

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 información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

TREE CONSERVATION PLAN: TCP21-03

APPLICATION NO.: 21-103722-NR

NOTICE OF DECISION DATE: December 16, 2021

REQUEST: A new Tree Conservation Plan in conjunction with a consolidated application for a new Subdivision and Class 2 Adjustment (SUB-ADJ21-06) proposing the preservation of 60 trees, or 31% percent, out of a total of 192 trees identified on the property. The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600 and 083W11D / 200, 400, 601).

APPLICANT: Westwood Homes LLC

LOCATION: 440 Block of Battle Creek

CRITERIA: Salem Revised Code (SRC) Chapters 808.035.

FINDINGS: The findings are in the attached Decision dated December 16, 2021.

DECISION: The **Planning Administrator APPROVED** TCP21-03 subject to the following conditions of approval:

- Condition 1:** The 28-inch Fir Tree on the rear property line of Lot 110 and the two 40-inch Fir trees on Lot 108, near Strong Road shall be preserved, unless a Tree Conservation Plan Adjustment is approved.
- Condition 2:** Trees proposed for removal that are located within the right-of-way abutting streets shall follow the procedures of SRC Chapter 86.
- Condition 3:** The conditions of SUB-ADJ21-06 and UGA17-03MOD1 shall be complied with during all construction activities.
- Condition 4:** 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 5: Each lot or parcel within the development proposal shall comply with the tree planting requirements set forth in SRC 808.050.

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 division 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.

Approval of a Tree Conservation Plan application does not expire.

Case Manager: Jamie Donaldson, Planner II, jdonaldson@cityofsalem.net, 503-540-2328

This decision is final unless written appeal from the applicant or the owner of the subject property is filed with the City of Salem Planning Division Room 305, 555 Liberty Street SE, Salem OR 97301 no later than **Monday, January 3, 2022 by 5:00 p.m.** The appeal must state where the decision failed to conform to the approval criteria in SRC Chapter 808. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action or refer the matter to staff for additional information.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**TREE CONSERVATION PLAN CASE NO. TCP21-03
DECISION**

IN THE MATTER OF APPROVAL OF)	TREE CONSERVATION PLAN
TREE CONSERVATION PLAN)	
CASE NO. TCP21-03)	
)	
4400 BLOCK BATTLE CREEK RD SE)	DECEMBER 16, 2021

In the matter of the application for a Tree Conservation Plan, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

A new Tree Conservation Plan in conjunction with a consolidated application for a new Subdivision and Class 2 Adjustment (SUB-ADJ21-06) proposing the preservation of 60 trees, or 31% percent, out of a total of 192 trees identified on the property. The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600 and 083W11D / 200, 400, 601).

PROCEDURAL FINDINGS

1. On February 17, 2021, an application for a Tree Conservation Plan was submitted for property located at 4400 Block of Battle Creek Rd SE (**Attachment A**).
2. The Tree Conservation Plan (**Attachment B**) was submitted in conjunction with a new subdivision application for the subject property (Case No. SUB21-06).

SUBSTANTIVE FINDINGS

1. Proposal

The tree conservation plan identifies a total of 192 trees above 10 inches diameter-at-breast-height (dbh) on the property, with 60 trees identified for preservation and 132 proposed for removal (**Attachment B**). There are twelve significant trees identified on the property, with six proposed for removal. There are no heritage trees, and four riparian corridor trees proposed for removal.

2. Applicability

A tree conservation plan is required in conjunction with any development proposal for the creation of lots or parcels to be used for single family or two family uses, if the development proposal will result in the removal of trees.

3. Analysis of Tree Conservation Plan Approval Criteria:

The approval criteria for a Tree Conservation Plan are found in SRC 808.035(d).

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.

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

Finding: There are twelve significant trees located on the subject property. The tree conservation plan proposes the preservation of six of the significant trees and removal of the other six. As indicated in the written statement provided by the applicant (**Attachment C**), the significant trees designated for removal are located within either future right-of-way for required streets and/or sidewalk improvements (applicable to five of the six significant oaks), or within the future building envelope of a lot (applicable to one of the six significant oaks).

The six significant trees designated for removal include three significant Oregon White Oaks (24", 28", and 60") within the future right-of-way of A Avenue, a 24" Oregon White Oak within the future right-of-way of J Avenue, and a 32" Oregon White Oak along Strong Road where a sidewalk is required. The applicant states that the site has been designed to accommodate a safe and efficient circulation system with these future streets and sidewalks, while taking into consideration site topography, stormwater detention and necessary street connections. In addition, one 30" Oak is proposed for removal on Lot 118 due to the tree's location abutting the street where construction of the driveway, sidewalk, and potential building area would greatly affect the health of the tree. As shown on the site plan there are no reasonable design alternatives which would otherwise enable the preservation of these six trees. The applicant, however, has proposed preservation of the remaining six significant oak trees, for a preservation rate of 50 percent of all significant oaks on site.

Due to the site topography and required street connections of the site, the six significant trees proposed for removal satisfy the criteria of SRC 808.035(d)(2) because there are no reasonable design alternatives available that would allow for the retention of these trees, as described above.

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: The majority of tax lot 200 is occupied by the West Middle Fork Pringle Creek and creates a riparian area for portions of the subject properties. While tax lot 200 has been designated for park space and is not a part of the TCP approval, a portion of the riparian area extends through tax lot 400, where four riparian trees are proposed for removal. However, these riparian trees are all located within future J Avenue, a required street connection to provide efficient circulation throughout the subdivision. As indicated in the finding above, there is no reasonable design alternative that would enable preservation of these trees. Therefore, the tree conservation plan complies with the requirements of SRC 808.035(d)(3).

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 application originally submitted for the tree conservation plan indicated 62 trees out of a total of 192 identified trees on the subject site would be preserved; however, a recount of the tree conservation plan indicates only 57 trees were proposed for preservation. Staff determined with the subdivision review that an additional three trees originally designated for removal would be re-designated for preservation. As such, Condition 11 placed on the property under SUB21-06 will be conditioned on this approval to ensure consistency between the two applications:

Condition 1: The 28-inch Fir Tree on the rear property line of Lot 110 and the two 40-inch Fir trees on Lot 108, near Strong Road shall be preserved, unless a Tree Conservation Plan Adjustment is approved.

As a result, the tree conservation plan identifies a total of 192 trees on the property, with 60 trees for designated for removal and 132 trees to be preserved for a preservation rate of approximately 31 percent.

In addition to the trees located on the subject property, there are also trees located within the existing right-of-way along Battle Creek Road, Reed Road and Strong Road. Pursuant to the tree preservation ordinance (SRC Chapter 808), tree conservation plans are required to identify and preserve the minimum required number of trees on the property. Because there are trees located within the existing right-of-way's which are not located on the property, they are not subject to the provisions of SRC Chapter 808 and are not counted toward the total number of trees on the site. These trees are instead considered trees on City owned property and subject to the provisions of SRC Chapter 86. All boundary streets (Reed Road, Battle Creek Road and Strong Road) may be modified pursuant to SRC 803.065 as needed to avoid impacts to street trees. To ensure that the street trees are reviewed under SRC 86, the Subdivision applied the following condition:

Condition 2: Trees proposed for removal that are located within the right-of-way abutting streets shall follow the procedures of SRC Chapter 86.

Because the tree conservation plan preserves more than 25 percent of the existing trees on the subject property, the tree conservation plan complies with the requirements of SRC 808.035(d)(4).

4. 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, as shown below:

Table 808-1

Lot Size	Required Trees
Up to and including 6,000 square feet	2
6,001 to 7,000 square feet	3
7,001 to 8,000 square feet	4
8,001 to 9,000 square feet	5
Above 9,000 square feet	6

In the event there are insufficient existing trees on a lot or parcel to meet the requirements of Table 808-1, the deficiency shall be made up by planting trees that are at least 1.5 inches in caliper.

IT IS HEREBY ORDERED

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:** The 28-inch Fir Tree on the rear property line of Lot 110 and the two 40-inch Fir trees on Lot 108, near Strong Road shall be preserved, unless a Tree Conservation Plan Adjustment is approved.
- Condition 2:** Trees proposed for removal that are located within the right-of-way abutting streets shall follow the procedures of SRC Chapter 86.
- Condition 3:** The conditions of SUB-ADJ21-06 and UGA17-03MOD1 shall be complied with during all construction activities.
- Condition 4:** 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 5:** Each lot or parcel within the development proposal shall comply with the tree planting requirements set forth in SRC 808.050.



Jamie Donaldson, Planner II, on behalf of,
Lisa Anderson-Ogilvie, AICP
Planning Administrator

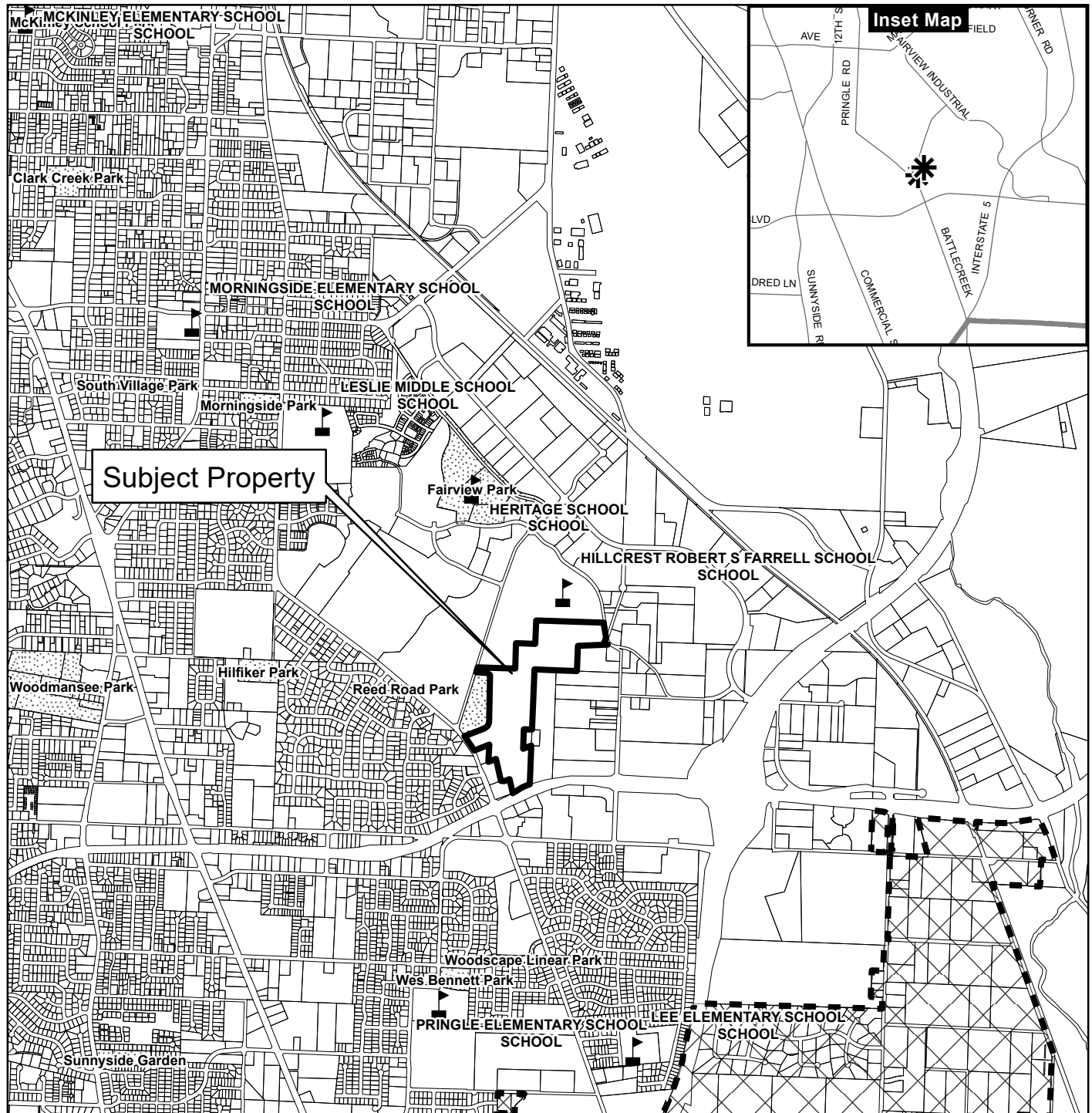
Attachments:

- A. Vicinity Map
- B. Approved Tree Conservation Plan
- C. Applicant's Written Statement

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Doc\TCP21-03.jld.docx

Vicinity Map

4400 Battle Creek Road SE



Legend

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

0 000 400 Feet



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COBURN GRAND VIEW ESTATES

T. 8 S., R. 3 W., Willamette Meridian
Sec. 11D Tax Lots 100, 200, 400 & 601 - Sec. 12B Tax Lot 1600
City Of Salem, Marion County, Oregon

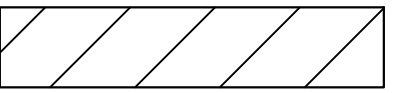
Owner / Developer:


WESTWOOD HOMES LLC

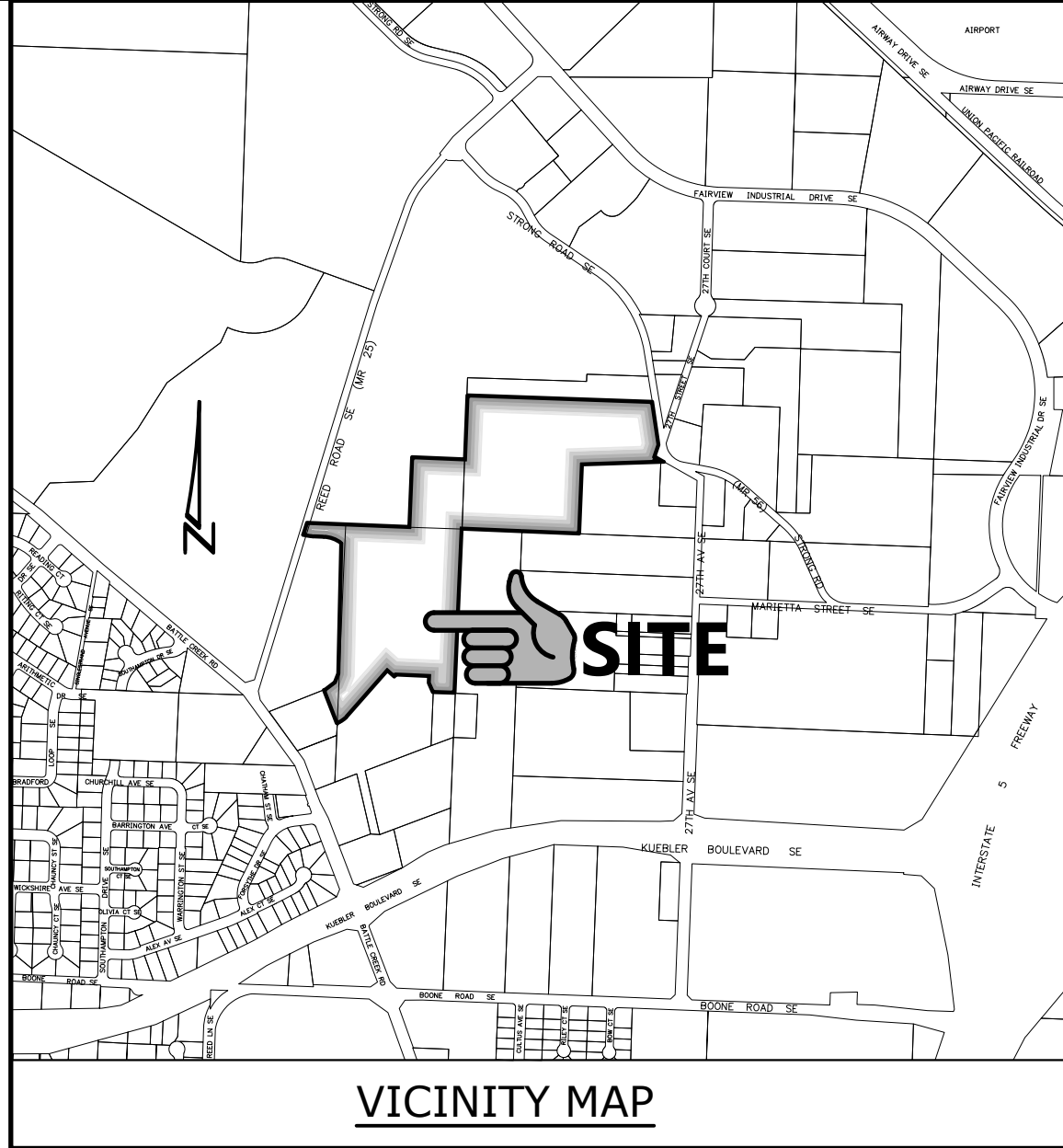
12700 NW CORNELL RD.
PORTLAND, OREGON 97229

TOWNHOUSES:

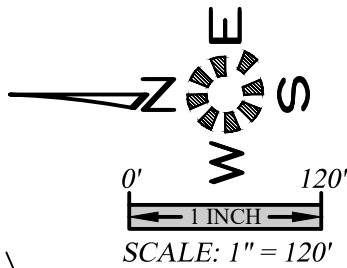
DEVELOPABLE AREA — 2.711 AC.
NUMBER OF UNITS — 34
DENSITY — 12.54 UNITS/AC.
LARGEST LOT — 16,388 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 3,031 S.F.

 ZONED RM-2

 THIS PARCEL IS BEING CREATED BY PLA. APPROVED IN PLANNING CASE # PLA20-24 AND IS NOT PART OF THIS APPLICATION. SITE PLAN IS INCLUDED AS CONCEPT ONLY.




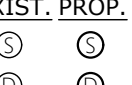



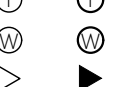



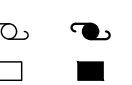
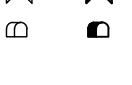

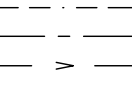

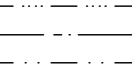
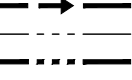





T.B.M. 100.00
THIS IS THE DESCRIPTION & LOCATION OF THE T.B.M. ELEVATION MARKER.
THIS IS THE DESCRIPTION & LOCATION OF THE NEAREST B.M. ELEVATION MARKER WITH THE ELEVATION OF THAT B.M.



TOTAL PARCEL SIZE:	
DEVELOPABLE AREA —	32.545 Ac.
NUMBER OF UNITS —	177
DENSITY —	5.439 UNITS/AC.
LARGEST LOT —	17,940 S.F.
SMALLEST LOT —	1,635 S.F.
AVERAGE —	5,545 S.F.
SECTION A:	
DEVELOPABLE AREA —	13.492 Ac.
NUMBER OF UNITS —	82
DENSITY —	6.078 UNITS/AC.
LARGEST LOT —	10,658 S.F.
SMALLEST LOT —	1,635 S.F.
AVERAGE —	4,682 S.F.
SECTION B:	
DEVELOPABLE AREA —	6.068 Ac.
NUMBER OF UNITS —	24
DENSITY —	3.96 UNITS/AC.
LARGEST LOT —	17,940 S.F.
SMALLEST LOT —	5,941 S.F.
AVERAGE —	5,941 S.F.
SECTION C:	
DEVELOPABLE AREA —	6.828 Ac.
NUMBER OF UNITS —	37
DENSITY —	5.419 UNITS/AC.
LARGEST LOT —	8,579 S.F.
SMALLEST LOT —	4,001 S.F.
AVERAGE —	5,548 S.F.
SECTION D:	
DEVELOPABLE AREA —	6.155 Ac.
NUMBER OF UNITS —	34
DENSITY —	5.52 UNITS/AC.
LARGEST LOT —	8,353 S.F.
SMALLEST LOT —	4,470 S.F.
AVERAGE —	5,480 S.F.

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CL
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROAD
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SEWIDALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS	
EXIST. PROP.	EXIST. PROP.
	 MANHOLE SAN. SEWER
	 MANHOLE STORM DRAIN
	 2' DIA. C.O. / M.H.
	 MANHOLE TELEPHONE
	 MANHOLE WATER
	 REDUCER / INCREASER
	 TEL. PED. / BOX
	 TRAFFIC PED. / BOX
	 UTILITY / POWER POLE
	 WATER METER
	 WATER VALVE
	SANITARY SEWER EXIST.
	SANITARY SEWER PROP.
	STORM DRAIN EXIST.
	STORM DRAIN PROP.
	WATER MAIN EXIST.
	WATER MAIN PROP.

PRELIMINARY SHEET INDEX

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P405	TREE CONSERVATION PLAN — R.O.W. SOUTH
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P502	PUBLIC STREET IMPROVEMENTS — C ST.
P503	PUBLIC STREET IMPROVEMENTS — E AV. & D ST.
P504	PUBLIC STREET IMPROVEMENTS — G ST. & H ST.
P505	PUBLIC STREET IMPROVEMENTS — I AV.
P506	PUBLIC STREET IMPROVEMENTS — J AV.
P507	PUBLIC STREET IMPROVEMENTS — K ST. & E. ACCESS
P508	PUBLIC STREET IMPROVEMENTS — L ST. 0+00 TO 12+00
P509	PUBLIC STREET IMPROVEMENTS — M ST. 0+00 TO 8+00
P510	PUBLIC STREET IMPROVEMENTS — M ST. 8+00 TO 15+00
P511	PUBLIC STREET IMPROVEMENTS — N ST.
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P602	GRADING PLAN — CENTRAL
P603	GRADING PLAN — SOUTH

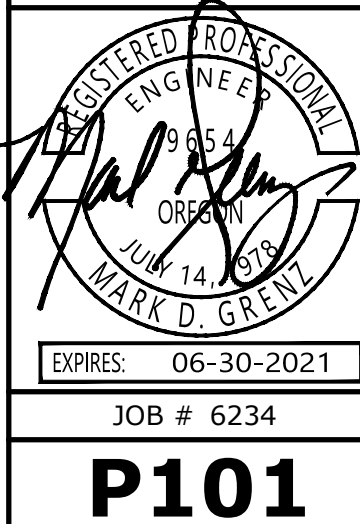


PRELIMINARY PLAN
COVER SHEET

COBURN GRAND VIEW
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.

Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
As-Built: _____



JOB # 6234

P101

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MULTI/TECH

ENGINEERING SERVICES, INC.

1155 13th ST. SE SALEM, OR 97302

PH: (503) 363-9227 FAX: (503) 364-1260

www.mtengineering.net office@mtengineering.net

TREE CONSERVATION

PLAN - NORTH -

COBURN GRAND VIEW

ESTATES

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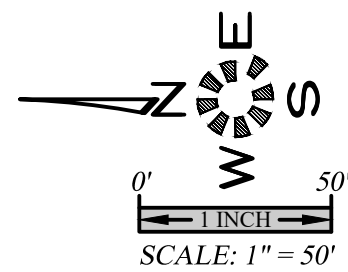
Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
As-Built: _____

REGISTERED PROFESSIONAL
ENGINEER
OREGON
JULY 1978
MARK D. GRANT

EXPIRES: 06-30-2021

JOB # 6234

P401



**TREE CONSERVATION
PLAN - CENTRAL -**

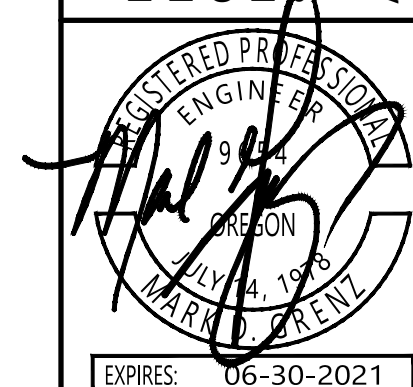
COBURN GRAND VIEW ESTATES

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6234p2020 P402TR

Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
As-Built: ---



EXPIRES: 06-30-2021

P402

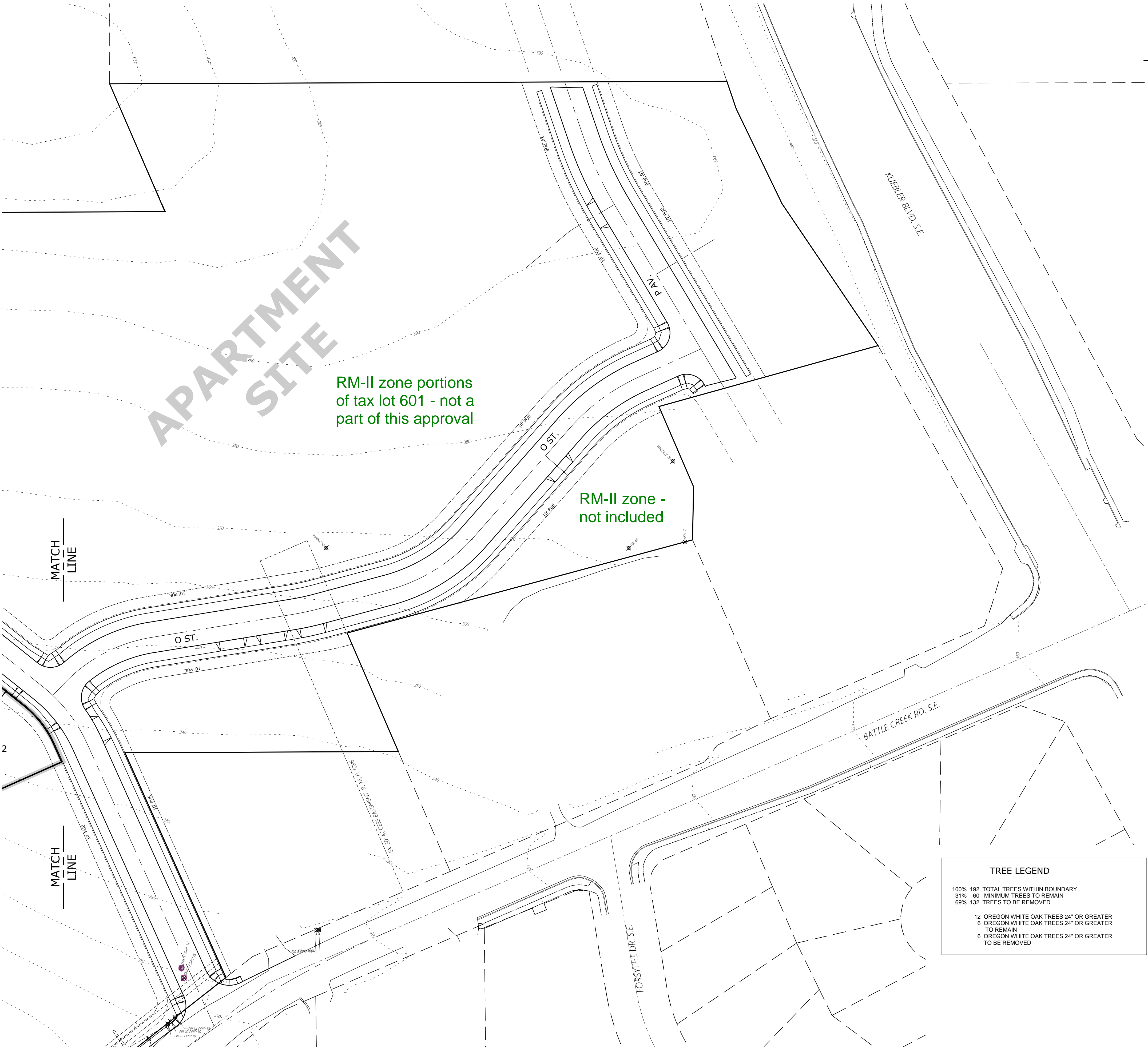
Tax lot 200 designated
park space - not a part
of this TCP approval

TREE LEGEND

100% 192 TOTAL TREES WITHIN BOUNDARY
31% 60 MINIMUM TREES TO REMAIN
69% 132 TREES TO BE REMOVED

12 OREGON WHITE OAK TREES 24" OR GREATER
6 OREGON WHITE OAK TREES 24" OR GREATER
TO REMAIN
6 OREGON WHITE OAK TREES 24" OR GREATER
TO BE REMOVED

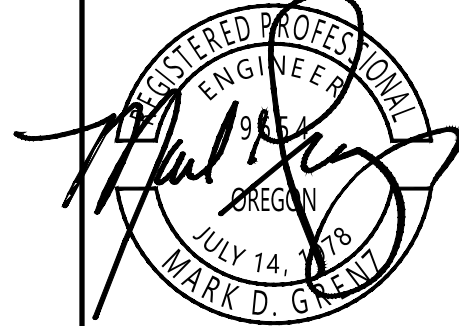
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**TREE CONSERVATION
PLAN - SOUTH -**

**COBURN GRAND VIEW
ESTATES**

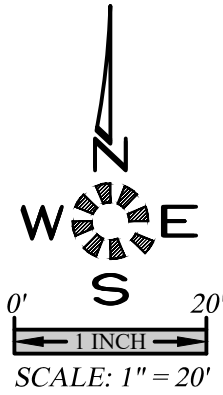
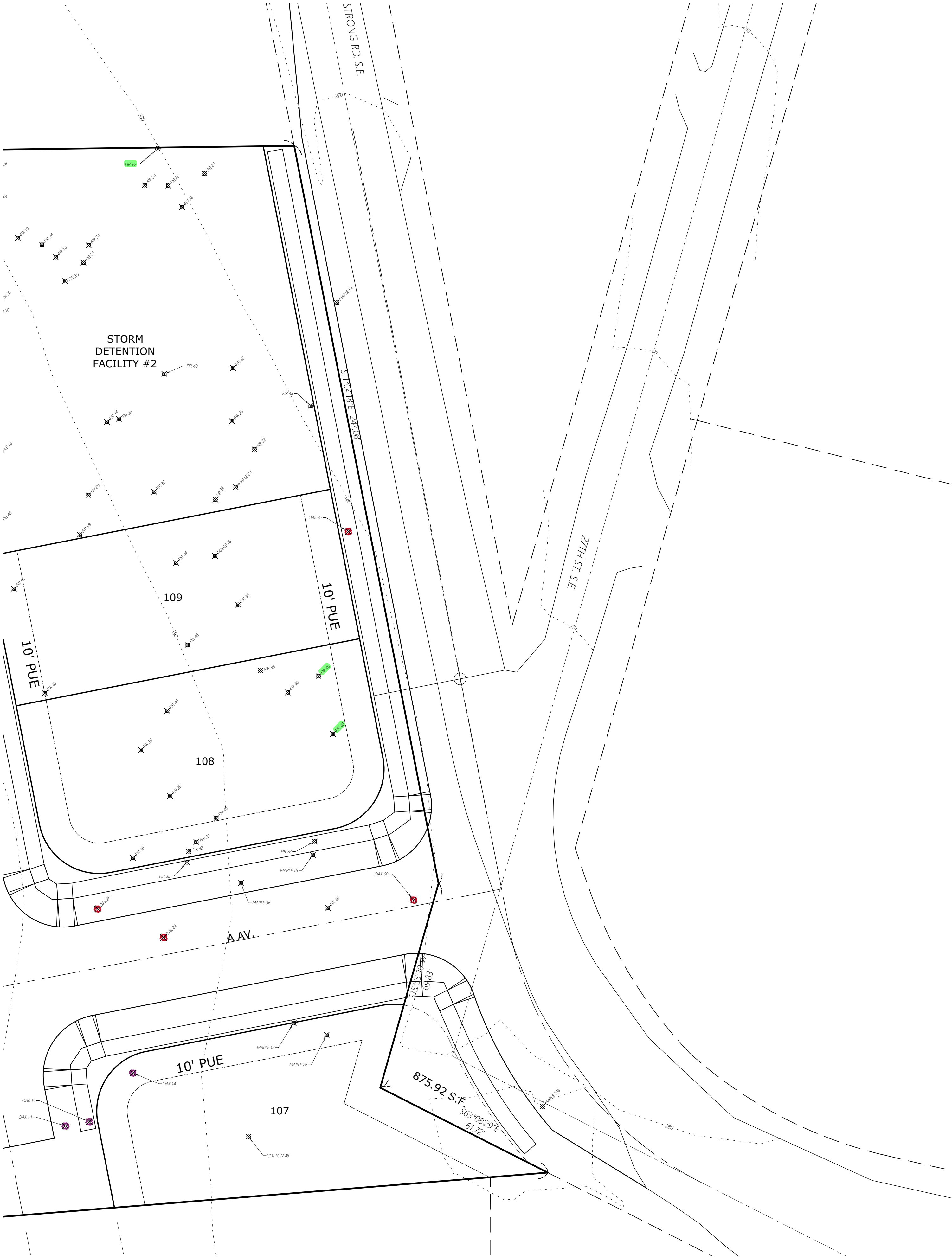
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AUTHORIZATION FROM THE
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GRAPHICAL REPRESENTATION.



JOB # 6234

P403

Counted on P401



MULTI/TECH

ENGINEERING SERVICES, INC.

1155 13th ST. S.E. SALEM, OR 97302

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STREET TREE REMOVAL
PLAN - NORTH -

COBURN GRAND VIEW
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.

62340203 P401R

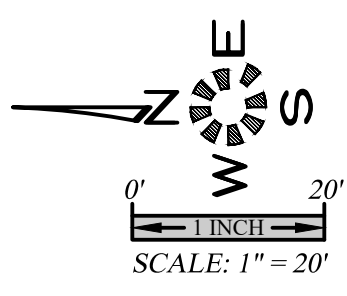
Design:	M.D.G.
Drawn:	P.H.S.
Checked:	J.J.G.
Date:	JUNE 2018
Scale:	AS SHOWN
As-Built:	----



EXPIRES 06-30-2021

JOB # 6234

P404



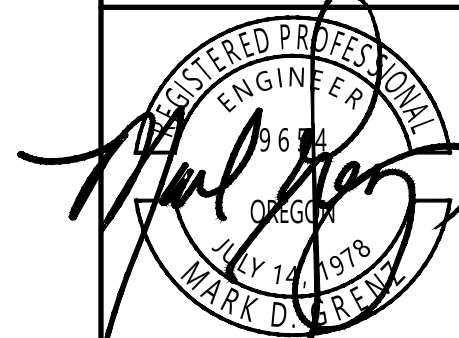
**STREET TREE REMOVAL
PLAN - SOUTH -**

COBURN GRAND VIEW ESTATES

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JOB # 6234

P405

Tree Variance

Proposal:

The subject property is about 32.55 acres in size and zoned RA (Residential Single Agriculture) and RM2 (Multi-Family Residential). The applicant is proposing to divide the subject property into 171 single family residential lots (within 4 Phases/Sections).

There are 192 trees located within the boundary of the site. One-hundred and thirty (130) trees are designated for removal. The applicant is preserving 32% of the tree on the site. Trees designated for removal are within the right-of-way, the building envelop or within an area close to the building envelope, which have the potential of being damaged during grading and construction. Therefore, the removal of these 130 trees is necessary for development of the site.

There are eleven (11) Oregon White Oaks 24" in diameter or greater located throughout the site. The applicant is removing six (6) of these significant trees.

J Avenue-Oak 24"	Remove
Strong Road-Oak 32"	Remove
A Avenue-Oak 60"	Remove
A Avenue-Oak 28"	Remove
A Avenue-Oak 24"	Remove
Lot 118-Oak 30"	Remove

Criteria

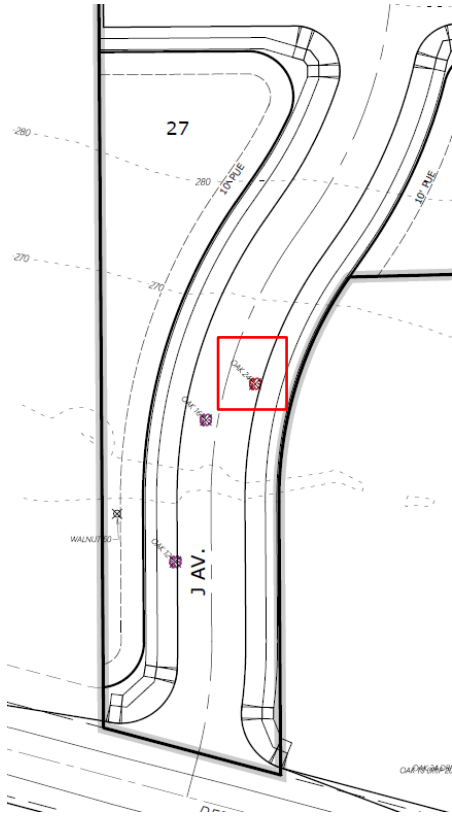
Tree Variance 808.045(d)(1):

1) Hardship-

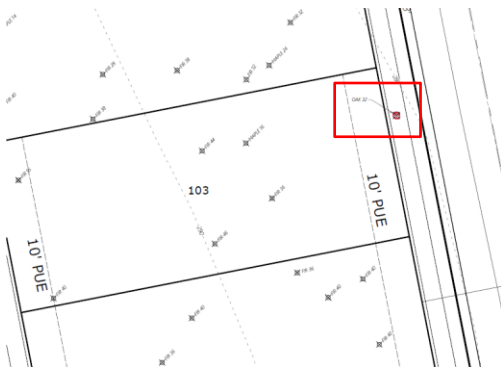
(A) The site being developed is 32.55 acres in size and zoned RA and RM2. All Oregon White Oaks designated for removal are within the right-of-way, the building envelopes or within an area close to the building envelope, which have the potential of being damaged during grading and construction. The site has been designed to accommodate a safe and efficient circulation system, adequate parking, and meet the standards all while taking into consideration topography, stormwater detention, and street connections.

Due to the topography and required street connections on the site, these areas where the trees are located couldn't not be avoided and therefore, created a hardship by impacting how the site could be laid out. Therefore, the trees proposed for removal are located within the proposed accessways and the proposed building envelopes.

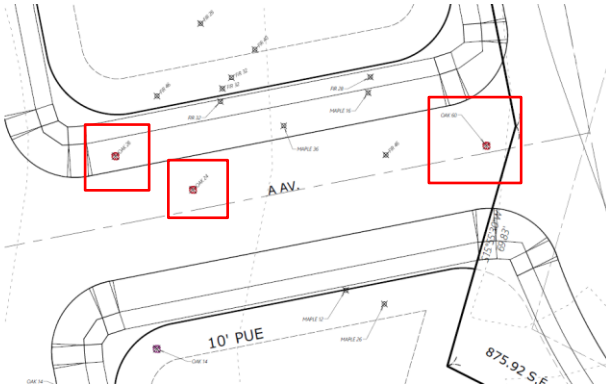
The 24" Oregon White Oak designated for removal is located within the area where a sidewalk is required. J Avenue is necessary in order to provide street connections and circulations throughout the subdivision.



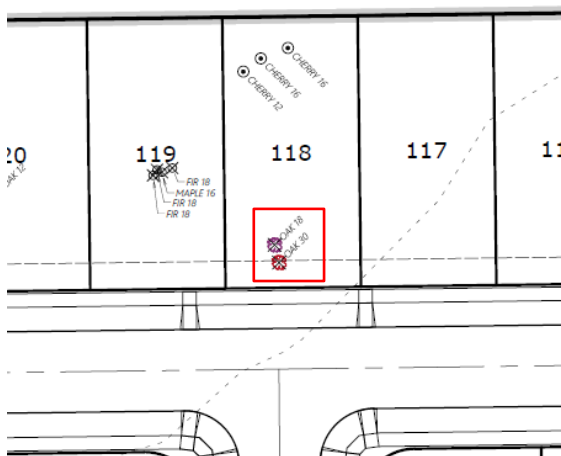
The 32" Oregon White Oak designated for removal is located within Strong Road area where a sidewalk is required.



The 24", 28", and 60" Oregon White Oaks designated for removal are located within A Avenue. A Avenue is necessary in order to provide street connections and circulations throughout the subdivision.



The 30" Oregon White Oaks designated for removal is located within Lot 118. This tree is located in the driveway location and potential building area and will be affected by the construction of a driveway and/or a sidewalk. This tree must be removed to accommodate a driveway and sidewalk.



(B) The proposed variance is the minimum necessary to allow the lawful development of the site. There are 11 significant trees (Oregon White Oaks) located throughout the subject property. The applicant is requesting to remove 6 of those significant trees in order to develop the site.