

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

TREE REMOVAL PERMIT: TRP22-26

APPLICATION NO.: 22-113278-NR

NOTICE OF DECISION DATE: July 7, 2022

REQUEST: A Tree Removal Permit to remove two significant Sequoia trees, larger than 30 inches in diameter at breast height (dbh) for property zoned RD (Duplex Residential) and located at 1724 Chemeketa St NE (Marion County Tax Lot Number 073W26AC / 1500).

APPLICANT: Tiahna Hillier

LOCATION: 1724 Chemeketa St NE

CRITERIA: Salem Revised Code (SRC) Chapter 808.030.

FINDINGS: The findings are in the attached Decision dated July 7, 2022.

DECISION: The **Planning Administrator APPROVED** TRP22-26 based upon the application materials and the findings as presented in this report.

Approval of a Tree Removal permit application does not expire.

This decision is final; there is no local appeal process. Any person with standing may appeal this decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301-1283, not later than 21 days after the decision date. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The following items are submitted to the record: 1) All materials and evidence submitted by the applicant, including any applicable professional studies; and 2) All materials, evidence, and comments from City Departments and public agencies. The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. To view the materials without registering, you may use the search function without registering and enter the permit number listed here: 22 113278.

Case Manager: Olivia Dias, Current Planning Manager, ODias@cityofsalem.net, 503-540-2343

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF
TREE REMOVAL PERMIT
CASE NO. TRP22-26
1724 CHEMEKETA ST NE

) FINDINGS & ORDER
)
)
) JULY 7, 2022

In the matter of the application for a Tree Removal Permit, 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 Tree Removal Permit to remove two significant Sequoia trees, larger than 30 inches in diameter at breast height (dbh) for property zoned RD (Duplex Residential) and located at 1724 Chemeketa St NE (Marion County Tax Lot Number 073W26AC / 1500). A location map identifying the subject property is included as **Attachment A**.

PROCEDURAL FINDINGS

1. On June 28, 2022, an application for a Tree Removal Permit was submitted for property located at 1724 Chemeketa St NE.

SUBSTANTIVE FINDINGS

1. Proposal

The plan identifies a total of two significant (larger than 30-inches dbh) Sequoia trees on the property proposed for removal. There are no heritage trees, riparian corridor trees, or vegetation located on the property.

2. Applicability

SRC 808.015 Significant Trees. No person shall remove a significant tree, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030.

3. Analysis of Tree Removal Permit Approval Criteria:

SRC 808.030(d)(3) Repair, alteration, or replacement of existing structures. The tree or native vegetation removal is reasonably necessary to effect the otherwise lawful repair, alteration, or replacement of structures existing as of June 21, 2000, the footprint of the repaired, altered, or replacement structure is not enlarged, and no additional riparian corridor area is disturbed beyond that essential to the repair, alteration, or replacement of the existing structure.

Finding: The applicant provided a written statement with photos addressing the condition and location of the trees which is included as **Attachment B**.

According to the written statement, the assessment from a structural engineer (**Attachment C**), and concurrence from the City of Salem's Division Engineer, the trees are adversely affecting the William Leach House basement and the sites hardscape and surroundings. The property is currently enrolled in the Oregon State Special Assessment program (through the end of 2022) which requires the basement be maintained in its current location and form. The removal of the trees is necessary to ensure preservation of the William Leach House.

The Historic Preservation Officer stated in the approved decision on Case No. HIS21-18 that replacement of the two existing Sequoia trees with two "Miss Grace" (*Metasequoia Glyptostroboides*) trees is sufficient. The "Miss Grace" is a dawn redwood that is a dwarf species from the same general sequoia family, reaching 10-feet high at maturity with a 3-foot spread; therefore, at maturity the replacement trees will replicate that of the mature trees found throughout the Court Street-Chemeketa Street Historic District, while not adversely impacting the house or any character defining features of the site.

Staff finds that the Tree Removal Permit application for the removal of two significant Sequoia trees is consistent with the provisions of SRC Chapter 808 and the applicable approval criteria.

IT IS HEREBY ORDERED

The proposed Tree Removal Permit is consistent with the provisions of SRC Chapter 808 and is hereby **APPROVED**.



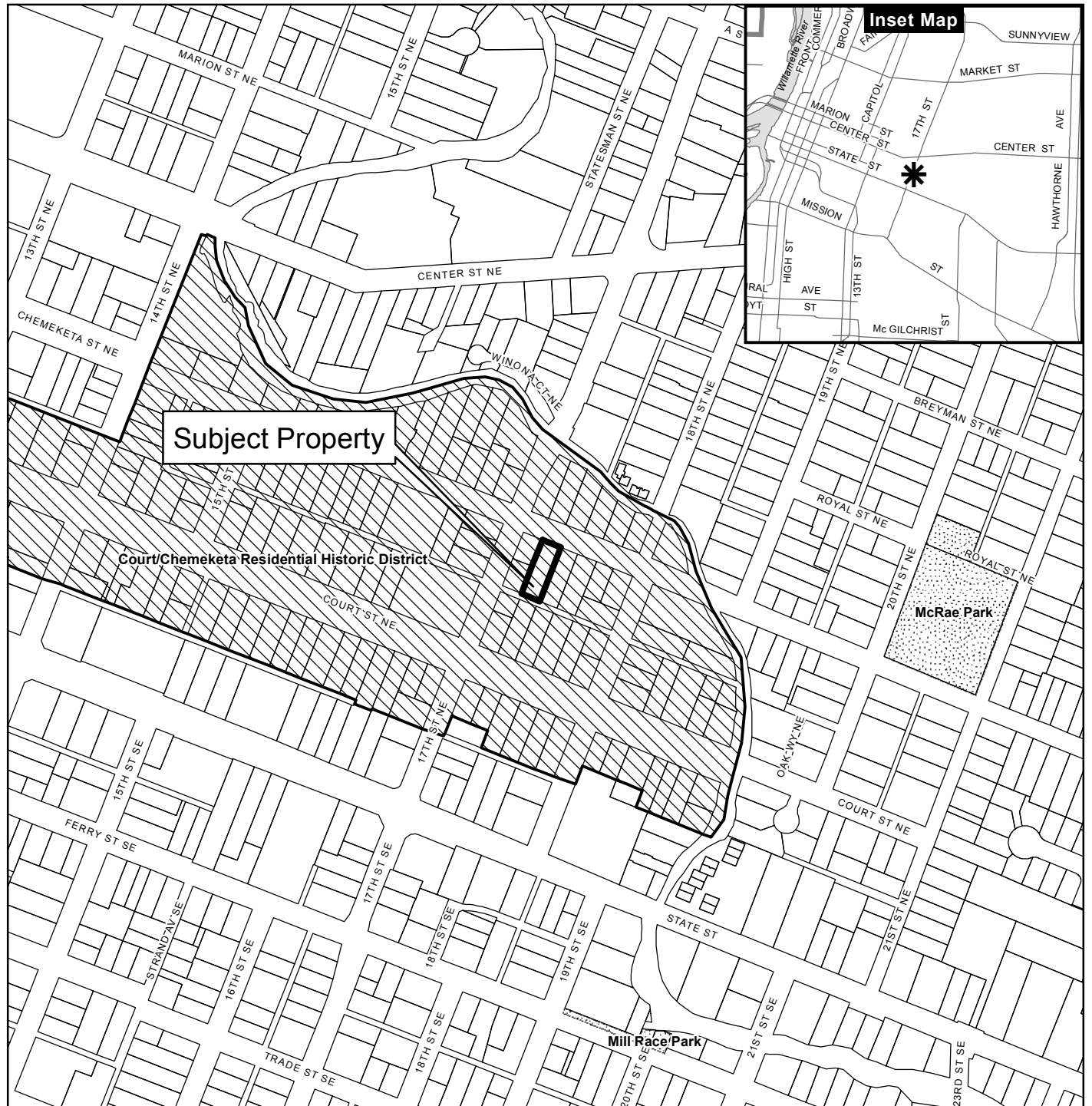
Olivia Dias, Current Planning Manager, on behalf of,
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments:

- A. Vicinity Map
- B. Applicant Written Statement and Photos
- C. Structural Engineer Assessment

Vicinity Map

1724 Chemeketa St NE



Legend

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

Parks

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6/22/22

To whom it may concern:

It sounds like there is a new law that is prohibiting the bringing down of my Giant Sequoia Redwood Trees, due to the fact that they are over 30" in diameter. While this is in fact true, the trees are causing damage to the foundation, and soon, to the actual supporting walls of my Historic Stone Home. Once this happens, the structure is shot. Based on the Structural Engineer's report, this could be soon. The trees have to be brought down sometime, and the house should not be destroyed, the historical review was approved. I am requesting that the city also allow me to preserve the Historic Home I purchased and not allow it to be destroyed. It sounds like, this could be approved under the based on the information that was submitted in the historic review (HIS21-18), under the following criterion:

Repair, alteration, or replacement of existing structures. The tree or native vegetation removal is reasonably necessary to effect the otherwise lawful repair, alteration, or replacement of an existing structure, the footprint of the repaired, altered, or replacement structure is not enlarged, and no additional riparian corridor area is disturbed beyond that essential to the repair, alteration, or replacement of the existing structure.

Please let me know if you would like additional information.

Best regards,
Tiahna Hillier
Starphish25@hotmail.com
360-430-9759

Special Inspection Report

For

1724 Chemeketa St NE

Salem, OR

August 21st, 2020

Up dated November 19th, 2020

Our office has been requested to provide an inspection of the historic home located at 1724 Chemeketa Street NE in Salem, Oregon.

On August 21st, 2020, our office performed the inspection of the home.

The house is on the Historic Register for the Salem area.

The house is framed by two very large trees in the front of the home. A note on this matter, we did not note any current impact to the house from the oversized trees, however, it is possible that in the future, some damage to the foundation system could occur do to there close proximity to the home. The stone walkway along the west side of the house has been elevated irregularly as a result of the tree in that area, next to the house.



We reviewed the structure in a manner reviewing the condition of the home in consideration of its age.

The exterior of the house did not show any signs of settlement or movement.



The exterior wood surfaces showed not indications of adjustments other than those expected with time.

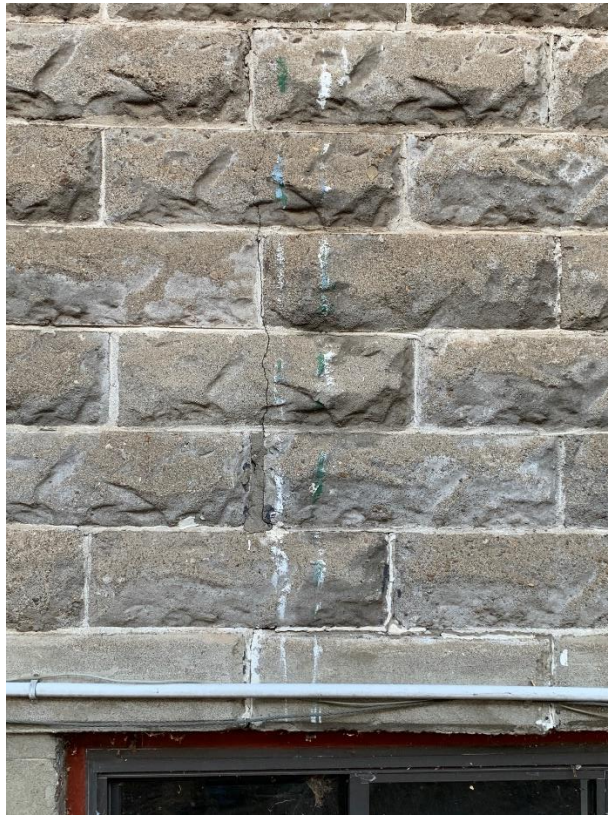


The exterior stonework had only minor joint cracks, no signs of shifting.





We noted some cracks in the exterior flat work, which is expected over time.



The interior of the structure did not show any cracks or other signs of movement with time.

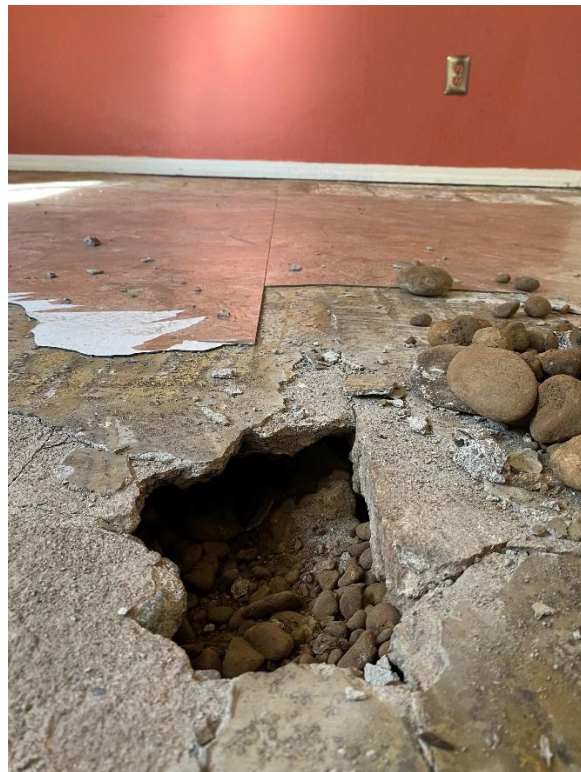


The floors within the house appear and feel to be level within the limits expected for this vintage of a home.



The basement floor is not even and has some irregular surface slopes, they appear to be the results of the very large Red Wood Trees located adjacent to the house as noted earlier in the report.

The owner has done some exploratory work in the basement and has noted the presents of tree roots just under the floor slab that appear to be causing significant impacts to the basement floor and if left unchecked may also impact the exterior concrete perimeter walls.



We reviewed the public records for the City of Salem that related to this area of town. We did not find any documents that identified any ground instability for the area. Nor did we find any documents that identified any environmental issues as well.

Based on our inspection and review of documents, it is our professional opinion that the structure is sound and stable and free of any significant structural defects. However, we believe that the large trees are currently creating issues with the basement as can be seen in the photos above and that they do pose a potential threat to the long-term integrity of the home. We recommend that they be removed now to facilitate the basement restoration and to maintain the homes present state.

