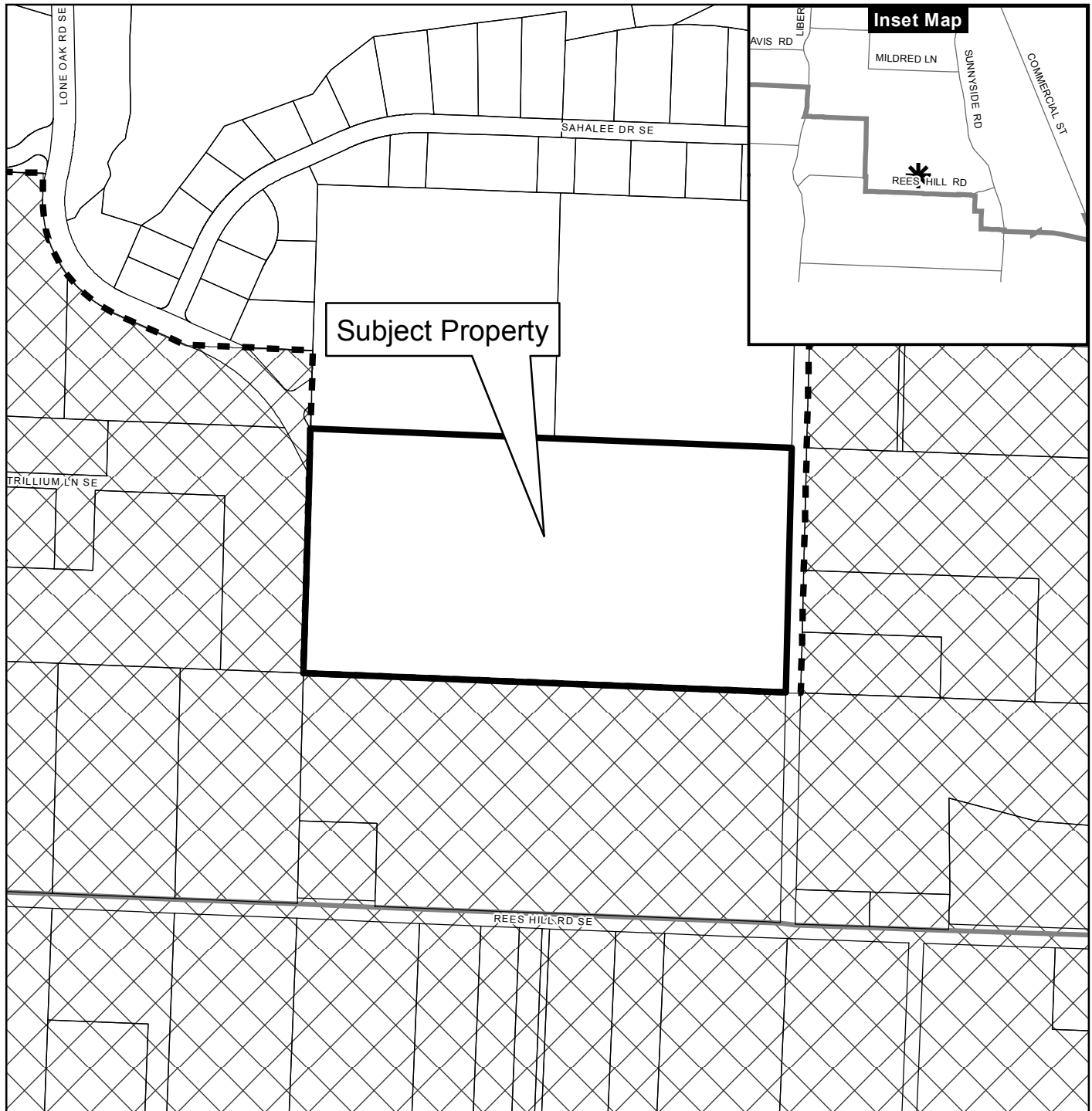


Vicinity Map

6719 Devon Avenue SE



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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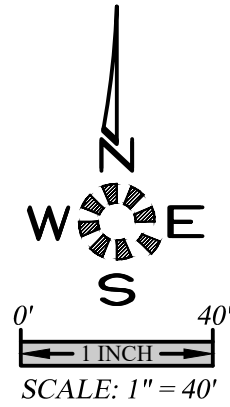
Z:\6502-6599\6502-DevonAvenueSubdivision\Drawings\65020\65020.dwg, P103TR, 7/20/2021 2:50:59 PM, P5ounders

Removal approved
under TCPA21-13



66 Total Trees within Boundary
17 Trees to be Preserved
49 Trees to be Removed
25.8% persevered

Attachment B

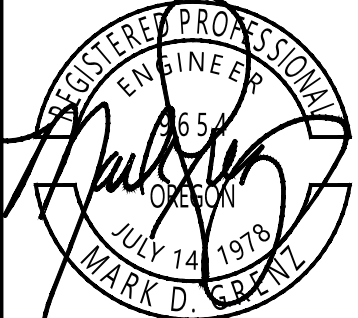


PRELIMINARY
TREE CONSERVATION
PLAN - ONSITE: WEST

DEVON ESTATES

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

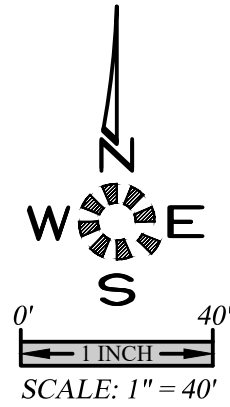
Design: M.D.G.
Drawn: P.H.S.
Checked: M.D.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: ----



JOB # 6502

P103

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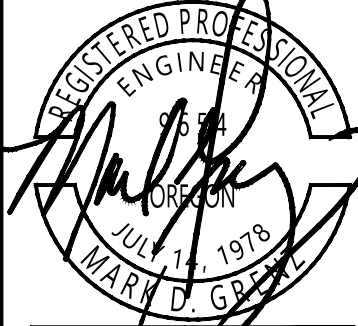
ENGINEERING SERVICES, INC.
 1155 13th ST., S.E. SALEM, OR. 97302
 PH. (503) 363-3277 FAX (503) 366-7560
 www.mtengr.com email: office@mtengr.com

PRELIMINARY
TREE CONSERVATION
PLAN - ONSITE: EAST

DEVON ESTATES

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

6502020 - P104.Plt	
Design:	M.D.G.
Drawn:	P.H.S.
Checked:	M.D.G.
Date:	NOV. 2017
Scale:	AS SHOWN
As-Built:	----



EXPIRES: 06-30-2021
JOB # 6502

TRANSMITTAL



DATE: September 5, 2021

JOB #: 6502

To: Planning Division
Community Development
Room 305

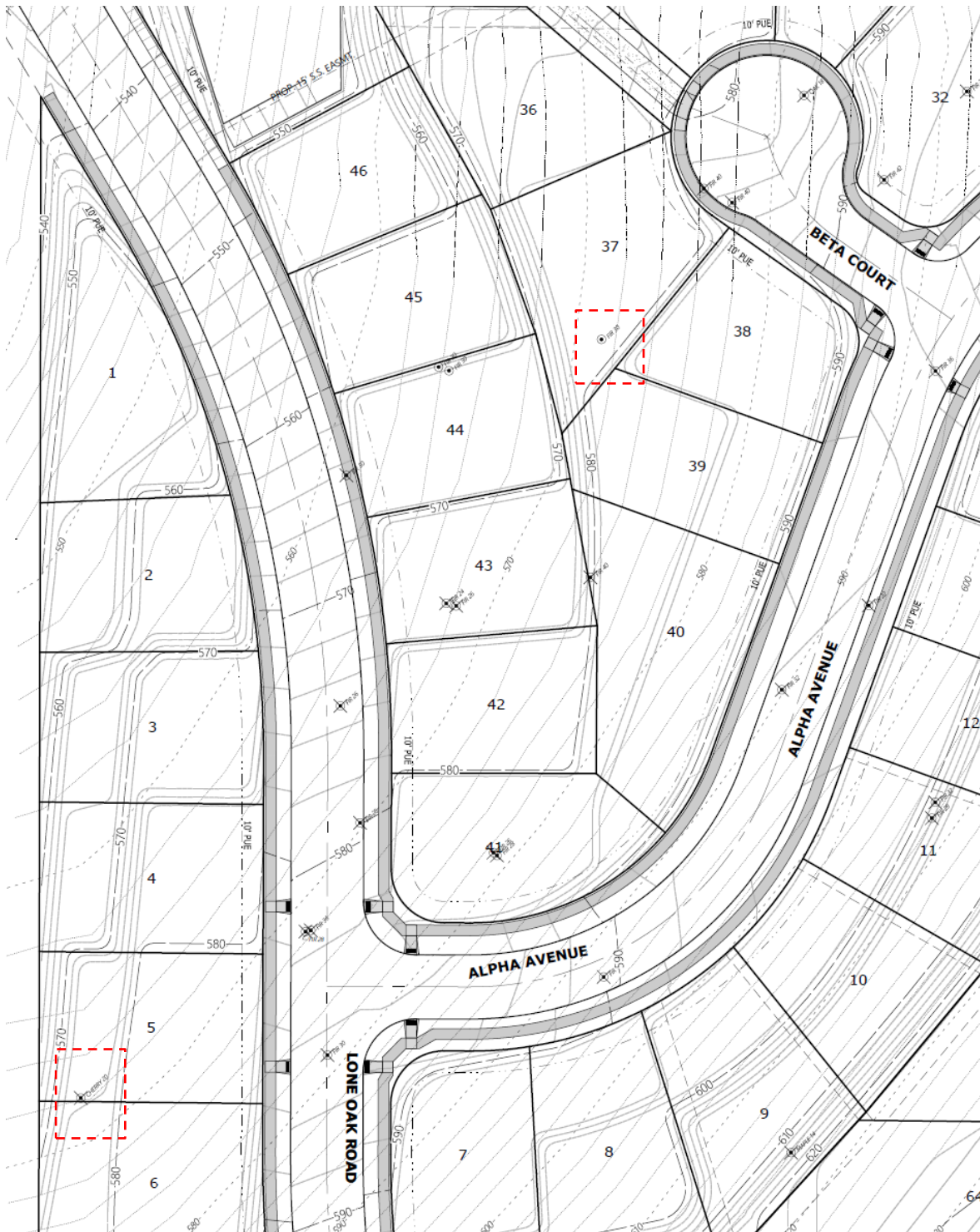
PROJECT: Devon Subdivision

FROM: Brandie Dalton, Land-Use Planner

RE: *TREE CONSERVATION PLAN ADJUSTMENT FOR TCP21-02*

ENCLOSED IS A TREE CONSERVATION PLAN ADJUSTMENT FOR THE DEVON SUBDIVISION (SUB21-01). AFTER BEING OUT ON THE SITE, IT WAS DETERMINED THAT THE CHERRY TREE LOCATED ON LOT 5 NEEDS TO BE REMOVED. DUE TO GRADING ON THE SITE, THE FIR TREE ON LOT 37 NEEDS TO BE REMOVED AS WELL.

THE APPLICANT IS REQUESTING A TREE CONSERVATION ADJUSTMENT IN ORDER TO REMOVE THE CHERRY TREE LOCATED ON LOT 5 AND THE FIR TREE LOCATION ON LOT 37 OF THE SUBDIVISION. ON MAY 3, 2021, THE APPLICANT WAS GIVEN APPROVAL TO REMOVE 47 TREES ON THE SITE THROUGH TREE CONSERVATION PLAN (TCP) 21-02.



SRC 808.040(p):

- (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 21-02 ALLOWED THE APPLICANT APPROVAL TO REMOVE 47 TREES ON THE SITE WHILE PRESERVING 19 TREES (28%), OF THE ORIGINAL TREES WITHIN SUB21-01.

THE APPLICANT IS REQUESTING THE REMOVAL OF 2 ADDITIONAL TREES ON THE SITE, WHICH WOULD BRING THE PROPOSED TREES TO BE REMOVED TO 49 TREES.

AFTER STARTING WORK AND GRADING ON THE SITE, IT WAS DETERMINED THAT THE CHERRY TREE ON LOT 5 AND THE FIR TREE ON LOT 37 BOTH NEED TO BE REMOVED.

DUE TO GRADING ON LOT 37, THE FIR TREE WILL NEED TO BE REMOVED.

AN ARBORIST REPORT DATED AUGUST 23, 2021, INDICATES THAT THE CHERRY TREE ON LOT 5 IS COVERED IN IVY WHICH IS CAUSING THE TREE TO DIE. THE TREE HAS A HIGH FAILURE RATE AND IT IS RECOMMENDED TO BE REMOVED (SEE ATTACHED ARBORIST REPORT).

THE APPLICANT HAD ORIGINALLY REQUESTED THIS TREE ON LOT 5 TO BE REMOVED. HOWEVER, AS PART OF THE TCP21-02, THE FOLLOWING CONDITION WAS PLACED ON THE APPROVAL:

CONDITION 1: THE APPLICANT SHALL PRESERVE THE 20" CHERRY TREE ON LOT 5 AS A DESIGNATED RIPARIAN TREE.

THE HEALTH OF THE TREE ON LOT 5 AND THE LOCATION WITH THE RIPARIAN CORRIDOR IS NOT A SPECIAL CONDITION THAT COULD HAVE BEEN ANTICIPATED BY THE APPLICANT.


ACCORDING TO STAFF, THIS TREE ADJACENT TO THE CHAMPION SWALE. HOWEVER, THIS SWALE IS DRY A MAJORITY OF THE YEAR AND IS NON-FISH BEARING. THEREFORE, THE REMOVAL WILL HAVE NO IMPACTS ON THE SWALE OR THE RIPARIAN CORRIDOR.

- (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 WITHIN THE BOUNDARY OF THE APPROVED SUBDIVISION. 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: ACCORDING TO STAFF, THE CHAMPION SWALE WATERWAY IS LOCATED ADJACENT TO THE WEST EDGE OF THE SUBJECT PROPERTY, CREATING A RIPARIAN CORRIDOR AND THE CONDITION TO RETAIN THE CHERRY TREE ON LOT 5.



ACCORDING TO STAFF, THIS TREE ADJACENT TO THE CHAMPION SWALE. HOWEVER, THIS SWALE IS DRY A MAJORITY OF THE YEAR AND IS NON-FISH BEARING. THEREFORE, THE REMOVAL WILL HAVE NO IMPACTS ON THE SWALE OR THE RIPARIAN CORRIDOR.

AN ARBORIST REPORT DATED AUGUST 23, 2021, INDICATES THAT THE CHERRY TREE ON LOT 5 IS COVERED IN IVY WHICH IS CAUSING THE TREE TO DIE. THE TREE HAS A HIGH FAILURE RATE AND IT IS RECOMMENDED TO BE REMOVED (SEE ATTACHED ARBORIST REPORT).

SINCE THE TREE IS IN POOR HEALTH AND DYING, THERE ARE NO ALTERNATIVE DESIGNS THAT WOULD SAVE THE TREE. THE ARBORISTS RECOMMENDATION WARRANTS REMOVAL OF THE CHERRY TREE ON LOT 5 OF SUB21-01.

(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 2 ADDITIONAL TREES WHILE PRESERVING 17 TREES (26%) ON THE SITE WITHIN THE DEVON SUBDIVISION (SUB21-01).

TREE INVENTORY

TOTAL TREES ON SITE:	66
TREES TO BE REMOVED:	49
TREES TO REMAIN:	17

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

Brandie Dalton
Land-Use Planner
bdalton@mtengineering.net



A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 6719 Devon Ave SE
 Map/Location: Salem, OR 97306
 Owner: public ☐ private ☒ unknown ☐ other ☐
 Date: 8-23-2021 Inspector: Austin Cohn SO-10036A
 Date of last inspection: _____

HAZARD RATING:

Failure Potential	+	Size of part	+	Target Rating	=	Hazard Rating
_____		_____		_____		_____
_____ Immediate action needed						
_____ Needs further inspection						
_____ Dead tree						

TREE CHARACTERISTICS

Tree #: _____ Species: wild cherry tree
 DBH: 34" # of trunks: 2 Height: 45' Spread: 20'
 Form: ☐ generally symmetric ☒ minor asymmetry ☐ major asymmetry ☐ stump sprout ☐ stag-headed
 Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed
 Live crown ratio: 30 % Age class: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent
 Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☐ crown reduced ☐ flush cuts ☐ cabled/braced
☒ none ☐ multiple pruning events Approx. dates: _____
 Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☐ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☐ normal ☒ chlorotic ☐ necrotic Epicormics? ☒ Y ☐ N
 Foliage density: ☐ normal ☒ sparse Leaf size: ☒ normal ☐ small
 Annual shoot growth: ☐ excellent ☒ average ☐ poor Twig Dieback? ☒ Y ☐ N
 Woundwood development: ☐ excellent ☐ average ☒ poor ☐ none
 Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor
 Major pests/diseases: _____

Growth obstructions:

☐ stakes ☐ wire/ties ☐ signs ☐ cables
☐ curb/pavement ☐ guards
☒ other Ivy covered

SITE CONDITIONS

Site Character: ☐ residence ☐ commercial ☒ industrial ☐ park ☐ open space ☐ natural ☐ woodland/forest
 Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☐ shrub border ☐ wind break
 Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted
 Recent site disturbance? ☒ Y ☐ N ☒ construction ☐ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing
 % dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? Y N
 % dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%
 % dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%
 Soil problems: ☐ drainage ☐ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail
☒ clay ☐ expansive ☐ slope _____° aspect: _____
 Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ _____
 Exposure to wind: ☒ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☐ windward, canopy edge ☒ area prone to windthrow
 Prevailing wind direction: _____ Occurrence of snow/ice storms ☐ never ☐ seldom ☒ regularly

TARGET

Use Under Tree: ☒ building ☐ parking ☒ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines
 Can target be moved? Y ☒ N Can use be restricted? Y ☒ N
 Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: ☒ Y ☐ N Mushroom/conk/bracket present: ☒ Y ☐ N ID: _____

Exposed roots: ☐ severe ☐ moderate ☒ low Undermined: ☐ severe ☐ moderate ☒ low

Root pruned: _____ distance from trunk Root area affected: 10 % Buttress wounded: Y ☒ N When: _____

Restricted root area: ☐ severe ☐ moderate ☒ low Potential for root failure: ☒ severe ☐ moderate ☐ low

LEAN: 20 deg. from vertical ☒ natural ☐ unnatural ☐ self-corrected Soil heaving: ☒ Y ☐ N

Decay in plane of lean: ☒ Y ☐ N Roots broken Y ☒ N Soil cracking: ☒ Y ☐ N

Compounding factors: Lots of soil erosion, in a heavily saturated area Lean severity: ☐ severe ☒ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper	S	M	M	
Bow, sweep				
Codominants/forks	S	S	S	
Multiple attachments				
Included bark		S	S	
Excessive end weight				
Cracks/splits		M		
Hangers				
Girdling	S			
Wounds/seam				
Decay		M		
Cavity				
Conks/mushrooms/bracket	M	M		
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burrs				
Previous failure				

HAZARD RATING

Tree part most likely to fail: codominant at base

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

3 + 3 + 3 = 9

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☐ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: _____ Inspect further: ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: ☒ Y ☐ N Replace? Y ☒ N Move target: Y ☒ N Other: _____

Effect on adjacent trees: ☒ none ☐ evaluate

Notification: ☒ owner ☐ manager ☐ governing agency Date: _____

COMMENTS tree is girdled by overgrown Ivy causing tip die back