

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: TRP23-23

APPLICATION NO.: 23-112256-PLN

NOTICE OF DECISION DATE: July 7, 2023

REQUEST: A request to remove one 28-inch diameter at breast height (DBH) Douglas Fir on the basis that it presents a hazard to people and property. The subject property is located at 5503 Commercial Street SE (Marion County Assessor's Map and Tax Lot number 083W14CB/100).

APPLICANT: Craig Gilbert

LOCATION: 5503 Commercial Street SE

CRITERIA: Salem Revised Code (SRC) Chapter 808.030.

FINDINGS: The findings are in the attached Decision dated July 7, 2023.

DECISION: The **Planning Administrator APPROVED** 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, 1100 22nd Street SE, 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>. You may use the search function without registering and enter the permit number listed here: 23 112256.

Case Manager: Lydia Keller, Planner I, lkeller@cityofsalem.net, 503-540-2326

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
TREE REMOVAL PERMIT)
CASE NO. TRP23-23)
5503 COMMERCIAL STREET SE) JULY 7, 2023

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 request to remove one 28-inch diameter at breast height (DBH) Douglas Fir on the basis that it presents a hazard to people and property. The subject property is located at 5503 Commercial Street SE (Marion County Assessor's Map and Tax Lot number 083W14CB/100). A location map identifying the subject property is included as **Attachment A**.

PROCEDURAL FINDINGS

1. On June 28, 2023, an application for a Tree Removal Permit was submitted for property located at 5503 Commercial Street SE.
2. On July 6, 2023 the application was deemed complete.

SUBSTANTIVE FINDINGS

1. Proposal

The has applicant is requesting to remove a 28-inch Douglas Fir tree on the basis that it is a hazard to property and people.

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](#), undertaken pursuant to a tree conservation plan approved under SRC [808.035](#), or undertaken pursuant to a tree variance granted under SRC [808.045](#).

3. Analysis of Tree Removal Permit Approval Criteria:

SRC 808.030(d)(1) Hazardous tree. The condition or location of the tree presents a hazard or danger to persons or property; and the hazard or danger cannot reasonably be alleviated by treatment or pruning, or the tree has a disease of a nature that even with reasonable treatment or pruning is likely to spread to adjacent trees and cause such trees to become hazardous trees

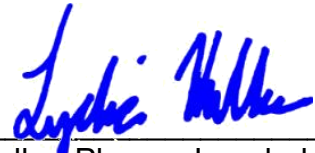
Finding: The applicant provided a written statement, basic tree risk assessment from, an arborist report, and photos addressing the condition and location of the tree. The basic tree risk assessment form and the photos are included as **Attachment B**.

The arborist statement purposed the removal of a 28 inch in diameter at breast height Douglas Fir tree. The tree removal permit is required approval from the City of Salem as the site plan review determined preservation was necessary. The fir tree has a large amount of deadwood, limited crown and is in decline with a significant loss of foliage and limbs. The new construction on the site will also require a grade change that will affect the health of the roost of the tree in the long term. The tree is a hazard to people and property and the arborist recommends that the tree be removed.

Staff finds that the Tree Removal Permit application for the removal of one hazardous significant tree 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**.



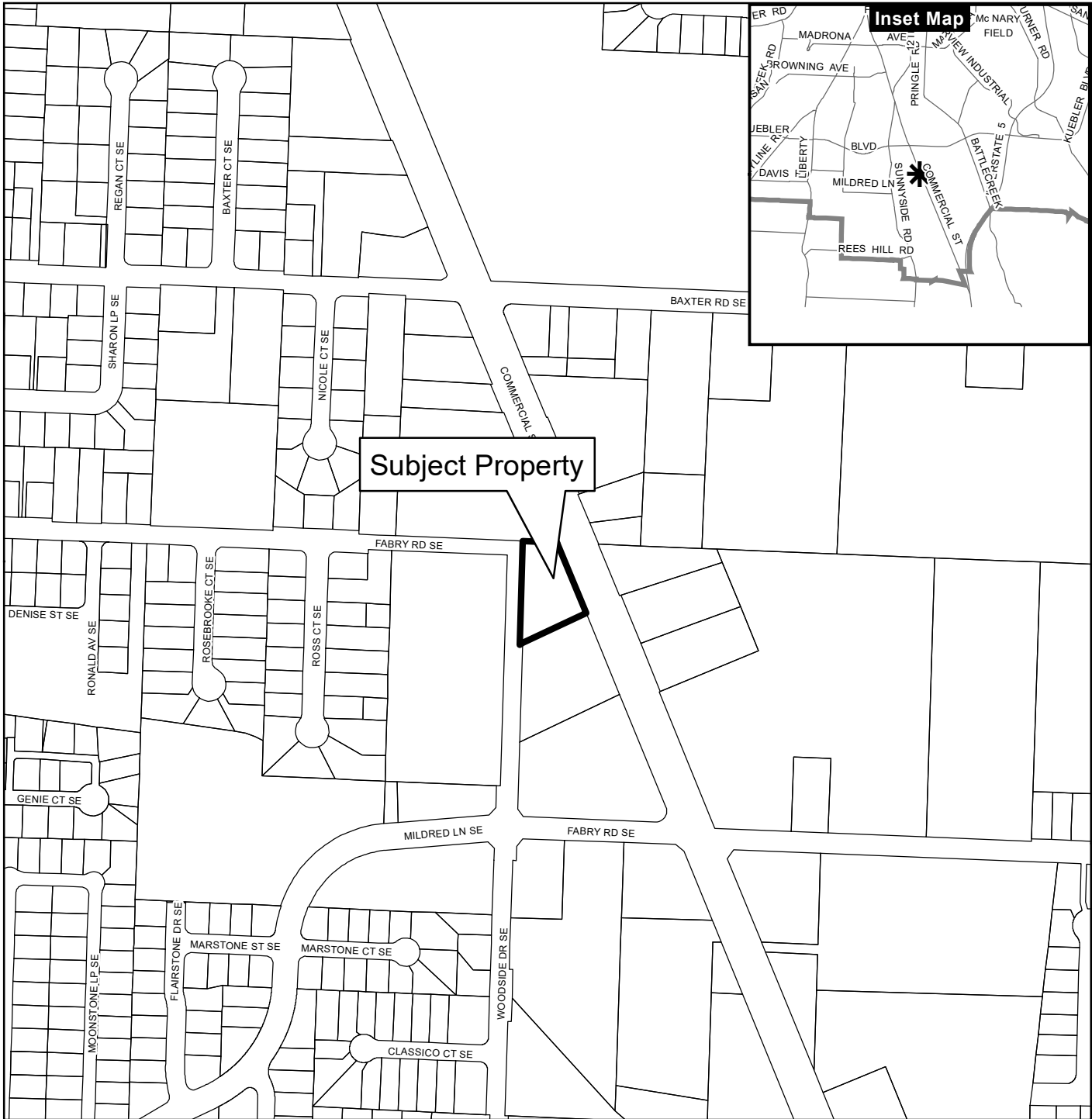
Lydia Keller, Planner I, on behalf of,
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments:

- A. Vicinity Map
- B. Basic Tree Risk Assessment and Photos

Vicinity Map

5503 Commercail Street SE



Legend

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

Parks

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Community Development Dept.

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0 100 200 400 Feet





Basic Tree Risk Assessment Form

ATTACHMENT B

Client McKenzie Excavating & Paving Date 05/24/2023 Time 11:40 AM
Address/Tree location 5503 Commercial St SE Tree no. _____ Sheet _____ of _____
Tree species Pseudotsuga menziesii (Douglas fir) dbh 28" Height 90' Crown spread dia. 22'
Assessor(s) Tim Jones, ISA PN-6819A / TRAQ CTRA-1168 Tools used clinometer, phone (pictures), tape Time frame 1 year

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Building	None	✓			4	no	no
2	Power utility lines	None		✓		4	no	no
3								
4								

Site Factors

History of failures Significant crown loss last decade Topography Flat ☒ Slope ☐ _____ % Aspect _____
Site changes None ☐ Grade change ☒ Site clearing ☒ Changed soil hydrology ☐ Root cuts ☐ Describe _____
Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☒ Pavement over roots ☐ _____ % Describe construction site
Prevailing wind direction NE Common weather Strong winds ☒ Ice ☐ Snow ☐ Heavy rain ☒ Describe Willamette Valley winter weather conditions

Tree Health and Species Profile

Vigor Low ☒ Normal ☐ High ☐ Foliage None (seasonal) ☐ None (dead) ☐ Normal _____ % Chlorotic _____ % Necrotic 40 %
Pests/Biotic _____ Abiotic Construction equipment
Species failure profile Branches ☐ Trunk ☐ Roots ☒ Describe Prone to rot in oversaturation due to compaction

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☒ Wind funneling ☐ _____ Relative crown size Small ☒ Medium ☐ Large ☐
Crown density Sparse ☒ Normal ☐ Dense ☐ Interior branches Few ☒ Normal ☐ Dense ☐ Vines/Mistletoe/Moss ☐ _____
Recent or expected change in load factors drainage change, construction damage

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☒ LCR 50 %
Dead twigs/branches ☒ 40 % overall Max. dia. 2"
Broken/Hangers Number _____ Max. dia. _____
Over-extended branches ☐
Pruning history
Crown cleaned ☐ Thinned ☐ Raised ☐
Reduced ☐ Topped ☐ Lion-tailed ☐
Flush cuts ☐ Other _____
Cracks ☐ Lightning damage ☐
Codominant ☐ Included bark ☐
Weak attachments ☐ Cavity/Nest hole _____ % circ.
Previous branch failures ☐ Similar branches present ☐
Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
Conks ☐ Heartwood decay ☐
Response growth _____
Condition(s) of concern _____
Part Size 2" Fall Distance 20'
Load on defect N/A ☐ Minor ☒ Moderate ☐ Significant ☐
Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐
Cracks ☐ Lightning damage ☐
Codominant ☐ Included bark ☐
Weak attachments ☐ Cavity/Nest hole _____ % circ.
Previous branch failures ☐ Similar branches present ☐
Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
Conks ☐ Heartwood decay ☐
Response growth _____
Condition(s) of concern _____
Part Size _____ Fall Distance _____
Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐
Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐
Codominant stems ☐ Included bark ☐ Cracks ☐
Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐
Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
Cavity/Nest hole _____ % circ. Depth _____ Poor taper ☐
Lean _____ ° Corrected? _____
Response growth _____
Condition(s) of concern _____
Part Size _____ Fall Distance _____
Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐
Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth _____ Stem girdling ☐
Dead ☐ Decay ☐ Conks/Mushrooms ☐
Ooze ☐ Cavity ☐ _____ % circ.
Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____
Root plate lifting ☐ Soil weakness ☐
Response growth _____
Condition(s) of concern _____
Part Size _____ Fall Distance _____
Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐
Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization																				
Target <i>(Target number or description)</i>	Tree part	Condition(s) of concern	Likelihood												Consequences				Risk rating <i>(from Matrix 2)</i>	
			Failure				Impact				Failure & Impact <i>(from Matrix 1)</i>									
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe		
Building	Limbs	Deadwood			●				●			●			●				Low	
Power utility lines			●				●				●				●				Low	

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

Tree has large amount of deadwood limited crown and is in decline with significant loss of foliage and limbs.

New construction activity adjacent to tree will include a grade change and compaction, which will change the drainage of the area. The problem is oversaturation of this area may dramatically affect the tree's structure in biological integrity and can cause issues from root rot to root loss. The loss of roots will affect ability to uptake nutrients and water to sustain a healthy life. I recommend removing and replanting.

Mitigation options

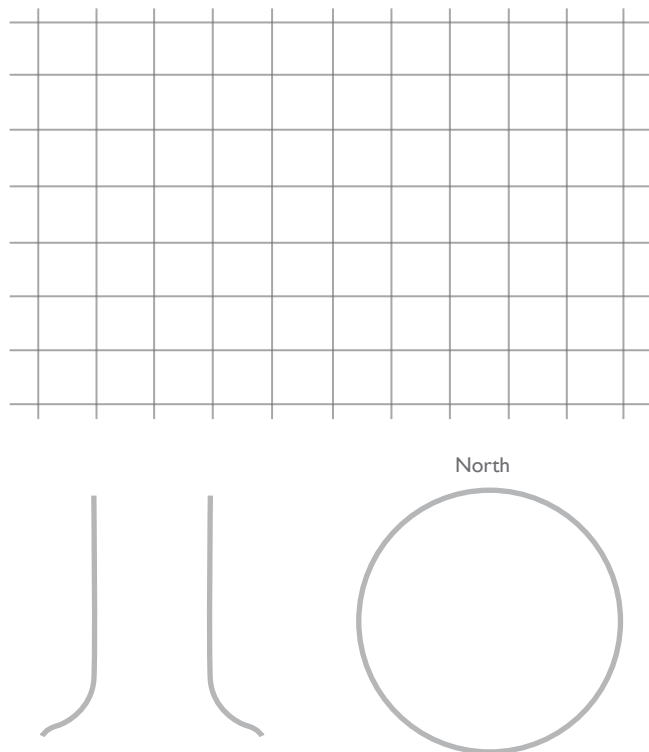
- Remove and stump grind Residual risk none
- Residual risk
- Residual risk
- Residual risk

Overall tree risk rating Low Moderate High Extreme

Overall residual risk None Low Moderate High Extreme Recommended inspection interval

Data Final Preliminary Advanced assessment needed No Yes-Type/Reason

Inspection limitations None Visibility Access Vines Root collar buried Describe





LOCATION – Overview



PICTURE 1
Taken 05/24/2023



PICTURE 2
Taken 05/24/2023



PICTURE 3
Taken 05/24/2023

