

Tree Conservation Plan

Applicant Findings: There are 283 trees located within the boundary of the development. Twenty-three (23) trees are designated for removal. Therefore, preserving 92% of the street on the site. All the trees proposed for removal are located within the proposed right-of-way dedication and improvements.

There are thirty-five (35) significant Oregon White Oaks located on the subject property. Due to the potential right-of-way dedication/improvements, five (5) significant Oregon White Oak trees are proposed for removal.

SRC 808.035

(d) Approval criteria:

(1) An application for a tree conservation plan shall be granted if the following criteria are met:

(A) No heritage trees are designated for removal.

(B) No significant trees are designated for removal, unless there are no reasonable design alternatives that would enable preservation of such trees.

(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.

(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.

(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.

Applicant Findings:

- (A) There are no heritage trees located on the subject property.
- (B) There are 35 significant trees designated for removal, with 5 being proposed for removal. All 5 significant trees designated, or removal are located within the right-of-way and where improvements will have to be made.

*33" Oak

*30" Oak

*24" Oak

*24" Oak

*24" Oak

- (C) Croisan Creek runs along the eastern portion of the site. There is no trees or vegetation proposed for removal within the riparian corridor.
- (D) There are 283 trees located within the boundary of the development. Twenty-three (23) trees are designated for removal. Therefore, preserving 92% of the street on the site.
- (E) More than 30% of the trees on site are being preserved.

(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.***

Applicant Findings:

All the trees proposed for removal are located within the proposed right-of-way dedication and improvements.

There are thirty-five (35) significant Oregon White Oaks located on the subject property. Due to the potential right-of-way dedication/improvements, five (5) significant Oregon White Oak trees are proposed for removal.

(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:

(1) Residential density increase. One middle housing dwelling unit or accessory dwelling unit shall be provided within the development for each tree removed. Any dwelling unit provided pursuant to this subsection is required in addition to the density requirements otherwise applicable in the zone. The lot(s) within the development that will be developed with the middle housing dwelling unit(s) or accessory dwelling unit(s) shall be specified in the conditions of the associated land division approval.

(2)Solar power off-set. One 25-year 3-kilowatt solar array shall be provided for each tree removed. The lot(s) where the solar array(s) will be located shall be specified in the conditions of the associated land division approval.

(3)Electric vehicle charging. One level 2 240-volt residential electric vehicle charging station shall be provided for each tree removed. The lot(s) where the charging stations will be located shall be specified in the conditions of the associated land division approval.

(4)Open space lot. One or more lots within the development shall be designated as an open space lot planted at a minimum density of two trees for each tree removed. The replanted trees shall be of either a shade or evergreen variety with a minimum caliper of 1.5 inches. The lot(s) within the development that will be designated as an open space lot shall be specified in the conditions of the associated land division approval and shall be perpetually operated and maintained by a home owners' association.

Applicant Findings:

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