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SUBJECT: PINE TREE 48" - WRITTEN FINDINGS FOR PRESERVATION OF TREE PROPOSED FOR REMOVAL

1. The attached drawing shows the surveyed location of an existing significant tree, a 48" pine tree, located on proposed Parcel 2 of the proposed partition project at 4151 Gardner Road SE.
2. The attached drawing also shows the Critical Root Zone which is on a radius of 48 feet from the tree. The area of this Critical Root Zone is calculated to be 7234 square feet.
3. Shown on the drawing in cross-hatch is the area of the Critical Root Zone that is already disturbed by the paved public roadway (Gardner Rd.), the neighboring driveways, and the existing home on proposed Parcel 1. This area represents 3640 square feet, or 50.3% of the Critical Root Zone area.
4. The developer has considered a number of things to minimize the impact to the Critical Root Zone of the tree. They include:
 - a. Positioning the proposed building on Parcel 2 outside the Critical Root Zone (see drawing).
 - b. Locating a minimum width driveway (10 feet) as far from the tree as possible (see drawing).
 - c. Constructing the driveway with a permeable surface so that water still gets to the roots of the tree.
 - d. Confining the placement of underground utilities to under the proposed driveway so that additional areas are not disturbed.
 - e. The sewer service line that serves the existing home on proposed parcel 1 crosses proposed parcel 2 in the vicinity of the Pine tree. Rather than constructing a new sewer service that would require trenching through the Critical Root Zone, the developer considered keeping the existing service in service within an easement to be granted to Parcel 1 through Parcel 2.
5. Implementing all consideration listed in numbered paragraph (4) above would still result in disturbing an additional 1021 square feet, or 14.1% of the Critical Root Zone. This includes 354 square feet of disturbance that would be caused by an expected City condition to place frontage street and sidewalks along the property at some point in time. Again, please make reference to the drawing.

6. In conclusion, SRC 808.046(a)(3)(A) appears to allow for saving a tree if less than 30% of the Critical Root Zone is disturbed, provided an arborist agrees such disturbance will not compromise the tree. In this case 50.3% of the Critical Root Zone is already disturbed, and additional disturbance of the Critical Root Zone by proposed construction associated with this proposed partition, although minimized, will add another 14.1%, or a total of 64.4%. Based on this the developer is proposing the tree be removed.