or parcel within the development proposal shall comply with the tree planting requirements set forth in SRC 808.050.

The applicant, and all representatives thereof, shall comply with all applicable development standards of SRC Chapter 808. The approved Tree Conservation Plan is on file with the City of Salem and is binding on the lots created by the division of the subject property. No tree designated for removal on the approved Tree Conservation Plan shall be removed or critically damaged prior to the Tree Conservation Plan approval date.

Approval of a Tree Conservation Plan application does not expire.

Case Manager: Aaron Panko, Planner III, apanko@cityofsalem.net, 503-540-2356

This decision is final unless written appeal from the applicant or the owner of the subject property is filed with the City of Salem Planning Division Room 305, 555 Liberty Street SE, Salem OR 97301 no later than **5:00 p.m., Wednesday, October 16, 2024**. The appeal must state where the decision failed to conform to the approval criteria in SRC Chapter 808. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action or refer the matter to staff for additional information.

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF)	FINDINGS & ORDER
TREE CONSERVATION PLAN)	
CASE NO. TCP24-05)	
1800 BLOCK OF PARK AVE NE)	OCTOBER 1, 2024

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

REQUEST

A Tree Conservation Plan in conjunction with a Subdivision (Case No. SUB-ADJ24-04) proposing the preservation of three trees, or 43 percent, of the total of seven trees on the property. The subject property is approximately 0.82 acres in size, zoned RS (Single Family Residential), and located at the 1800 Block of Park Avenue NE – 97301 (Marion County Assessor's Map and Tax Lot numbers: 073W24BA / 08000 and 08100).

PROCEDURAL FINDINGS

1. On April 12, 2024, an application for a Tree Conservation Plan was submitted for property located at the 1800 Block of Park Avenue NE (**Attachment A**). The Tree Conservation Plan (**Attachment B**) was submitted in conjunction with a new subdivision tentative plan application for the subject property (Case No. SUB-ADJ24-04).
2. After additional requested information was provided by the applicant, including the final land use approval for SUB-ADJ24-04, the application was deemed complete on September 18, 2024.

SUBSTANTIVE FINDINGS

1. Proposal

The Tree Conservation Plan identifies a total of seven trees with a diameter-at-breast-height (DBH) equal to or greater than 10 inches on the property, with three trees identified for preservation and four trees proposed for removal (**Attachment B**). Two of the trees on the subject property are classified as significant trees, one significant tree is to be preserved and the other is proposed for removal. There are no heritage trees, or riparian corridor trees or vegetation located on the property.

2. Applicability

A Tree Conservation Plan is required in conjunction with any development proposal for the creation of lots or parcels to be used for single family uses, two family uses, three family uses, four family uses, or cottage clusters.

3. Summary of Record

The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. To view the materials without registering, you may use the search function and enter the permit number listed here: 24 108072.

DECISION CRITERIA FINDINGS

4. Analysis of Tree Conservation Plan Approval Criteria

Salem Revised Code (SRC) 808.035(d) provides that an application for a Tree Conservation Plan shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 808.035(d)(1)(A): No heritage trees are designated for removal;

Finding: There are no heritage trees located on the subject property; therefore, the preservation requirements of SRC 808.035(d)(1)(A) are not applicable to the Tree Conservation Plan.

SRC 808.035(d)(1)(B): No significant trees are designated for removal, unless there are no reasonable design alternatives that would enable preservation of such trees;

Finding: Of the seven existing trees identified on the subject property, two trees meet the definition of a significant tree. Tree 5304 is a redwood with a DBH of 32 inches which is proposed to be preserved. Tree 5323 is a cedar tree with a DBH of 42 inches which is proposed for removal. Removal of Tree 5323 is necessary in order to accommodate development of an accessway and easement to contain utility infrastructure necessary to serve the four proposed flag lots.

SRC 808.035(d)(1)(C): No trees or native vegetation in a riparian corridor are designated for removal, unless there are no reasonable design alternatives that would enable preservation of such trees or native vegetation.

Finding: There are no riparian areas located on the subject property, therefore, the preservation requirements of SRC 808.035(d)(1)(C) are not applicable to the Tree Conservation Plan.

SRC 808.035(d)(1)(D): Not less than 30 percent of all trees located on the property are designated for preservation, unless there are no reasonable design alternatives that would enable preservation of such trees;

Finding: The Tree Conservation Plan identifies a total of seven trees on the property, three trees are proposed for removal and four trees, or 57 percent, are proposed for preservation. More than 30 percent of the existing trees on the subject property are proposed for preservation, in compliance with the preservation requirements of this section.

SRC 808.035(d)(1)(E): When less than 30 percent of all trees located on the property are designated for preservation, the mitigation measures required under SRC 808.035(e) are met.

Finding: More than 30 percent of the trees will be preserved; therefore, this criterion is not applicable.

SRC 808.035(d)(2): *When an approval criterion in this subsection requires a determination that there are no reasonable design alternatives that would enable preservation of a tree(s), the following factors, which include but are not limited to the following, shall be considered in making such determination:*

(A) Streets. *The removal is necessary due to:*

- (i) The location and alignment of existing streets extended to the boundary of the subject property;*
- (ii) The planned alignment of a street identified in the Salem Transportation System Plan (TSP);*
- (iii) A street required to meet connectivity standards, to serve property where a flag lot accessway is not possible, or where a cul-de-sac would exceed maximum allowed length;*
- (iv) Any relocation of the proposed street resulting in lots that do not meet lot standards;*
- (v) A required boundary street improvement.*

(B) Utilities. *The removal is necessary due to existing or proposed utilities that cannot be relocated to an alternative location.*

(C) Site topography. *The removal is necessary due to the topography of site which will require severe grading in the critical root zone of the tree in order to comply with maximum street or intersection grades, fire department access requirements, or Fair Housing Act or ADA accessibility standards.*

(D) Dwelling unit density. *The removal is necessary in order to meet a minimum dwelling unit density of 5.5 dwelling units per acre. In consideration of this factor:*

- (i) Not more than 15 percent of the proposed dwelling units within the development shall be required to be designated for middle housing in order to meet density requirements and demonstrate there are no reasonable design alternatives enabling preservation of a tree(s); and*
- (ii) The following may be excluded from the total site area for purposes of calculating density:*
 - (aa) Riparian corridors, provided the riparian corridor is not graded or developed;*
 - (bb) Areas of the site with slopes exceeding 25 percent, provided such areas are not graded or developed; and*
 - (cc) Open space that will preserve significant natural features, provided the perpetual maintenance and operation of the open space is provided by a home owners' association.*

Finding: The subdivision tentative plan proposes the creation of six lots, the four flag lots will be constructed with a single-family home, and the two lots with frontage along Park Avenue NE are indicated to be constructed with single family dwellings but could support middle housing development. The subject property is approximately 0.82 acres in size, for a dwelling unit density of approximately 7.3 dwelling units per acre, greater than the minimum 5.5 dwelling units per acre. One significant tree is proposed for removal on the proposed tree conservation plan, Tree 5323. No other reasonable design alternatives are available that could preserve this significant tree. Tree 5323 is located in the center of the subject property within an area required for the construction of a flag lot accessway and utilities. The proposed access and utility

easement serving flag lots approved on the subdivision tentative plan cannot be relocated without resulting in lots that do not meet minimum lot standards or resulting in a dwelling unit density less than 5.5 dwelling units per acre; therefore, meeting the reasonable alternatives provided in this section.

5. SRC 808.035(e) Mitigation Measures

When less than 30 percent of all trees located on a property are designated for preservation under a tree conservation plan, any combination of one or more of the following mitigation measures shall be provided for each tree removed in excess of 70 percent.

Finding: More than 30 percent of the trees will be preserved; therefore, the mitigation measures required by this section are not applicable.

6. SRC 808.046 Protection Measures During Construction

Pursuant to SRC 808.046 all trees or native vegetation are required to be preserved or protected under the UDC during construction. All trees or native vegetation shall be protected during construction with the installation of an above ground silt fence encompass 100 percent of the critical root zone of the tree or the perimeter of the native vegetation. Protection measures are required to remain until issuance of notice of final completion for dwelling unit(s) on the lot, or issuance of certificate of occupancy in all other cases.

Finding: Three trees are designated for preservation; therefore, the protection measures identified in this section are applicable. The following condition of approval shall apply:

Condition 1: No tree designated for preservation may be removed or critically damaged unless and until a Tree Conservation Plan Adjustment application is submitted to the Community Planning and Development Department and approval has been granted by the Planning Administrator. Failure to preserve trees marked for preservation may result in a civil penalty.

7. SRC 808.050 Tree Planting Requirements

SRC Chapter 808.050 establishes tree planting requirements for lots or parcels to be used for single family uses, two family uses, three family uses, four family uses, or cottage clusters. Each lot or parcel shall contain, at a minimum, the number of trees set forth in Table 808-1, as shown below:

Table 808-1

Lot Size	Required Trees
Less than 4,000 square feet	1
4,000 to 6,000 square feet	2
6,001 to 7,000 square feet	3
7,001 to 8,000 square feet	4

8,001 to 9,000 square feet	5
Above 9,000 square feet	6

In the event there are insufficient existing trees on a lot or parcel to meet the requirements of Table 808-1, the deficiency shall be made up by planting trees that are at least 1.5 inches in caliper.

Finding: At the time of building permits, each lot shall meet the tree planting requirements identified in Table 808-1.

Condition 2: Each lot or parcel within the development proposal shall comply with the tree planting requirements set forth in SRC 808.050.

IT IS HEREBY ORDERED

The proposed Tree Conservation Plan is consistent with the provisions of SRC Chapter 808 and is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code, the findings contained herein, and the following conditions of approval:

Condition 1: No tree designated for preservation may be removed or critically damaged unless and until a Tree Conservation Plan Adjustment application is submitted to the Community Planning and Development Department and approval has been granted by the Planning Administrator. Failure to preserve trees marked for preservation may result in a civil penalty.

Condition 2: Each lot or parcel within the development proposal shall comply with the tree planting requirements set forth in SRC 808.050.



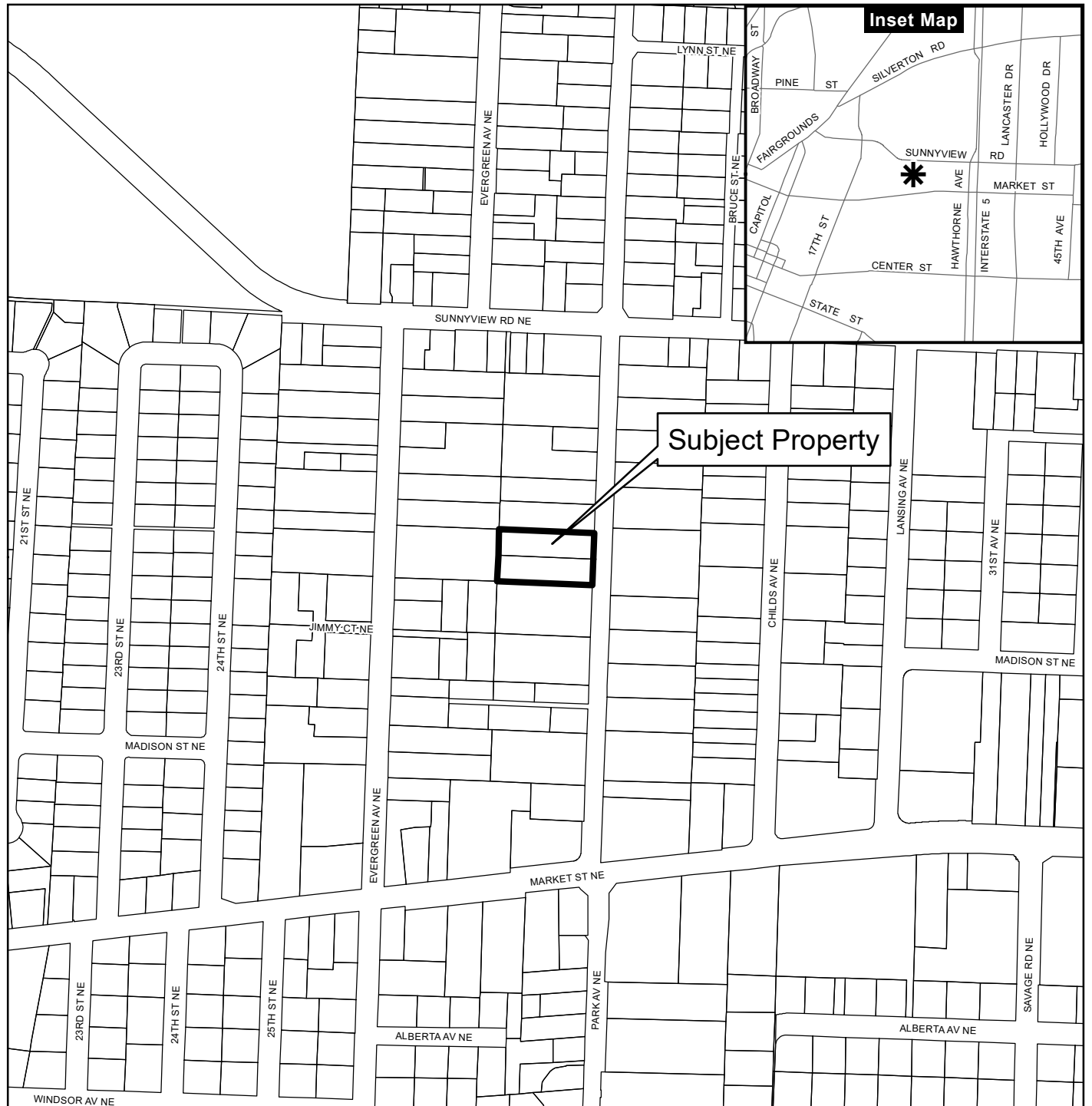
Aaron Panko, Planner III, on behalf of,
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments:

- A. Vicinity Map
- B. Approved Tree Conservation Plan

Vicinity Map

1800 Block of Park Avenue NE



Legend

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

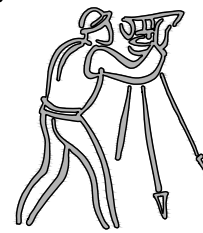
Parks

CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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0 100 200 400 Feet





CLIENT:

JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

UEDELL ENGINEERING
AND
LAND SURVEYING, LLC

63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE PLAT

AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:

APRIL 2, 2024

PROJECT:

22-027 JENSEN PARK AVE. NE

DRAWN BY:

LLL, MLX, BP

CHECKED BY:

BSV

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY

Sheet **C100**

SCALE: SEE BARSCALE

PROPERTY

TAX MAP: 07S-02W-24BA
TAX LOTS: 8000 & 8100

SITE ADDRESS: 1800 & 1861 PARK AVENUE NE
SALEM, OR 97305

DEVELOPER

JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OREGON 9303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

OWNER

JENSEN CONSTRUCTION, LLC
C/O DON JENSEN
5190 KALE STREET
SALEM, OREGON 97305
(503) 932-2259

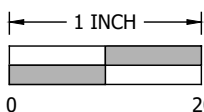
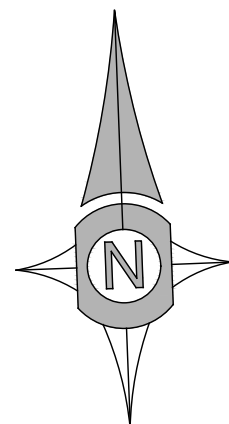
DESIGN TEAM

CIVIL ENGINEER

UEDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR

UEDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125



PLAN REVISIONS

DATE

PROPERTY LINE

STEVENS
1887 PARK AVE. NE
TAX LOT 7900
MAP NO. 073W24BA

HANSEN RLT
1904 EVERGREEN AVE. NE
TAX LOT 6400
MAP NO. 073W24BA

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

STEINER
1870 EVERGREEN AVE. NE
TAX LOT 6100
MAP NO. 073W24BA

BLAKELY
1833 PARK AVE. NE
TAX LOT 8200
MAP NO. 073W24BA

RIGHT OF WAY

PARK AVE NE
(50.0' ROW)

RIGHT OF WAY

MARTE
1854 PARK AVE. NE
TAX LOT 8400
MAP NO. 073W24BA

(E) CONC WALL

195.00' ACCESS AND
UTILITY EASEMENT

25.00' ACCESS AND
UTILITY EASEMENT

20.63' +/- GRAVEL
DRIVEWAY

9.88' +/-
EXISTING PAVED APRON

70.90'

70.69'

PROPERTY LINE

78.84'

78.86'

95.63'

70.87'

70.73'

87.50'

87.50'

PROPERTY LINE

70.83'

70.80'

70.00'

87.50'

87.50'

88.19'

10.00' PUE

10.00' PUE

PROPOSED ROW

PROPOSED ROW

(P) 5.00'
ROW DEDICATION

(P) 5.00'
ROW DEDICATION

LOT : 3
5589 S.F.
1861 SF BUILDABLE
4078 SF NET
5' SIDE SETBACK
10' REAR SETBACK
20' REAR SETBACK
20' VEHICLE ACCESS SETBACK
12' FRONT SETBACK

LOT : 2
6199 S.F.
1904 SF BUILDABLE
4007 SF NET
6' SIDE SETBACK
10' REAR SETBACK
20' REAR SETBACK
20' VEHICLE ACCESS SETBACK
12' FRONT SETBACK

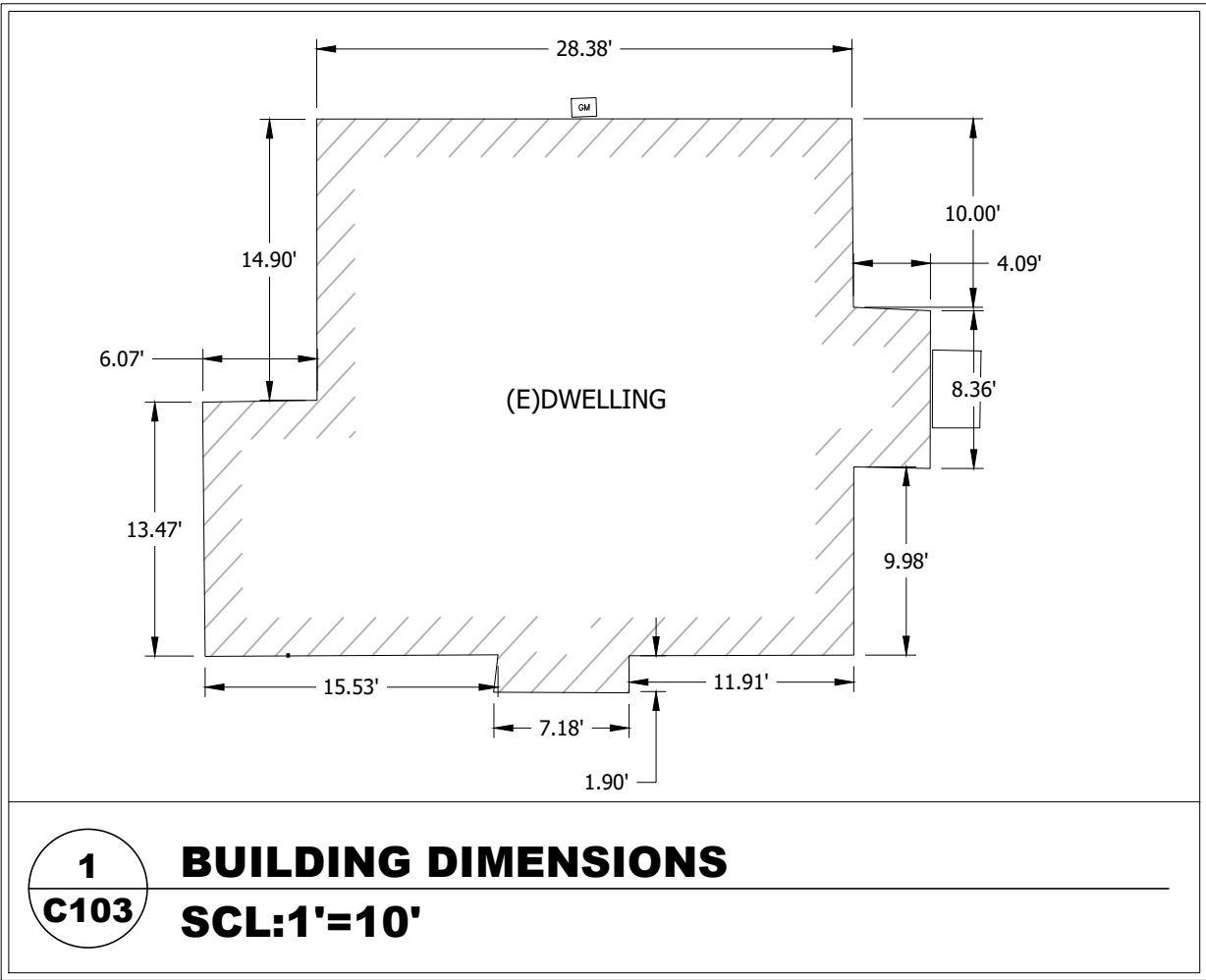
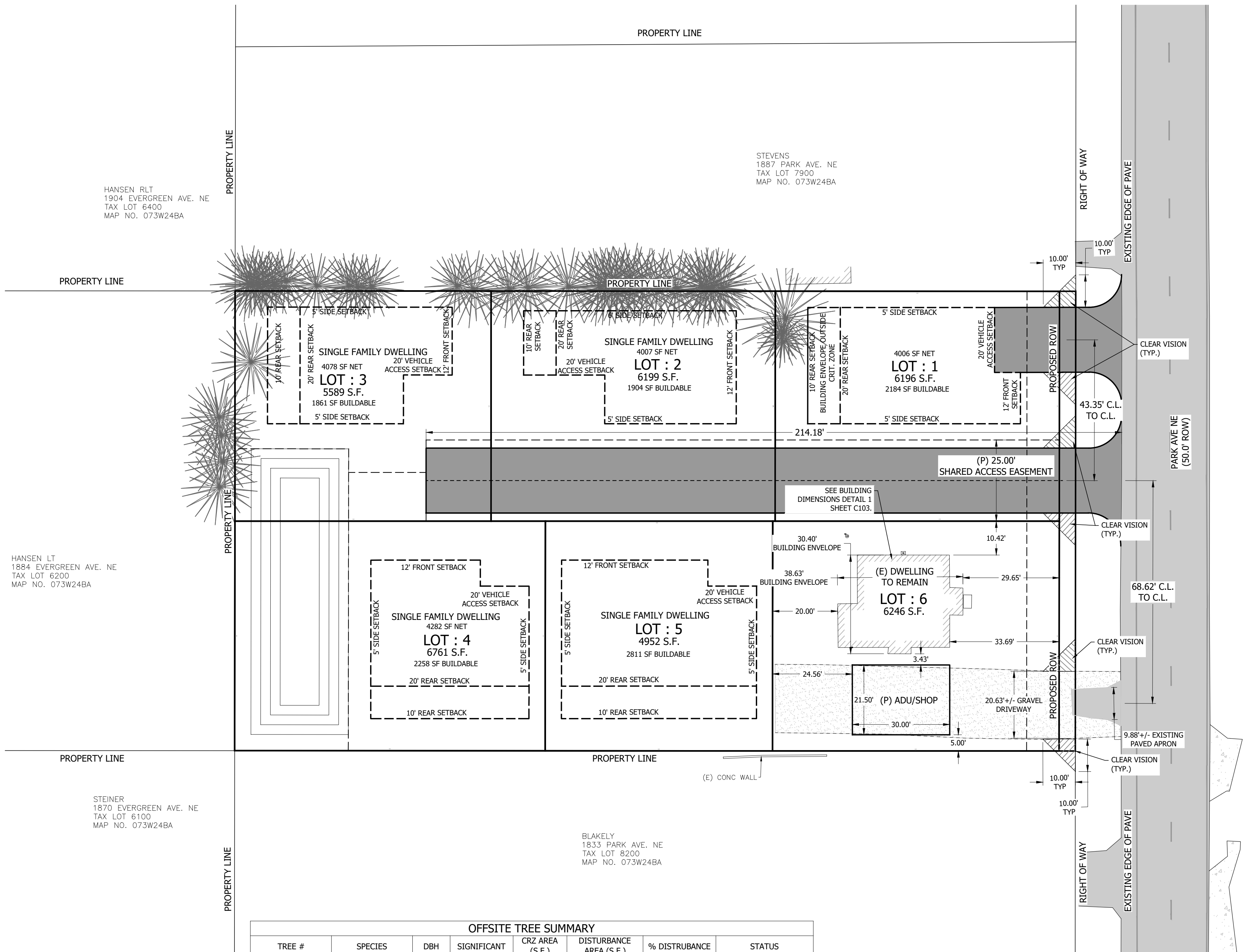
LOT : 1
6196 S.F.
2184 SF BUILDABLE
4006 SF NET
5' SIDE SETBACK
10' REAR SETBACK
20' REAR SETBACK
20' VEHICLE ACCESS SETBACK
12' FRONT SETBACK

LOT : 4
6761 S.F.
2258 SF BUILDABLE
4282 SF NET
15.00' PRIVATE STORM DRAIN EASEMENT
12' FRONT SETBACK
20' VEHICLE ACCESS SETBACK
10' REAR SETBACK
20' REAR SETBACK
5' SIDE SETBACK
92.98' STORM DRAIN EASEMENT
35.00' STORM DRAIN EASEMENT

LOT : 5
4952 S.F.
2811 SF BUILDABLE
12' FRONT SETBACK
20' VEHICLE ACCESS SETBACK
10' REAR SETBACK
20' REAR SETBACK
5' SIDE SETBACK

LOT : 6
6246 S.F.
(E) DWELLING TO REMAIN

SCALE: SEE BARSCALE



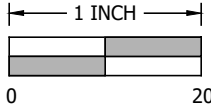
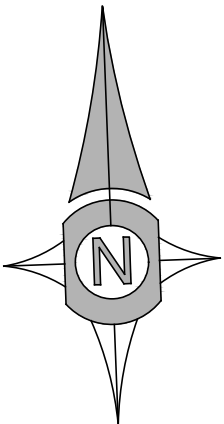
OFFSITE TREE SUMMARY							
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTRUBANCE	STATUS
5378	CEDAR	24"	NO	1809	356	20	PROPOSED PRESERVED
5379	CEDAR	10"	NO	314	22	7	PROPOSED PRESERVED
5380	CEDAR	15"	NO	707	144	20	PROPOSED PRESERVED
5381	CEDAR	5"	NO	79	0	0	PROPOSED PRESERVED
5382	CEDAR	22"	NO	1520	452	30	PROPOSED PRESERVED
5383	CEDAR	22"	NO	1520	443	29	PROPOSED PRESERVED
5384	CEDAR	10"	NO	314	25	8	PROPOSED PRESERVED
5385	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5386	CEDAR	10"	NO	314	16	5	PROPOSED PRESERVED
5387	CEDAR	21	NO	1385	386	28	PROPOSED PRESERVED
5388	DBL CEDAR	6" & 8"	NO	154	0	0	PROPOSED PRESERVED
5389	CEDAR	8"	NO	201	3	1	PROPOSED PRESERVED
5390	CEDAR	8"	NO	201	2	1	PROPOSED PRESERVED
5391	CEDAR	26"	YES	2123	377	18	PROPOSED PRESERVED
5392	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5393	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5294	DBL CEDAR	8" & 11"	NO	314	58	18	PROPOSED PRESERVED
5394	CEDAR	14"	NO	615	54	9	PROPOSED PRESERVED
5395	CEDAR	12"	NO	452	101	22	PROPOSED PRESERVED
5396	CEDAR	18"	NO	1017	274	27	PROPOSED PRESERVED
5397	CEDAR	22"	NO	1520	440	29	PROPOSED PRESERVED
5398	CEDAR	31"	YES	3018	639	21	PROPOSED PRESERVED
5399	CEDAR	17"	NO	907	128	14	PROPOSED PRESERVED
5400	CEDAR	24"	NO	1809	262	14	PROPOSED PRESERVED
5401	CEDAR	6"	NO	113	0	0	PROPOSED PRESERVED
5402	CEDAR	9"	NO	254	1	0	PROPOSED PRESERVED
5403	CEDAR	13"	NO	531	12	2	PROPOSED PRESERVED
5299	CEDAR	11"	NO	380	0	0	PROPOSED PRESERVED
5300	CEDAR	17"	NO	907	55	6	PROPOSED PRESERVED
5301	CEDAR	19"	NO	1134	161	14	PROPOSED PRESERVED
5302	CEDAR	17"	NO	907	138	15	PROPOSED PRESERVED

ONSITE TREE SUMMARY							
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTRUBANCE	STATUS
5319	YEW	8"	NO	201	54	27	PROPOSED PRESERVED
5318	YEW	11"	NO	380	53	14	PROPOSED PRESERVED
5317	YEW	10"	NO	314	50	16	PROPOSED PRESERVED
5322	CEDAR (REMOVED)	24"	NO	1809	1809	100	REMOVED
5323	CEDAR (REMOVED)	42"	YES	5539	5539	100	REMOVED
5304	REDWOOD	32"	YES	3215	962	30	PROPOSED PRESERVED
5361	CEDAR (STUMP)	22"	NO	1520	1520	100	REMOVED
5362	CEDAR (STUMP)	13"	NO	531	531	100	REMOVED
5365	YEW	6"	NO	113	113	100	PROPOSED REMOVE

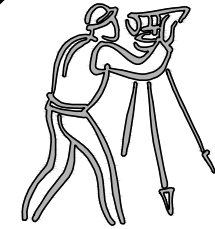
NARRATIVE

TREES DESCRIBED IN TABLE ABOVE WITH NUMBERS OF 5322, 5323, 5361, 5362 & 5365 ARE TO BE REMOVED FOR THE PROPOSED DEVELOPMENT PER SRC SEC.808.035(e).

- 5 (TREES DISTURBED) / 9 (TOTAL TREES) = 0.55 (55%), WHICH IS LESS THAN 70%



PLAN REVISIONS	DATE



CLIENT:

JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OREGON 97303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

DEVELOPER

JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OREGON 9303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

OWNER

JENSEN CONSTRUCTION, LLC
C/O DON JENSEN
5190 KALE STREET
SALEM, OREGON 97305
(503) 932-2259

DESIGN TEAM

CIVIL ENGINEER

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

UDELL ENGINEERING AND

LAND SURVEYING, LLC

63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY SITE PLAN

AVA JENE ESTATES

073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 2, 2024

PROJECT:
22-027 JENSEN PARK AVE. NE

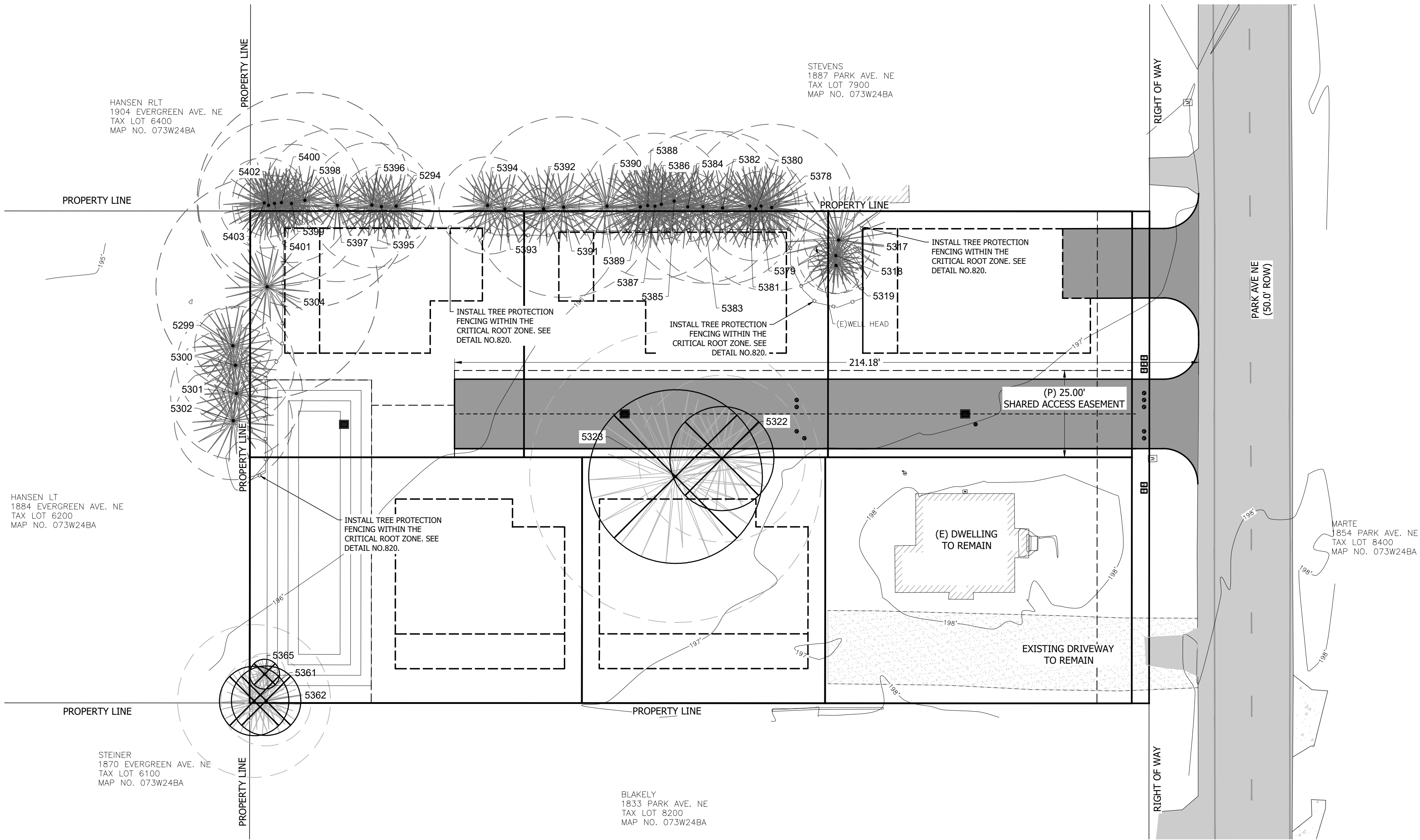
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LLL, MLX, BP

CHECKED BY:
BSV

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY

Sheet **C103**

SCALE: SEE BARSCALE



ONSITE TREE SUMMARY						
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTRUBANCE
5319	YEW	8"	NO	201	54	27
5318	YEW	11"	NO	380	53	14
5317	YEW	10"	NO	314	50	16
5322	CEDAR (REMOVED)	24"	NO	1809	1809	100
5323	CEDAR (REMOVED)	42"	YES	5539	5539	100
5304	REDWOOD	32"	YES	3215	962	30
5361	CEDAR (STUMP)	22"	NO	1520	1520	100
5362	CEDAR (STUMP)	13"	NO	531	531	100
5365	YEW	6"	NO	113	113	100

NARRATIVE

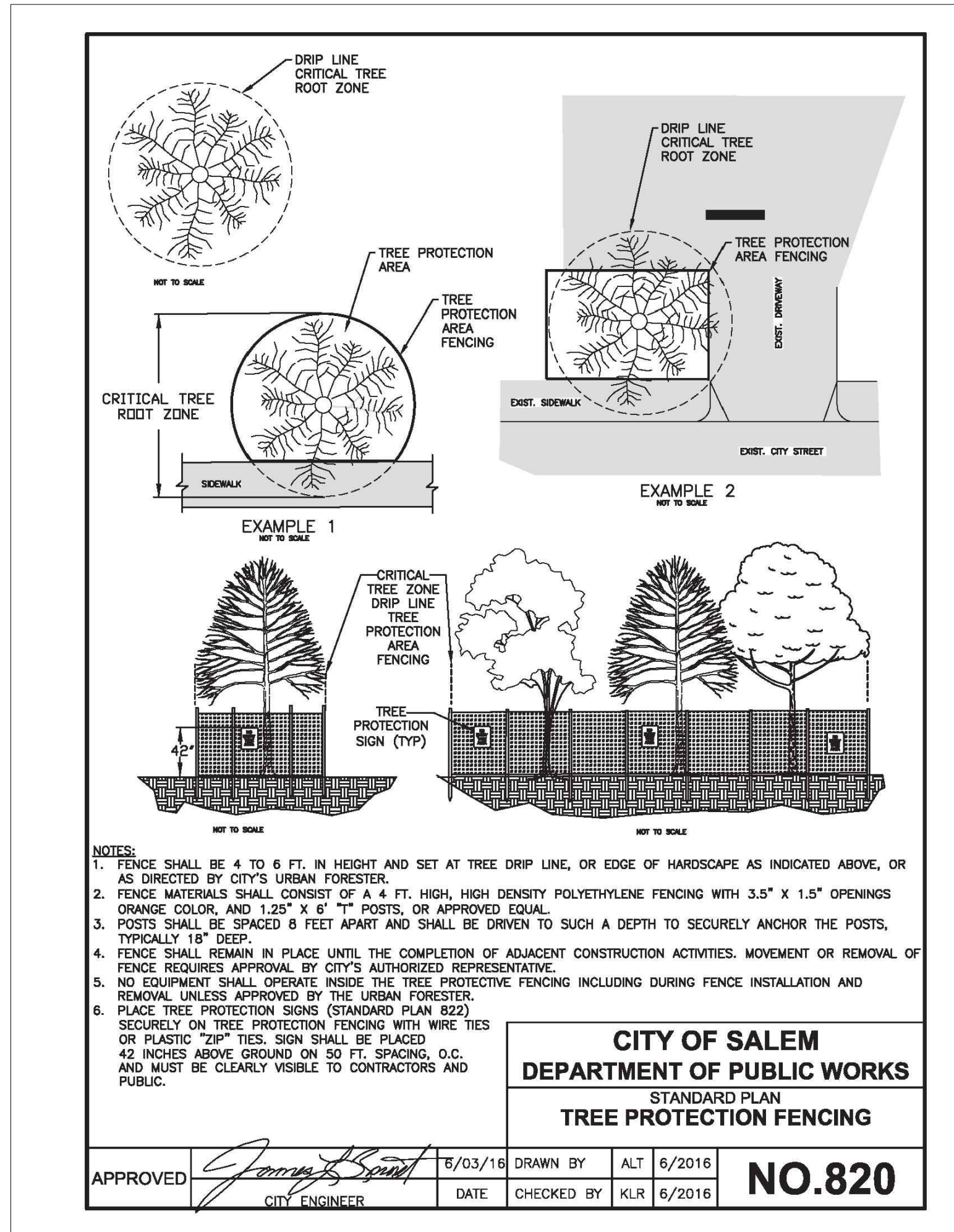
TREES DESCRIBED IN TABLE ABOVE WITH NUMBERS OF 5322, 5323, 5361, 5362 & 5365 ARE TO BE REMOVED FOR THE PROPOSED DEVELOPMENT PER SRC SEC.808.035(e).

- 5 (TREES DISTURBED) = 0.55 (55%), WHICH IS LESS THAN 70%
9 (TOTAL TREES)

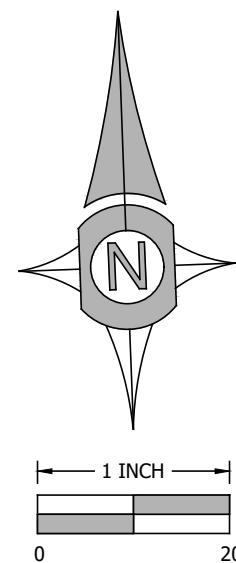
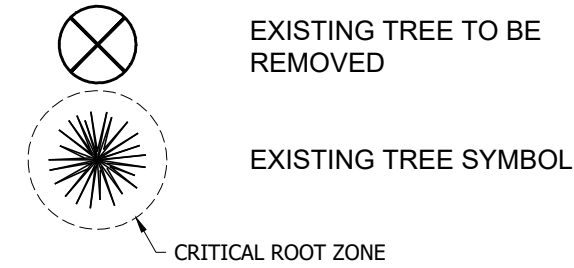
REVISED PER PLANNING
COMMENTS APRIL 12TH 2024

OFFSITE TREE SUMMARY						
TREE #	SPECIES	DBH	SIGNIFICANT	CRZ AREA (S.F.)	DISTURBANCE AREA (S.F.)	% DISTRUBANCE
5378	CEDAR	24"	NO	1809	356	20
5379	CEDAR	10"	NO	314	22	7
5380	CEDAR	15"	NO	707	144	20
5381	CEDAR	5"	NO	79	0	0
5382	CEDAR	22"	NO	1520	452	30
5383	CEDAR	22"	NO	1520	443	29
5384	CEDAR	10"	NO	314	25	8
5385	CEDAR	6"	NO	113	0	0
5386	CEDAR	10"	NO	314	16	5
5387	CEDAR	21	NO	1385	386	28
5388	DBL CEDAR	6" & 8"	NO	154	0	0
5389	CEDAR	8"	NO	201	3	1
5390	CEDAR	8"	NO	201	2	1
5391	CEDAR	26"	YES	2123	377	18
5392	CEDAR	6"	NO	113	0	0
5393	CEDAR	6"	NO	113	0	0
5294	DBL CEDAR	8" & 11"	NO	314	58	18
5394	CEDAR	14"	NO	615	54	9
5395	CEDAR	12"	NO	452	101	22
5396	CEDAR	18"	NO	1017	274	27
5397	CEDAR	22"	NO	1520	440	29
5398	CEDAR	31"	YES	3018	639	21
5399	CEDAR	17"	NO	907	128	14
5400	CEDAR	24"	NO	1809	262	14
5401	CEDAR	6"	NO	113	0	0
5402	CEDAR	9"	NO	254	1	0
5403	CEDAR	13"	NO	531	12	2
5299	CEDAR	11"	NO	380	0	0
5300	CEDAR	17"	NO	907	55	6
5301	CEDAR	19"	NO	1134	161	14
5302	CEDAR	17"	NO	907	138	15

REVISED PER PLANNING
COMMENTS APRIL 12TH 2024



TREE LEGEND



PLAN REVISIONS	DATE

CLIENT:
JENRAE PROPERTIES, LLC
P.O. BOX 20756
KEIZER, OR 97303
DON.JENSEN@JENSENCOLLC
(503) 932-2259

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY TREE CONSERVATION PLAN
AVA JENE ESTATES
073W24BA TAX LOTS 8000 & 8100
1861 PARK AVE. NE
SALEM, OR

DATE:
APRIL 2, 2024
PROJECT:
22-027 JENSEN PARK AVE. NE
DRAWN BY:
LLL, MLX, BP
CHECKED BY:
BSV

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY

Sheet **C104**
SCALE: SEE BARSCALE