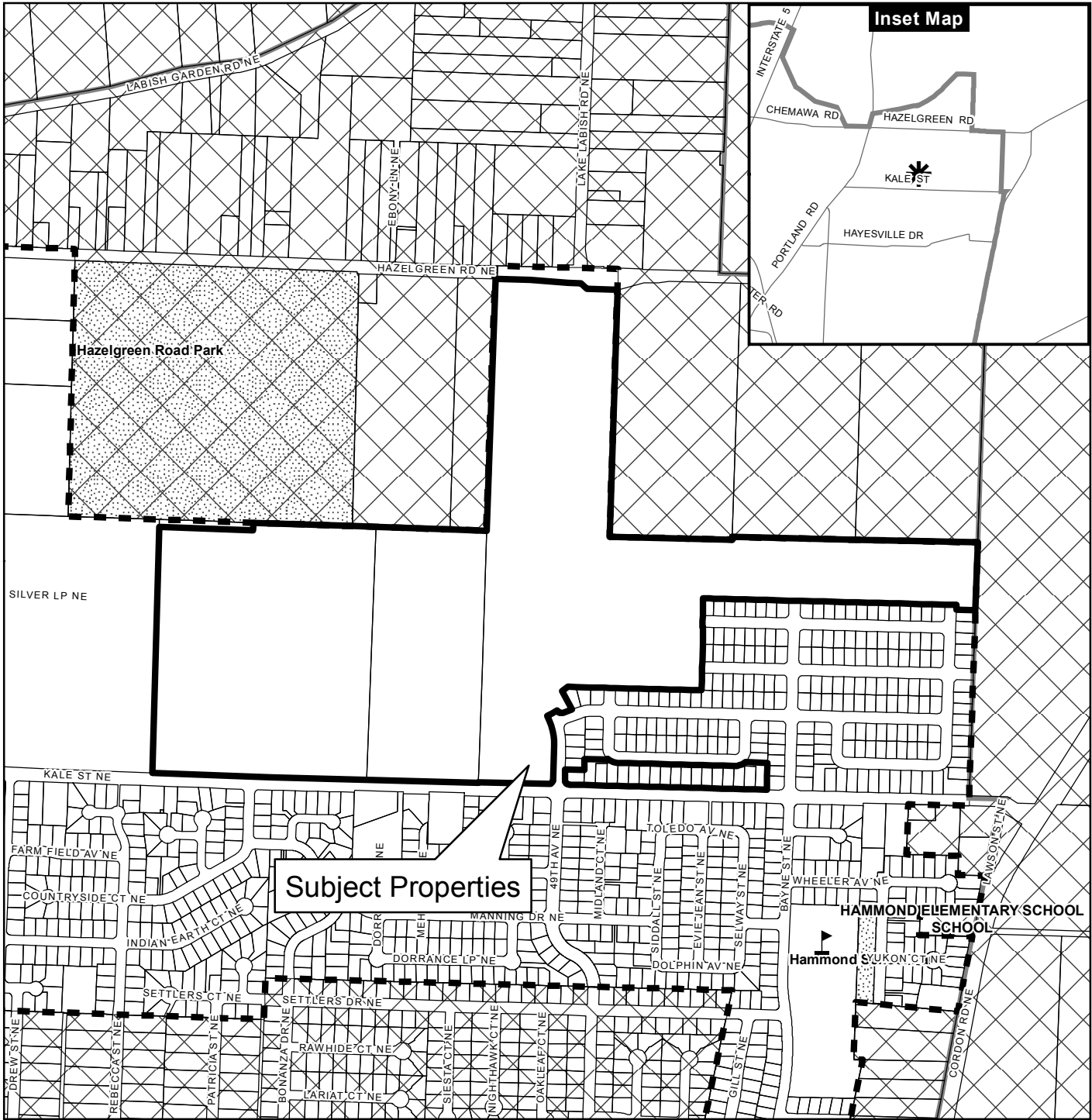


Vicinity Map

4400-5200 Blocks of Kale Street NE



Legend

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



Parks



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0 100 200 400 Feet



TRANSMITTAL



DATE: July 29, 2019

JOB #: 6610

To: Planning Division
Community Development
Room 305

PROJECT: Northstar (SUB07-13A)

FROM: Brandie Dalton, Land-Use Planner

RE: *TREE CONSERVATION PLAN ADJUSTMENT FOR TCP 07-17*

ENCLOSED IS A TREE CONSERVATION PLAN ADJUSTMENT FOR BRUSH COLLEGE SUBDIVISION. THE APPLICANT IS REQUESTING A TREE CONSERVATION ADJUSTMENT IN ORDER TO REMOVE 6 ADDITIONAL TREES. IN 2007, THE APPLICANT WAS GIVEN APPROVAL TO REMOVE TREES ON THE SITE THROUGH TREE CONSERVATION PLAN (TCP) 07-17.

SRC 808.040(d):

(1) *THERE ARE SPECIAL CONDITIONS THAT COULD NOT HAVE BEEN ANTICIPATED AT THE TIME THE TREE CONSERVATION PLAN WAS SUBMITTED THAT CREATED UNREASONABLE HARDSHIPS OR PRACTICAL DIFFICULTIES.*

APPLICANT FINDINGS: TCP 07-17 ALLOWED THE APPLICANT APPROVAL TO REMOVE 1 TREE ON THE SITE WHILE PRESERVING 5 TREES (83%), OF THE ORIGINAL TREES WITHIN SUB07-13A.

AFTER STARTING WORK AND GRADING ON THE SITE, IT WAS DETERMINED THAT THERE ARE ACTUALLY 9 TREES ON THE SITE, NOT 6 AS NOTED IN THE ORIGINAL TCP.

THE APPLICANT IS REQUESTING THE REMOVAL OF 5 ADDITIONAL TREES ON THE SITE. THERE ARE 3 TREES ON THE SITE THAT ARE NO LONGER THERE DUE TO WEATHER AND CONSTRUCTION ON THE SITE. IT WAS ALSO DETERMINED THAT DUE TO CURRENT DETENTION NEEDS AND REQUIREMENTS FOR THE SITE, 2 TREES WITHIN THE NORTHWEST CORNER OF THE SITE WILL NEED TO BE REMOVED OR THEY WILL BE DAMAGED DUE TO CONSTRUCTION OF THE DETENTION AREA. THEREFORE, THE DETENTION REQUIREMENTS AND THE REMOVAL OF TREES HAS CREATED AN UNFORESEEN HARDSHIP.

THESE TREES NEED TO BE REMOVED IN ORDER TO AVOID DAMAGING THE TREES OR CAUSING SAFETY ISSUES LATER DUE TO UNSTABLE TREES. THEREFORE, THE APPLICANT IS REQUESTING APPROVAL TO REMOVE 5 ADDITIONAL TREES ON THE SITE.

(2) WHEN THE TREE CONSERVATION PLAN ADJUSTMENT PROPOSES THE REMOVAL OF A SIGNIFICANT TREE, THERE ARE NO REASONABLE DESIGN ALTERNATIVE THAT WOULD ENABLE PRESERVATION OF THE TREE.

APPLICANT FINDINGS: THERE ARE NO SIGNIFICANT TREES LOCATED ON THE SUBJECT PROPERTY. THEREFORE, THIS CRITERIA IS NOT APPLICABLE.

(3) WHEN THE TREE CONSERVATION PLAN ADJUSTMENT PROPOSES THE REMOVAL OF A TREE OR NATIVE VEGETATION WITHIN A RIPARIAN CORRIDOR, THERE ARE NO REASONABLE DESIGN ALTERNATIVES THAT WOULD ENABLE PRESERVATION OF THE TREE OR NATIVE VEGETATION.

APPLICANT FINDINGS: THERE IS NO RIPARIAN CORRIDOR LOCATED ON THE SUBJECT PROPERTY. THEREFORE, THIS CRITERIA IS NOT APPLICABLE.

(4) WHEN THE TREE CONSERVATION PLAN ADJUSTMENT PROPOSES TO REDUCE THE NUMBER OF TREES PRESERVED IN THE ORIGINAL TREE CONSERVATION PLAN BELOW 25 PERCENT, ONLY THOSE TREES REASONABLY NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT ARE DESIGNATED FOR REMOVAL.

APPLICANT FINDINGS: THE PROPOSED TCPA WILL RESULT IN THE REMOVAL OF 6 TREES WHILE PRESERVING 3 TREES (33%) ON THE SITE WITHIN THE NORTHSTAR SUBDIVISION (SUB07-17).

AFTER STARTING WORK AND GRADING ON THE SITE, IT WAS DETERMINED THAT THERE ARE 3 TREES THAT ARE GONE AND 2 TREES THAT NEED TO BE REMOVED DUE TO THE DETENTION AREA.

TREE INVENTORY

TOTAL TREES ON SITE:	9
TREES TO BE REMOVED:	6
TREES TO REMAIN:	3

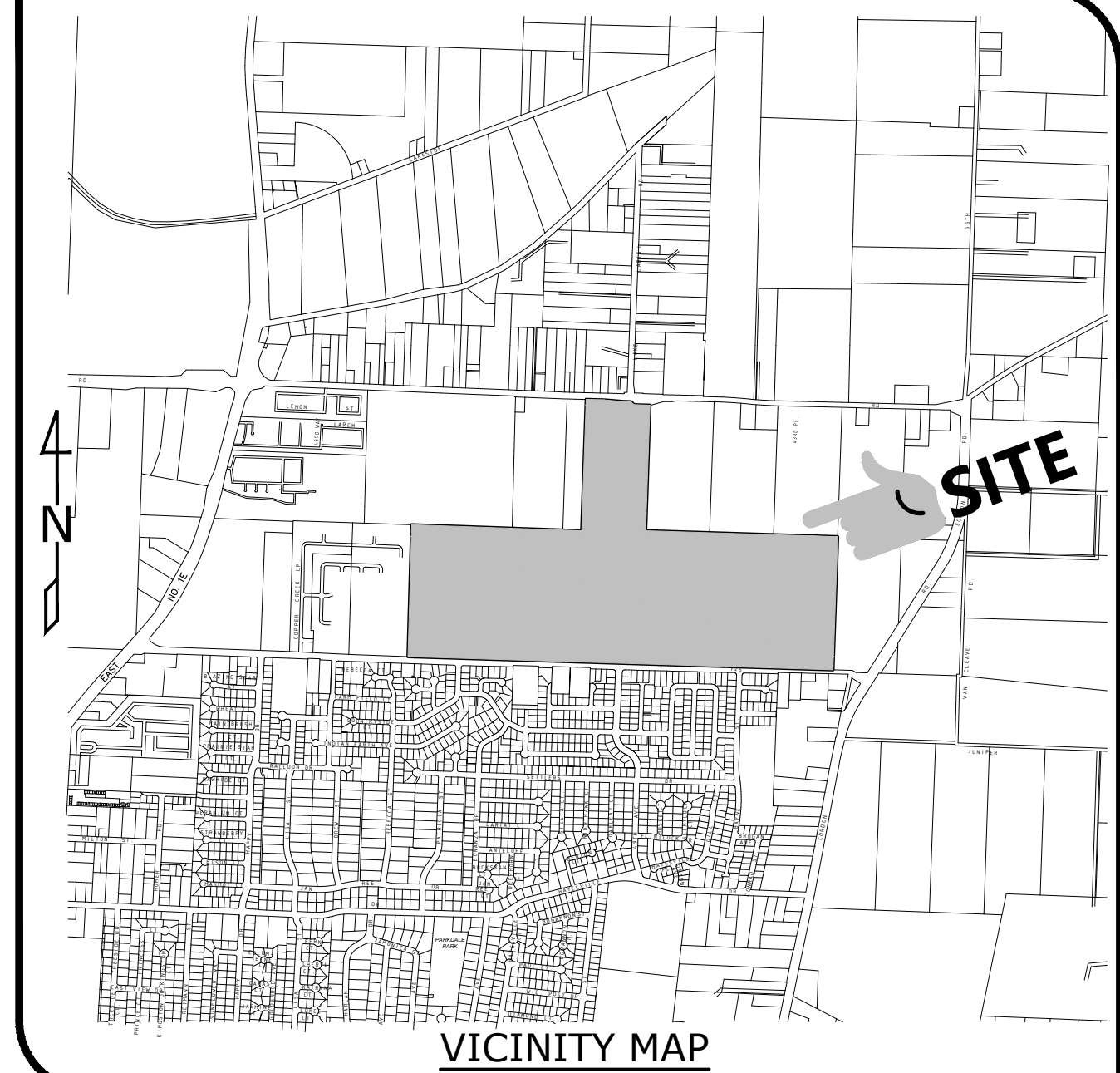
IF YOU HAVE ANY QUESTIONS REGARDING THIS ISSUE PLEASE FEEL FREE TO CONTACT US. THANK YOU.

SIGNED: _____
bdalton@mtengineering.net

ATTACHMENT C

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



VICINITY MAP

Owner / Developer:

**NORTHSTAR
COMMUNITIES L.L.C.**
9550 SE CLACKAMAS RD.
CLACKAMAS, OREGON 97015
PHONE: (503) 655-7933

