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Jeremy

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October 23, 2007

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RE: SRC CHAPTER 68 TREE CONSERVATION PLAN ADJUSTMENT (TCPA 07-9): 4200 Block of Croisan Creek Road S; Tree Conservation Plan TCP 05-33.

REQUEST: To adjust Tree Conservation Plan TCP 05-33 to remove 67 trees originally proposed for preservation, including one significant tree, and preserve 57 trees originally proposed for removal (a net removal of 10 trees), for property located at the 4200 block of Croisan Creek Road S. The adjusted plan preserves 24.5 percent of the trees.

BACKGROUND

The subject property is located within the 4200 Block of Croisan Creek Road S (Attachment 1). A Tree Conservation Plan, TCP 05-33, was approved for the property on May 5, 2007, and identified 1,717 trees on the property, with 1,285 trees designated for removal.

APPROVAL CRITERIA

SRC 68.110(a): The Planning Administrator may grant adjustments to a Tree Conservation Plan to allow the removal of a tree designated for retention upon a showing by the owner or developer that there are special conditions that could not have been anticipated at the time the plan was submitted that create unreasonable hardships or practical difficulties which can be most effectively relieved by and adjustment to the plan.

Staff Response: A tree conservation plan adjustment was necessary because of modifications to the street alignment which occurred subsequent to the filing of the original TCP. **SRC 68.110(b):** The administrator may attach any condition to the adjustment deemed necessary to fulfill the intent of the original tree conservation plan, including additional planting, on or offsite.

Staff Response: The applicant shall be required to replant trees onsite according to the replanting requirements of SRC Chapter 132 or SRC Table 68-1, whichever greater, at the time of building permit. This replanting shall be restricted to the area subject to this adjustment.

Community Services staff has reviewed the Tree Conservation Plan Adjustment for compliance with SRC 132.200. Pursuant to SRC 132.200(d) and (e), 180 trees, each with a minimum 1.5 inch caliper, must be replanted onsite to replace the 1295 trees being removed as a result of the original tree plan and this adjustment. Additionally, a minimum of 16 trees, each with a caliper of 1.5 inches or greater, must be replanted to mitigate the removal of more than 75 percent of the existing trees. Therefore, the total number of trees that must be replanted is 196.

DECISION AND CONDITIONS OF APPROVAL

The request to adjust Tree Conservation Plan TCP 05-33 to remove 67 trees originally proposed for preservation, including one significant tree, and preserve 57 trees originally proposed for removal (a net removal of 10 trees), for property located at the 4200 block of Croisan Creek Road S is hereby **GRANTED**.

The submitted Tree Conservation Plan Adjustment, TCPA 07-9, is consistent with the provisions of SRC Chapter 68 and Chapter 132. Tree Conservation Plan Adjustment 07-9 is hereby approved, contingent upon issuance of construction permit(s). The developer, and all representatives thereof, shall comply with all applicable SRC Chapter 68 and Chapter 132 development standards, and shall comply with the following conditions:

COMMUNITY DEVELOPMENT

1. The Tree Conservation Plan Adjustment, referenced above by Case File Number TCPA 07-9, is hereby approved and a copy is attached hereto (Attachment 2). The original approved Tree Conservation Plan is on file with the City of Salem, and is binding on the lots created by partition/subdivision of the subject property.
2. No tree designated for **removal** on the approved Tree Conservation Plan Adjustment shall be removed or critically damaged prior to the Tree Conservation Plan Adjustment approval date.
3. Any changes to the approved Tree Conservation Plan Adjustment must be submitted to the Community Development Department in the form of another Tree Conservation Plan Adjustment application for review and approval.
4. No tree designated for **preservation** on the approved Tree Conservation Plan Adjustment may be removed or critically damaged unless and until another Tree Conservation Plan Adjustment application is submitted by the property owner and approved by the Planning Administrator.
5. Prior to and during any grubbing, grading and construction activities, all trees designated for preservation shall be protected from removal or critical damage. Trees designated for protection shall be clearly marked onsite.
6. During all grubbing, grading and construction activities, sturdy, high-visibility protective fencing shall be installed and maintained around all significant trees and heritage trees, as defined by SRC 68.020. The protective fencing shall be installed under the tree canopy such that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one-inch of dbh is protected. No grubbing, grading, construction, vehicle parking, or storage/disposal of materials/fill shall be allowed inside the protective fencing.
7. At the time of application to the Salem Public Works Department for a construction permit, and prior to any grading and/or construction on-site, a copy of the approved Tree Conservation Plan Adjustment shall be provided to the Salem Public Works Department with the construction and grading plans.
8. Prior to recordation of the Final Plat, a Final Tree Conservation Plan, including revisions resulting from this Adjustment, shall be submitted to the Community Development Department for review and an onsite INSPECTION.
9. Adherence to the Final Tree Conservation Plan is required at the time of building permit application. All trees identified for preservation by the Final Tree Conservation Plan shall be protected, as required by above, until issuance of a Notice of Final Completion for each affected parcel/lot.
10. The subject property shall be re-planted with at least 196 trees, each 1.5 inch caliper or greater. This required replanting must be illustrated on landscaping plans. Replanting must occur before final inspection or Notice of Final Completion for the proposed development, and is restricted to the area subject to this TCPA.

Sincerely,

A handwritten signature in cursive script that reads "Garrett Stephenson". Below the signature, the initials "dm" are written in a smaller, simpler script.

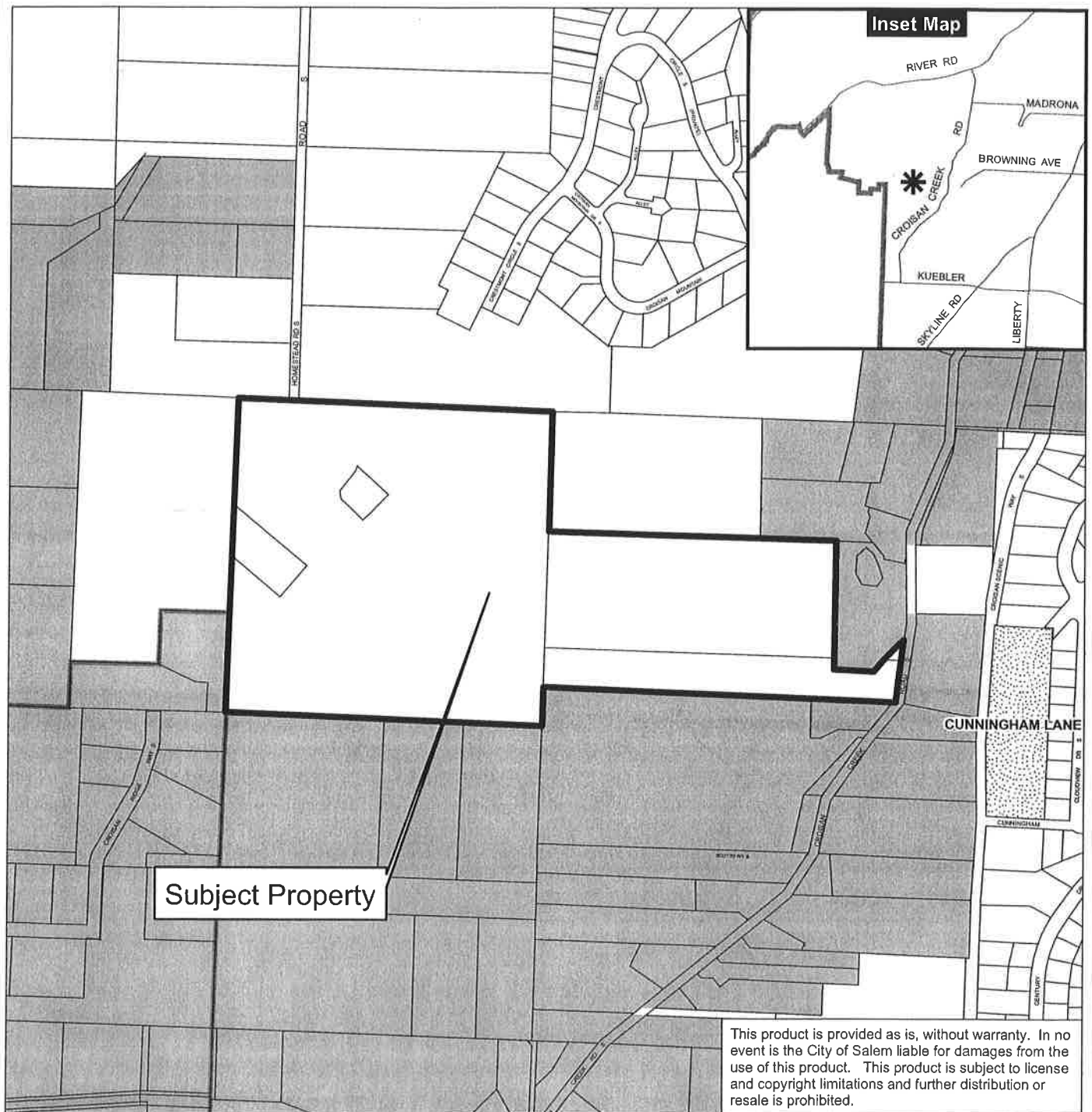
Garrett Stephenson
Associate Planner

Attachments: 1. Vicinity Map
2. Approved Tree Conservation Plan No. TCPA 07-9

cc (letter only): Alan Kessler, GIS
TCP File 05-33
SUB File 07-3

Vicinity Map

4200 Block of Croisan Creek Rd. S



Legend

- Outside Salem City Limits
- Urban Growth Boundary
- Taxlots
- Schools
- Parks

0 150 300 600 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

