



## Tree Conservation Plan Adjustment Application

### Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 \* [planning@cityofsalem.net](mailto:planning@cityofsalem.net)

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)

Permit #: 22 108930 00 NR

### Work site location and information

Street address or location of subject property	4700 Block of Battle Creek Road
Lot size	52.80 Acres
Proposed use or type of development	Subdivision
Original Tree Conservation Plan (TCP) case number	TCP21-03
Associated Subdivision/Partition case number	SUB-ADJ19-08

### People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Westwood Homes, LLC	12700 NW Cornell Road Portland, OR 97229	

### Project information

Total number of trees on subject property prior to development	192
Number of trees to be removed under original TCP	132
Number of additional trees to be removed under all previously approved TCP Adjustments	0
Number of trees to be removed under this TCP adjustment	2
Total number of trees to be removed	134
Total number of trees to be retained	58
Percent of original trees retained after this adjustment	30
Description of trees to be removed (species and size [dbh])	Two 40" Fir Trees

### Reason for adjustment (attach additional pages if needed)

Located with in the Water Quality Area-See attached narrative and site plan

### Authorization by property owner(s)/applicant

**\*If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

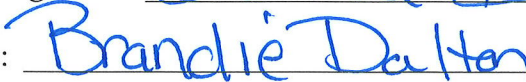
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**Electronic signature certification:** By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

**Authorized Signature:**



**Print Name:**



**Date:**



### Submittal requirements

- 1) **Site Plan:** Of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing information found in SRC 808.040(c)(1).
- 2) **Written Statement:** A statement demonstrating compliance with the approval criteria in SRC 808.035(d). If the proposed tree conservation plan results in removal of significant trees, trees or native vegetation in a riparian corridor or shows preservation of less than 30 percent of the trees on site, a statement shall be provided demonstrating that there are no reasonable design alternatives pursuant to SRC 808.040(d)(2) that would enable preservation of such trees. Additionally, if the proposed tree conservation plan results in preservation of less than 30 percent of the trees on site, a statement shall be provided demonstrating which mitigation measures, pursuant to SRC 808.040(e), the applicant is proposing.
- 3) **Additional items that may be submitted or requested:** When a riparian corridor is located on the property, the tree conservation plan shall include the information found in SRC 808.040(c)(2).

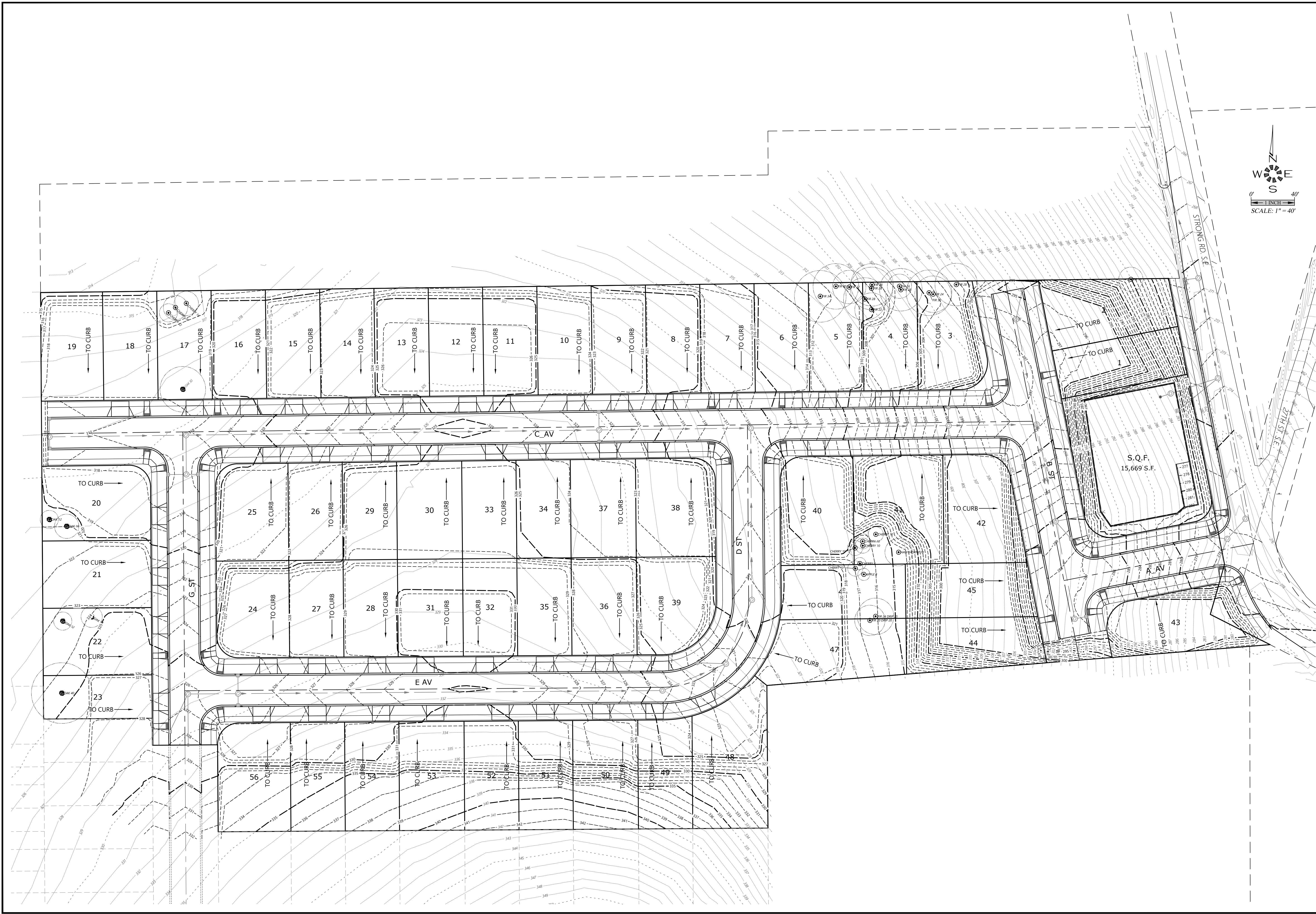
### Appeal and review

**Appeal and review** The decision on a Tree Conservation Plan may be appealed, pursuant to SRC 300.1010. Only the applicant or the owner of the subject property have standing to appeal the decision of a Tree Conservation Plan. The decision of Hearings Officer on appeal shall be the final decision of the City.

**Not using Internet Explorer?**

Save the file to your computer and email to [planning@cityofsalem.net](mailto:planning@cityofsalem.net).

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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

**DRAINAGE PLAN**

**COBURN GRAND VIEW  
ESTATES PHASE 1**

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.

7391D 311.DEN

Design:	M.D.G.
Drawn:	T.N.S.
Checked:	J.J.G.
Date:	MARCH 2022
Scale:	AS SHOWN
As-Built:	-----



REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. GENC  
JULY 4, 2018  
EXPIRES: 06-30-2023

JOB # 7391

**311**

# TRANSMITTAL



**DATE:** April 26, 2022

**JOB #:** 6234

**To:** Planning Division  
Community Development  
Room 305

**PROJECT:** Coburn Grand View  
Subdivision

**FROM:** Brandie Dalton, Land-Use Planner

**RE:** *TREE CONSERVATION PLAN ADJUSTMENT FOR TCP21-03*

ENCLOSED IS A TREE CONSERVATION PLAN ADJUSTMENT FOR THE COBURN GRAND VIEW SUB (SUB-ADJ21-06). AFTER REEVALUATION FOR THE SUBDIVISION, IT WAS DETERMINED THAT THERE WAS A NEED FOR A LARGER WATER QUALITY FACILITY. THEREFORE, IT WAS MOVED TO THE NORTH SIDE OF 'A' AVENUE AND INCREASED TO 15,669 SQUARE FEET IN SIZE. DUE TO RELOCATION AND INCREASE IN SIZE, THE TWO 40' FIR TREES NEED TO BE REMOVED.

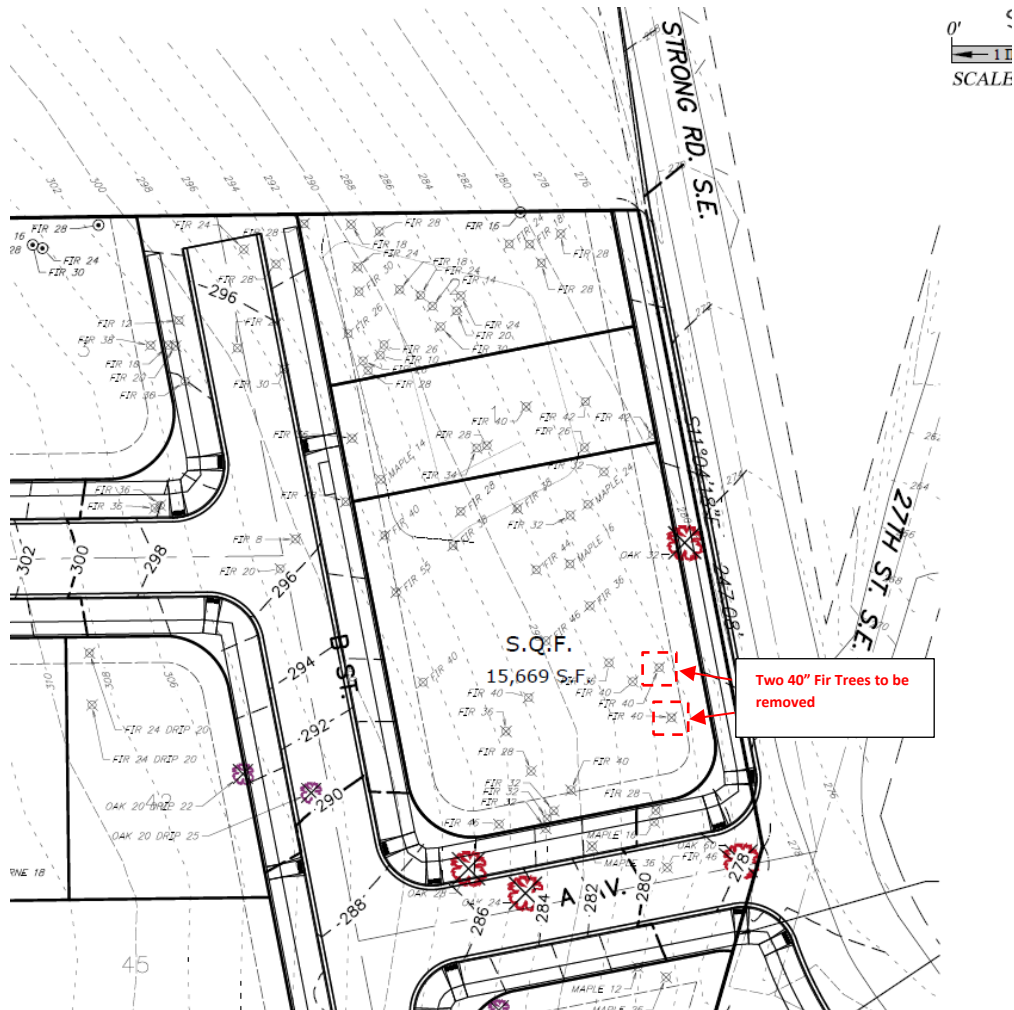
THE APPLICANT IS REQUESTING A TREE CONSERVATION ADJUSTMENT IN ORDER TO REMOVE THE TWO 40" FIR TREES LOCATED WITHIN THE WATER QUALITY FACILITY AS SHOWN ON THE SITE PLANS. ON DECEMBER 16, 2021, THE APPLICANT WAS GIVEN APPROVAL TO REMOVE 132 TREES ON THE SITE THROUGH TREE CONSERVATION PLAN (TCP) 21-03.

#### TCP21-03 TREE INVENTORY

TOTAL TREES ON SITE:	192
TREES TO BE REMOVED	132
TREES TO REMAIN:	60

#### ADJUSTED TREE INVENTORY

TOTAL TREES ON SITE:	192
TREES TO BE REMOVED	134
TREES TO REMAIN:	58



**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 21-03 ALLOWED THE APPLICANT APPROVAL TO REMOVE 132 TREES ON THE SITE WHILE PRESERVING 60 TREES (31%), OF THE ORIGINAL TREES WITHIN SUB21-06.

THE APPLICANT IS REQUESTING THE REMOVAL OF 2 ADDITIONAL TREES ON THE SITE, WHICH WOULD BRING THE PROPOSED TREES TO BE REMOVED TO 134 TREES.

AFTER REEVALUATION FOR THE SUBDIVISION, IT WAS DETERMINED THAT THERE WAS A NEED FOR A LARGER WATER QUALITY FACILITY. THEREFORE, IT WAS MOVED TO THE NORTH SIDE OF 'A' AVENUE AND INCREASED TO 15,669 SQUARE FEET IN SIZE.

DUE TO RELOCATION AND INCREASE IN SIZE, THE TWO 40' FIR TREES NEED TO BE REMOVED.

A DRAINAGE PLAN HAS BEEN PROVIDED TO SHOW THE SIZE AND LOCATION OF THE WATER QUALITY FACILITY. SEE ATTACHED SHEET 311.

***(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: THE REMOVAL OF SIGNIFICANT TREES WAS APPROVED THROUGH TCP21-03. THERE ARE NO SIGNIFICANT TREES PROPOSED FOR REMOVAL WITH THIS TREE CONSERVATION PLAN ADJUSTMENT. THEREFORE, THIS CRITERIA IS NOT APPLICABLE TO THIS TCPA REQUEST.

***(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: THE TREE CONSERVATION PLAN ADJUSTMENT DOES NOT PROPOSE THE REMOVAL OF TREES WITHIN A RIPARIAN CORRIDOR. 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 2 ADDITIONAL TREES WHILE PRESERVING 58 TREES (30%) ON THE SITE WITHIN THE COBURN GRAND VIEW SUBDIVISION (SUB21-03).

**TREE INVENTORY**

TOTAL TREES ON SITE:	192
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**IF YOU HAVE ANY QUESTIONS REGARDING THIS ISSUE, PLEASE FEEL FREE TO CONTACT US. THANK YOU.**

Brandie Dalton  
Land-Use Consultant  
[bdalton@mtengineering.net](mailto:bdalton@mtengineering.net)



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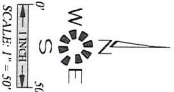
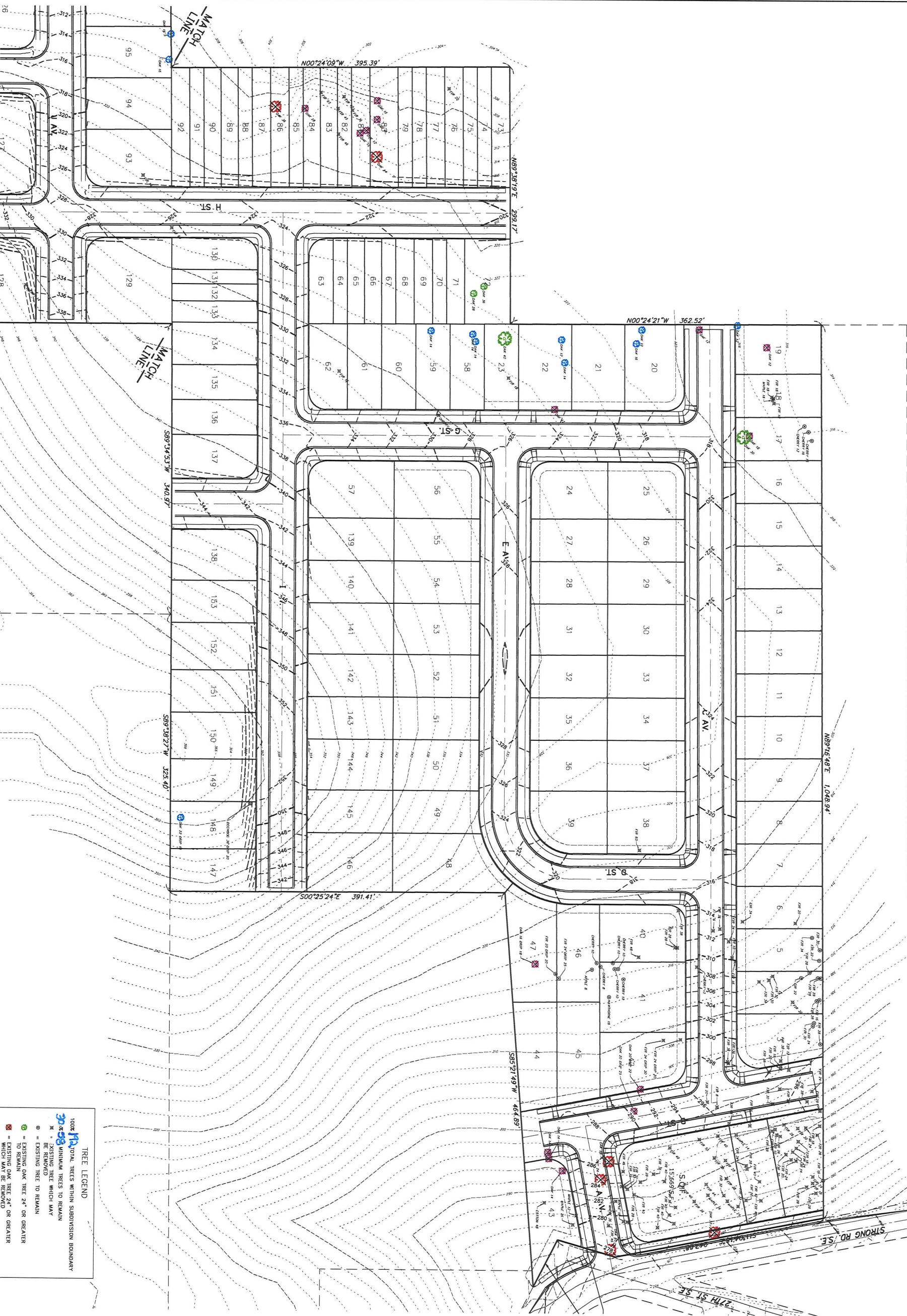
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8. REVISED LOTS, STREETS, & TREES	T.N.S. 04/06/2022
7. REVISED LOTS & STREETS	P.H.S. 09/12/2019
6. REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5. STREET WIDTHS & PEDESTRIAN EASEMENTS	P.H.S. 08/14/2019
4. ADDED NEW STREETS & EX. EASEMENTS	P.H.S. 06/26/2019
3. UPDATED PER DRAINAGE REVISIONS	P.H.S. 06/06/2019
1. REVISED PER CITY OF SALEM REVIEW	P.H.S. 03/25/2019

**P401**  
JOB # 6234  
DATE 06-20-2023

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

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COBURN GRAND VIEW ESTATES

TREE CONSERVATION PLAN - NORTH

**MULTI/TECH**  
ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OR, 97302  
PH. (503) 363 - 9227 FAX (503) 364-1260  
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