

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 informacion, por forvor llame
503-588-6173*

ADMINISTRATIVE DECISION FOR TREE CONSERVATION PLAN

CASE NO.: TCP19-10
AMANDA NO.: 19-109779-NR
DATE OF DECISION: October 23, 2019
PROPERTY LOCATION: 6719 Devon Avenue SE - 97306
APPLICANT: HSF Development, LLC

REQUEST

A Tree Conservation Plan in conjunction with Subdivision Case No. SUB19-05, proposing the preservation of 12 trees on site, or 19 percent, out of a total of 63 trees. The subject property is approximately 19.74 acres in size, zoned RS (Single Family Residential), and located at 6719 Devon Avenue SE - 97306 (Marion County Assessor's Map and Tax Lot number 083W22C / 300).

FINDINGS

The subject property is located at 6719 Devon Avenue SE - 97306 (Marion County Assessor's Map and Tax Lot number 083W22C / 300) (Attachment A). The tree conservation plan (Attachment B) was submitted in conjunction with a subdivision application for the subject property (SUB19-05).

The tree conservation plan identifies a total of 63 trees above 10 inches diameter-at-breast-height (dbh) on the property, with 12 trees identified for preservation. There are no significant trees proposed for removal and no heritage trees, or riparian corridor trees or vegetation located on the property.

1. Tree Conservation Plan Approval Criteria (SRC 808.035(d)):

SRC 808.035(d) establishes the following approval criteria for tree conservation plans:

- (1) No heritage trees are designated for removal;
- (2) No significant trees are designated for removal, unless there are no reasonable design alternatives that would enable preservation of such trees;
- (3) 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;
- (4) Not less than 25 percent of all trees located on the property are designated for preservation; provided, however, if less than 25 percent of all trees located on the property are designated for preservation, only those trees reasonably necessary to accommodate the proposed development shall be designated for removal.

2. Analysis of Tree Conservation Plan Approval Criteria:

(1) 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) are not applicable to the tree conservation plan.

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

Finding: There is one significant tree located on the subject property. The applicant has identified this tree as number 83 and it is not proposed to be removed. Therefore, the preservation requirements of SRC 808.035(d)(2) are met.

(3) 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 corridors present on the subject property; therefore, the preservation requirements of SRC 808.035(d)(3) are not applicable to the tree conservation plan.

(4) Not less than 25 percent of all trees located on the property are designated for preservation; provided, however, if less than 25 percent of all trees located on the property are designated for preservation, only those trees reasonably necessary to accommodate the proposed development shall be designated for removal.

Finding: The applicant submitted a tree conservation plan indicating 12 of the 63 trees on the subject site would be preserved, or 19 percent of the trees, thus dropping below the minimum 25 percent retention standard in SRC 808.035(d)(4). Because the tree conservation plan proposes to preserve less than the minimum required 25 percent of the trees on the site, the applicant has provided a written statement identifying that required street grades and locations to serve the future proposed subdivision require additional tree removal. In addition, some trees fall within future building envelopes for future single-family homes within the subdivision. To offset the impacts of removing more than 25 percent of the trees on the subject property, each lot shall be subject to higher planting requirements as outlined below. With the additional tree planting requirements in place, the tree conservation plan complies with the requirements of SRC 808.035(d)(4).

3. SRC Chapter 808 Planting Requirements

SRC Chapter 808.050 establishes tree planting requirements for lots or parcels to be used for Single Family or Two Family uses. The specific number of trees that must be provided on each lot is based upon the requirements of Table 808-1, however, the proposal does not preserve the minimum 25 percent requirement for trees on site. To offset the impact of the tree removal, replanting shall take place as shown below:

Lot Size	Required Trees
Up to and including 6,000 square feet	3
6,001 to 7,000 square feet	4
7,001 to 8,000 square feet	5
8,001 to 9,000 square feet	6
Above 9,000 square feet	7

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

DECISION

The proposed Tree Conservation Plan is consistent with the provisions of SRC Chapter 808. The Tree Conservation Plan is hereby **APPROVED**, subject to SRC Chapter 808 and the following conditions, adopted pursuant to SRC 808.050(e)(2):

Condition 1: All trees designated for retention under the tree conservation plan shall be marked and protected during construction. Any heritage tree or significant tree shall require that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one inch of dbh be protected by an above ground silt fence or its equivalent. Tree protection measures shall remain in place until the issuance of Notice of Final Completion for the Single-Family dwelling or Two-Family dwelling.

Condition 2: Each lot or parcel within the development proposal shall comply with the tree planting requirements set forth in SRC 808.050, and the table in Section 3 of this decision.

Condition 3: The applicant shall obtain all required grading and erosion control permits if tree removal results in ground disturbance.

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 partition 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.

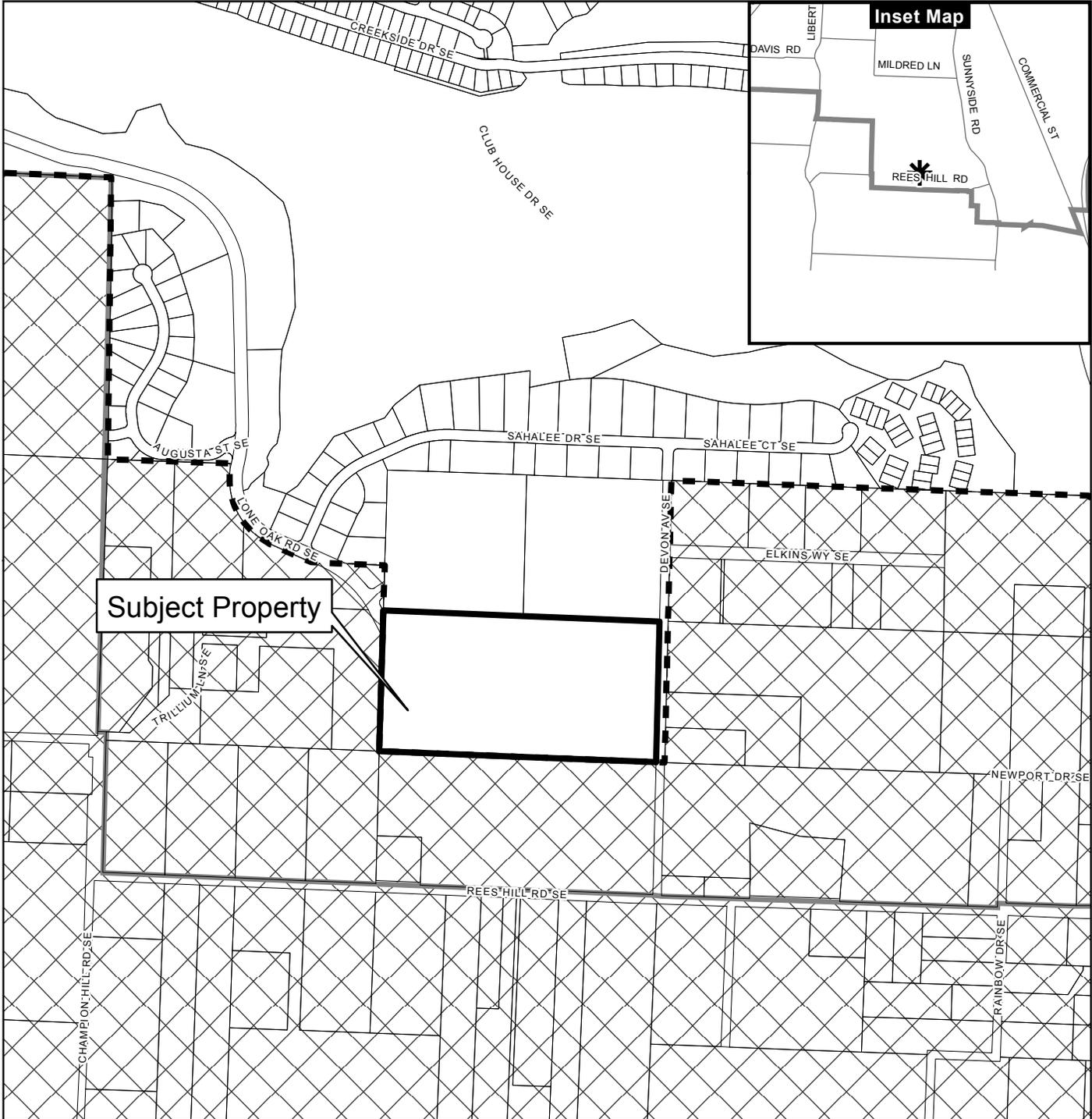


Britany Randall, Planner II
Planning Administrator Designee

Attachments: A. Vicinity Map
B. Approved Tree Conservation Plan

cc: Alan Kessler, GIS

Vicinity Map 6719 Devon Avenue SE



Legend

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

CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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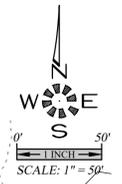
TREE CONSERVATION PLAN

DEVON ESTATES

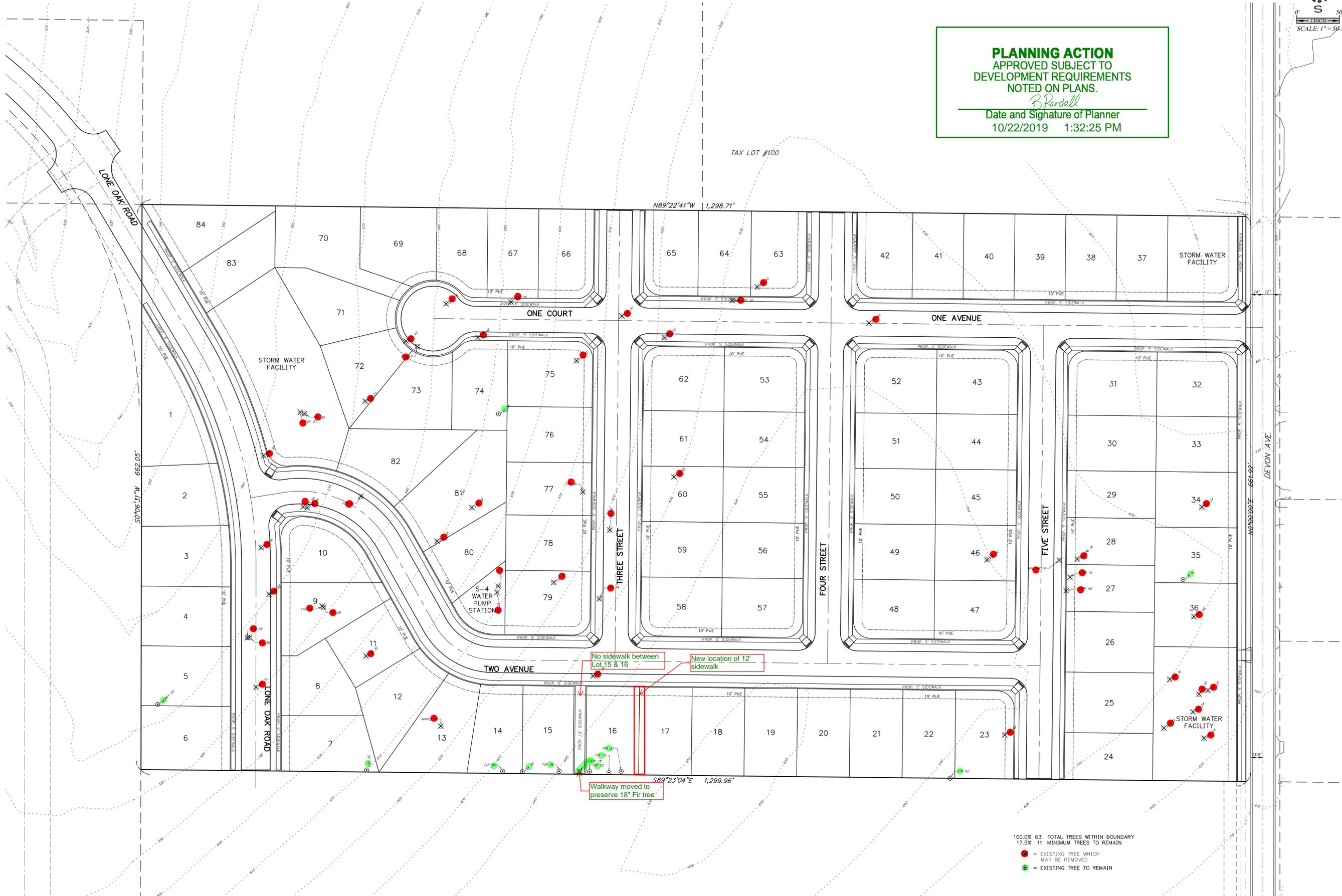
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

P.H.S. 06/24/2019
GROUP PROJECT
Design: M.D.G.
Drawn: P.H.S.
Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREEN
JULY 14, 1978
EXPIRES: 06-30-2019
JOB # 6502



PLANNING ACTION
APPROVED SUBJECT TO
DEVELOPMENT REQUIREMENTS
NOTED ON PLANS.
B. Randall
Date and Signature of Planner
10/22/2019 1:32:25 PM



100.0% 63 TOTAL TREES WITHIN BOUNDARY
17.5% 11 MINIMUM TREES TO REMAIN
X = EXISTING TREE WHICH MAY BE REMOVED
O = EXISTING TREE TO REMAIN

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