



Planning Division • 503-588-6173
555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • Fax 503-588-6005

PLANNING REVIEW CHECKLIST (Second Review Comments)

Subject Property: 2195 Vaughn Avenue NE

Reference No.: 23-111852-PLN

Applicant: Laura Laroque
63 Ash St. E
Lebanon, OR 97355

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The Planning Division has conducted its review of the revised materials submitted for the proposed Partition and Class 1 Adjustment application for property located at 2195 Vaughn Avenue NE. In order to deem the application complete and to continue processing the application, modifications/and or additional information is needed to address the following item(s):

Item:	Description:
Tree Conservation Plan & Required Mitigation Measures	<p><u>Existing Tree Identified for Preservation:</u> In review of the tree conservation plan submitted it doesn't appear that the existing 30-inch conifer tree identified for preservation on the plan can actually be preserved based on the required building setbacks of the RS zone and the critical root zone of the tree. As illustrated by the comments included on the attached plan, it doesn't appear that proposed Parcel 2 can be feasibly developed when required building setbacks and the critical root zone of the tree are taken into consideration. As such, it doesn't appear feasible to identify the existing tree for preservation and the tree should therefore instead be identified for removal.</p> <p>Because removal of this tree will result in less than 30 percent of the existing trees on the property being preserved, the proposed development is required to include one of the mitigation measures identified under SRC 808.035(e) to mitigate for the removal of the tree.</p> <p><u>Tree Conservation Plan Mitigation Measures:</u> Per SRC 808.035(e), when less than 30 percent of the trees on a property are designated for preservation under a tree conservation plan, any combination of one or more of the following mitigation measures shall be provided for each tree removed in excess of 70 percent:</p>

Item:	Description:
	<p>(1) Residential density increase. One middle housing dwelling unit or accessory dwelling unit shall be provided within the development for each tree removed. Any dwelling unit provided pursuant to this subsection is required in addition to the density requirements otherwise applicable in the zone. The lot(s) within the development that will be developed with the middle housing dwelling unit(s) or accessory dwelling unit(s) shall be specified in the conditions of the associated land division approval.</p> <p>(2) Solar power off-set. One 25-year 3-kilowatt solar array shall be provided for each tree removed. The lot(s) where the solar array(s) will be located shall be specified in the conditions of the associated land division approval.</p> <p>(3) Electric vehicle charging. One level 2 240-volt residential electric vehicle charging station shall be provided for each tree removed. The lot(s) where the charging stations will be located shall be specified in the conditions of the associated land division approval.</p> <p>(4) Open space lot. One or more lots within the development shall be designated as an open space lot planted at a minimum density of two trees for each tree removed. The replanted trees shall be of either a shade or evergreen variety with a minimum caliper of 1.5 inches. The lot(s) within the development that will be designated as an open space lot shall be specified in the conditions of the associated land division approval and shall be perpetually operated and maintained by a home owners' association.</p> <p>Per SRC 808.035(c)(4), when a tree conservation plan designates less than 30 percent of the trees on the property for preservation, an explanation is required to be provided with the tree conservation plan application identifying which of the above identified mitigation measures are proposed to be provided.</p>

Unless otherwise noted, the above information is needed in order to deem the application complete. Pursuant to SRC 300.220, the application shall be deemed complete upon receipt of:

- (1) *All of the missing information;*
- (2) *Some of the missing information and written notice from the applicant that no other information will be provided; or*
- (3) *Written notice from the applicant that none of the missing information will be provided.*

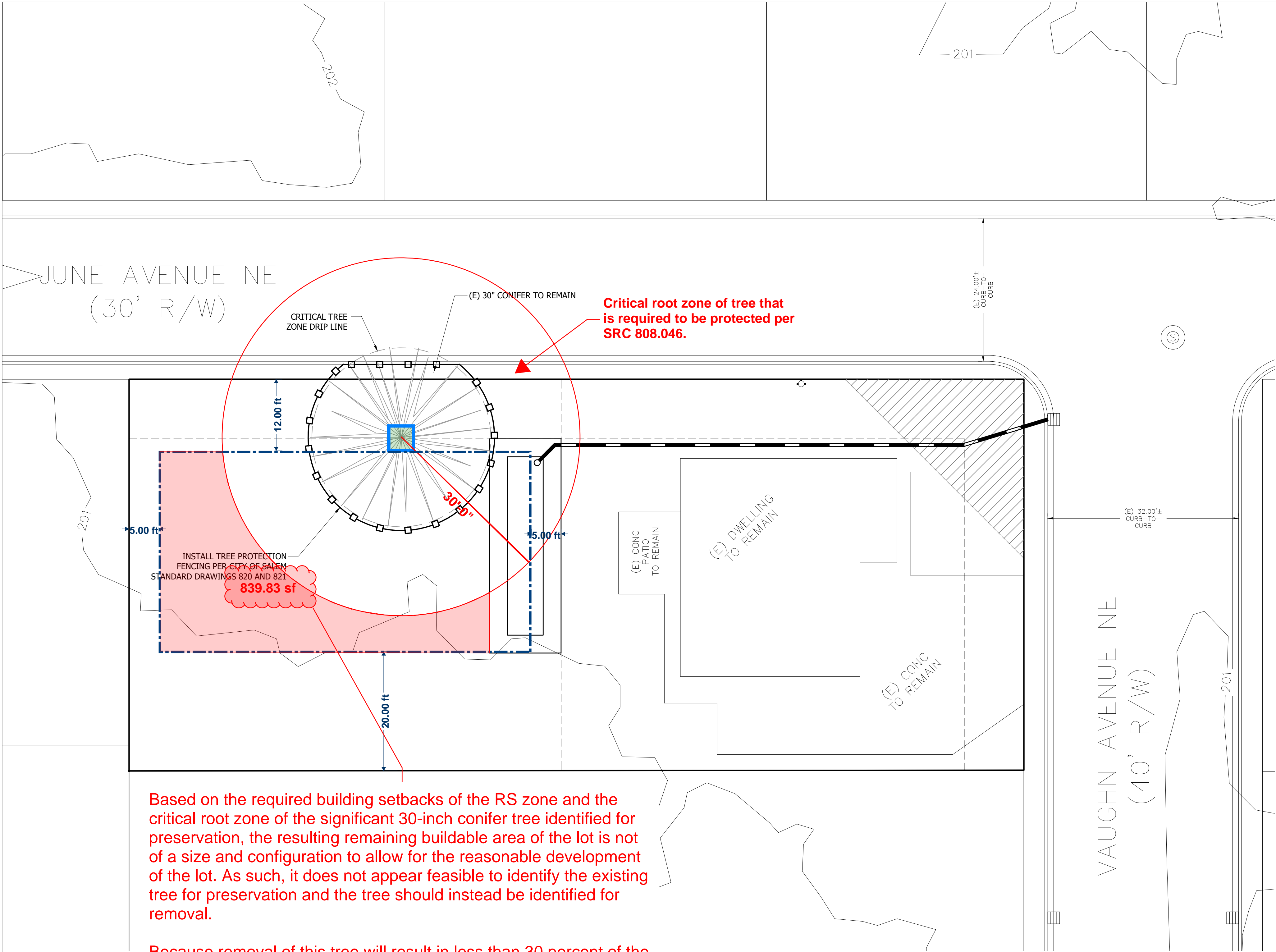
Please submit this information to the City of Salem Planning Division, located on the 3rd floor of City Hall, 555 Liberty Street SE, Room 305.

For questions regarding any of the above requirements, please feel free to contact me directly by calling (503) 540-2399 or via e-mail at bbishop@cityofsalem.net.

The Salem Revised Code may be accessed online at the following location:

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

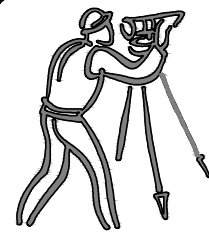
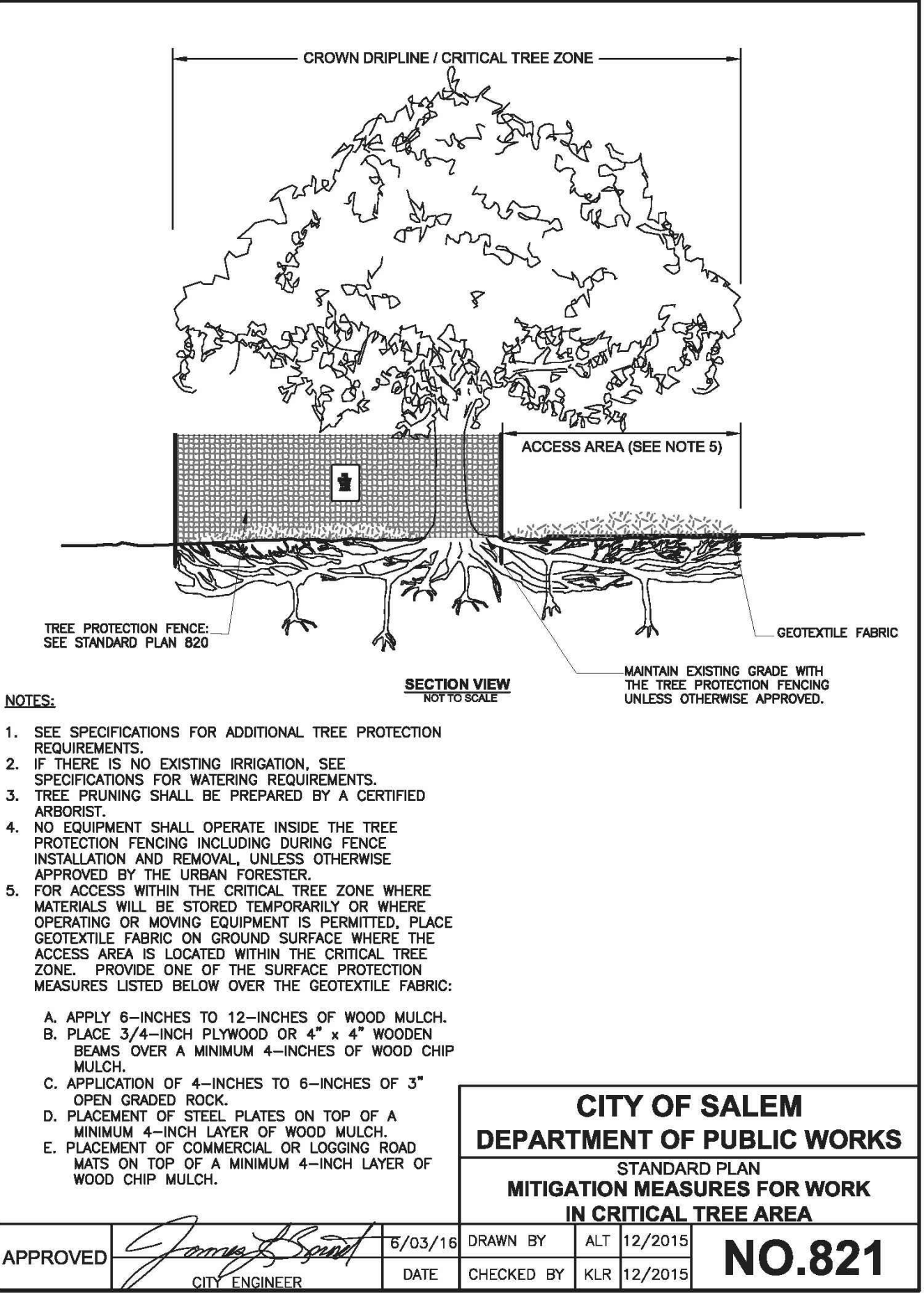
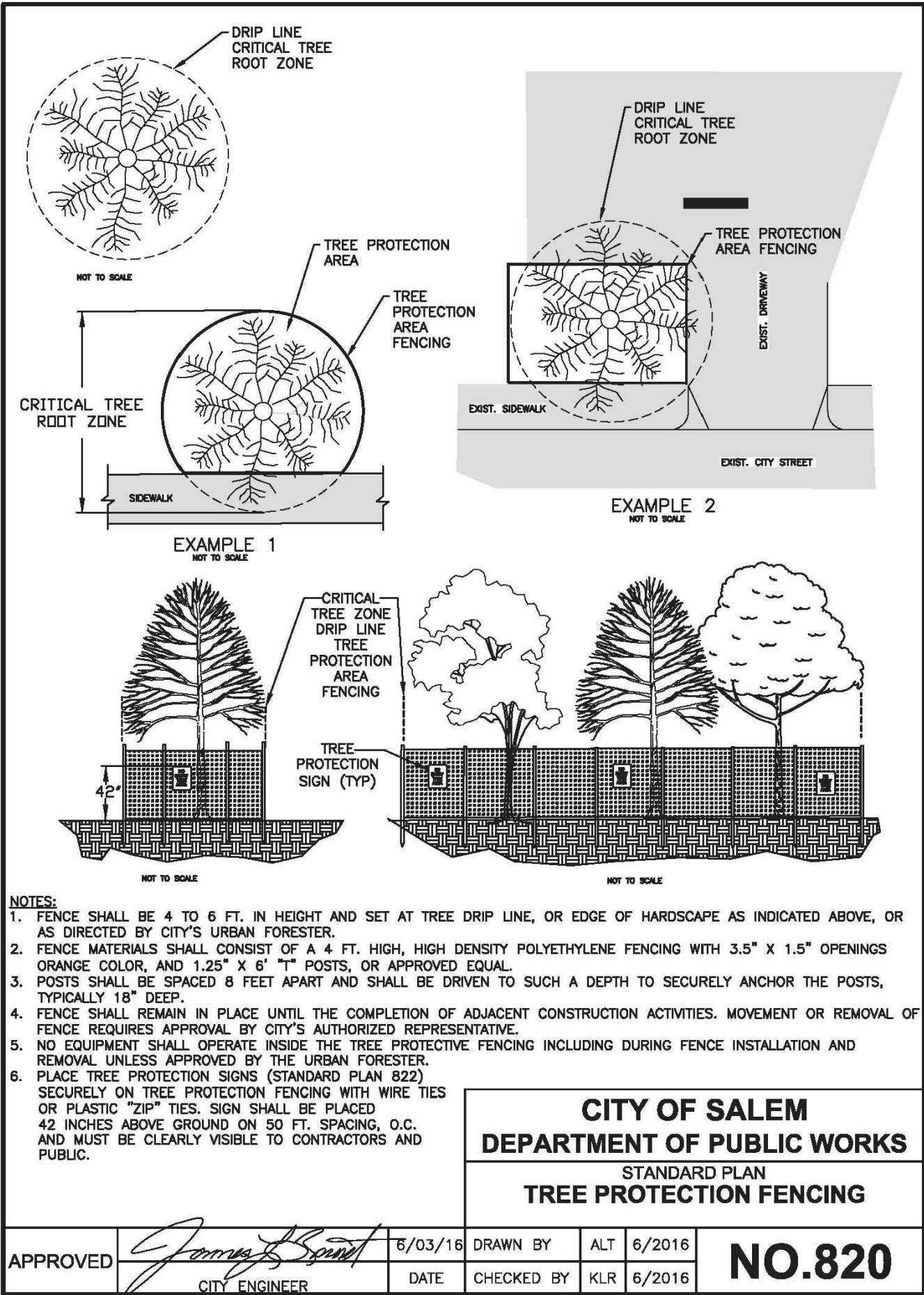
Sincerely,
Bryce Bishop
Planner III



Based on the required building setbacks of the RS zone and the critical root zone of the significant 30-inch conifer tree identified for preservation, the resulting remaining buildable area of the lot is not of a size and configuration to allow for the reasonable development of the lot. As such, it does not appear feasible to identify the existing tree for preservation and the tree should instead be identified for removal.

Because removal of this tree will result in less than 30 percent of the existing trees on the property being preserved, the proposed development is required to include one of the mitigation measures identified under SRC 808.035(e) to mitigate for the removal of the tree.

The mitigation measure that the applicant will be using needs to be identified in order to satisfy tree conservation plan approval criterion SRC 808.035(d)(1)(E).



CLIENT:
DON JENSEN
5190 KALE STREET
SALEM, OREGON 97305
(503) 932-2259

TREE PRESERVATION PLAN
AND
TENTATIVE PARTITION MAP
MAP 7S-2W-19BB
TAX LOT 2600
MARION COUNTY, OREGON

DATE:
AUGUST 17, 2023
PROJECT:
22-332 JENSEN VAUGHN AVE
DRAWN BY:
MLM
CHECKED BY:
BSV

Sheet
of
C1.1

SCALE: SEE BARSCALE