

*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE PLANING ADMINISTRATOR

TREE VARIANCE CASE NO.: TRV24-01

APPLICATION NO.: 24-103951-PLN

NOTICE OF DECISION DATE: May 1, 2024

SUMMARY: A Tree Variance to remove eight significant trees to allow development of a single family dwelling on a vacant lot.

REQUEST: A Tree Variance to remove eight significant trees, Oregon White Oaks with a diameter at breast height (dbh) equal to or greater than 20 inches, for property approximately 0.36 acres in size, zoned RS (Single Family Residential), and located at 3924 Croisan Mountain Drive S 97302 (Marion County Assessors Map and Tax Lot number: 083W05DC / 03300).

APPLICANT: Max Plukchi, Max Shipuk

LOCATION: 3924 Croisan Mountain Drive S, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 808.045(d)(1) – Tree Variances

FINDINGS: The findings are in the attached Decision dated May 1, 2024.

DECISION: The **Planning Administrator APPROVED** Tree Variance Case No. TRV24-01 based on the application deemed complete on March 26, 2024.

The rights granted by the attached decision must be exercised, or an extension granted, by May 17, 2026, or this approval shall be null and void.

Application Deemed Complete:	<u>March 26, 2024</u>
Notice of Decision Mailing Date:	May 1, 2024
Decision Effective Date:	May 17, 2024
State Mandate Date:	<u>July 24, 2024</u>

Case Manager: Aaron Panko, APanko@cityofsalem.net, 503-540-2356

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m. Thursday, May 16, 2024. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 808. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF Salem
AT YOUR SERVICE

TRV24-01 Notice of Decision

May 1, 2024

Page 2

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
TREE REGULATION VARIANCE)
CASE NO. TRV24-01)
3924 CROISAN MOUNTAIN DRIVE S) MAY 1, 2024

In the matter of the applications for a Tree Regulation Variance submitted by the applicant, Max Plukchi, MDesign Concepts, LLC, on behalf of the property owner, Lisa Heller, 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

Summary: A Tree Variance to remove eight significant trees to allow development of a single-family dwelling on a vacant lot.

Request: A Tree Variance to remove eight significant trees, Oregon White Oaks with a diameter at breast height (dbh) equal to or greater than 20 inches, for property approximately 0.36 acres in size, zoned RS (Single Family Residential), and located at 3924 Croisan Mountain Drive S – 97302 (Marion County Assessors Map and Tax Lot number: 083W05DC / 03300).

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

PROCEDURAL FINDINGS

1. Background

On February 14, 2024, an application for a Tree Regulation Variance was filed for the subject property. After additional information was provided, the application was deemed complete for processing on March 26, 2024. The 120-day state mandated decision deadline for this consolidated application is July 24, 2024.

The applicant’s proposed site plan is included as **Attachment B** and the applicant’s written statement addressing the approval criteria is included as **Attachment C**.

SUBSTANTIVE FINDINGS

2. Summary of Record

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All 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: 24 103951.

3. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Southwest Association of Neighbors (SWAN) Neighborhood Association.

Applicant Neighborhood Association Contact: SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), neighborhood association contact is not required for the requested land use application (Tree Regulation Variance).

Neighborhood Association Comment: Notice of the application was provided to the neighborhood association pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. Comments were received from SWAN objecting to the request (**Attachment 4**). The following is a summary of the questions and concerns received, as well as a staff response.

1) Objection to removing significant trees along the city right-of-way.

Staff Response: Two non-significant Oregon White Oaks are identified outside the property boundary along Croisan Mountain Drive S. Croisan Mountain Drive S is a privately owned street, not city right-of-way. The City does not regulate removal of non-significant trees within private streets.

2) Objection to removing a significant tree to install a patio, and suggesting saving the tree and incorporating it into the patio structure. Along similar lines, a comment was made suggesting exploring design alternatives that allow the majority of a treed lot to be built within the trees.

Staff Response: The applicant has provided a conceptual site plan which shows proposed trees 10141 and 10142 in the area of the rear patio for the home. Tree 10141 has a diameter at breast height (dbh) of approximately 39 inches and a critical root zone that extends 39 feet in radius. Tree 10142 has a dbh of approximately 21 inches and a critical root zone that extends 21 feet in radius. Critical root zones are intended to protect the long-term health of significant trees and other protected trees by limiting impacts of development and other activities within sensitive root zone areas.

Allowing significant trees to be incorporated within the center of a patio structure, specific to this request, would mean allowing disturbance within the vast majority of the critical root zones for these trees, which is not consistent with the regulations in place to protect critical root zones. Similarly, for vacant sites that contain significant trees, the code requires either complete avoidance of the critical root zones, or partial encroachment of up to a maximum of 30 percent of the critical root zone of a tree in order to accommodate development of the property when a report from an arborist is submitted documenting that such disturbance will not compromise the long-term health and stability of the tree and all recommendations included in the report to minimize any impacts to the tree are followed.

If a hardship exists and it is not possible to avoid or limit disturbance of the critical root zone, the Chapter 808 Tree Variance process may be used.

3) Can the City create an inventory of trees on SWAN's vacant and developable residential land?

Staff Response: The City of Salem does not have an inventory of trees (including species and size) for vacant private properties; however, the City does track changes to tree canopy across the entire city over time and can identify which areas within the City have experienced the most canopy growth as well as where tree canopy has been lost. Using this information, the City can make informed decisions on which areas within the City to target for additional tree plantings for future canopy growth.

Homeowners Association: The subject property is located within the Croisan Mountain Property Owners Association.

Public Comment: Notice was also provided, pursuant to SRC 300.520(b)(1)(B)(iii), (iv), (vi), & (vii), to the address of the subject property, the Croisan Mountain Property Owners Association, and all property owners and tenants within 250 feet of the subject property. As of the date of completion of this staff report, no comments were received from the HOA, surrounding property owners, or tenants.

4. City Department Comments

Development Services: Reviewed the proposal and indicated that Croisan Mountain Drive S is a private street. Development Services has no concerns with tree removal on private property.

Building and Safety: Reviewed the proposal and indicated no concerns.

Fire Department: Reviewed the proposal and indicated no concerns.

5. Public Agency Comments

No Public or Private Agency comments were received.

DECISION CRITERIA FINDINGS

6. Analysis of Tree Regulation Variance Approval Criteria

Salem Revised Code (SRC) 808.045(d) sets forth the following criteria that must be met before approval can be granted to a request for a Tree Regulation Variance. In this case, the applicant has requested to address the hardship criteria in SRC 808.045(d)(1).

SRC 808.045(d)(1)(a): There are special conditions that apply to the property which create unreasonable hardships or practical difficulties which can be most effectively relieved by a variance.

Finding: In 2000, the City of Salem first passed a tree protection ordinance protecting trees on private property. This included designating certain trees as significant trees, and required

residential subdivisions to provide a tree conservation plan for the development site identifying all trees on the subject property and designating which trees would be removed and which would be preserved. The subject property was created in 1990 with the recording of a plat for the Croisan Mountain I.R.D. Subdivision. At the time, the Salem Revised Code did not include tree protection measures and would have allowed Oregon White Oaks with a diameter greater than 20 inches to be removed without a permit to develop a residential lot. The subject property has remained vacant since its original creation. Salem Revised Code (SRC) Chapter 808 included a provision that allowed removal of significant trees on existing vacant lots less than 20,000 square feet in size and created prior to August 9, 2005. This provision was removed from the code with the adoption of Ordinance Bill No. 13-21 on February 14, 2022. Prior to this date, removal of significant trees on the subject property would have been allowed.

The existing conditions plan identifies a total of 22 trees on the subject property, nine of which are significant trees (Oregon White Oaks with a diameter of 20 inches or greater in breast height). The critical root zones for significant trees measures one-foot in radius for every one-inch of dbh of the tree.

SRC 808.046(a) provides that all trees shall be protected during construction with the installation of an above ground silt fence, or its equivalent. The above ground silt fence shall encompass 100 percent of the critical root zone of the tree. Within the area protected by the above ground silt fence, the tree's trunk, roots, branches, and soil shall be protected to ensure the health and stability of the tree; and there shall be no grading, placement of fill, storage of building materials, or parking of vehicles. When factoring in critical root zones, only small, disconnected areas of the site remain, which would not be suitable for development.

The applicant is requesting to remove eight significant trees, and eight other nonsignificant trees from the subject property in order to develop a new single-family dwelling. The existing conditions plan identifies the location of each tree and the conceptual footprint of a single-family dwelling. The size, configuration, and topography of the subject property, as well as the location of existing significant trees create a practical difficulty to reasonable development of the property, retaining the trees creates an unreasonable hardship that can most effectively be relieved by approval of the variance.

SRC 808.045(d)(1)(b): The proposed variance is the minimum necessary to allow the otherwise lawful proposed development of activity.

Finding: As described in the findings above, the applicant's proposal to remove eight significant trees in the minimum needed to allow for the lawful development of the subject property.

7. Conclusion

Based upon review of SRC Chapter 808, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

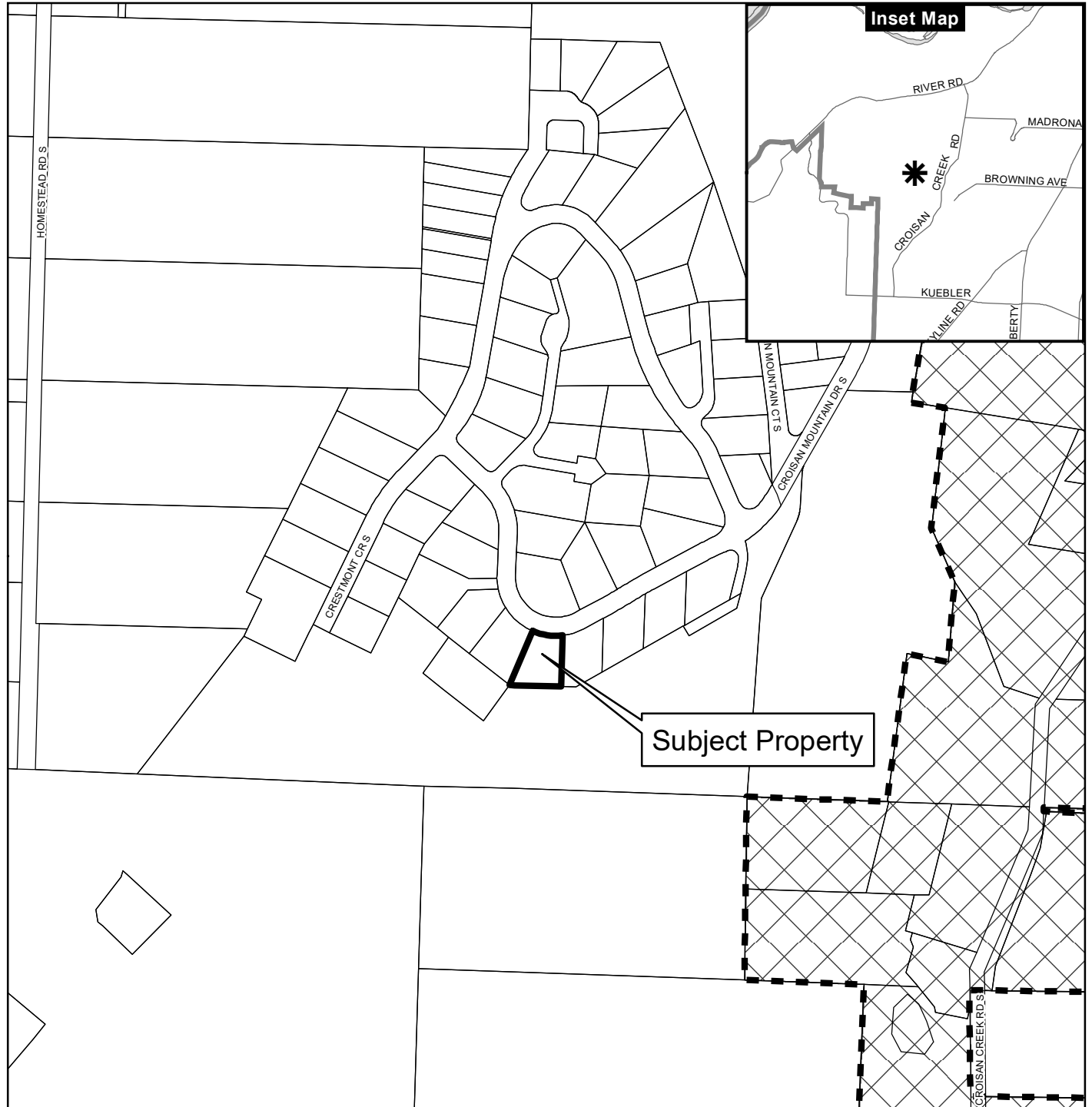
Tree Regulation Variance Case No. TRV24-01 is hereby **APPROVED** subject to SRC Chapter 808, the applicable standards of the Salem Revised Code, and conformance with the approved site plan included as Attachment B.










Aaron Panko, Planner III, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

- Attachments: A. Vicinity Map
B. Proposed Development Plans
C. Applicant's Written Statement
D. Comments from SWAN dated April 3, 2024

Vicinity Map 3924 Croisan Mountain Drive S



Legend

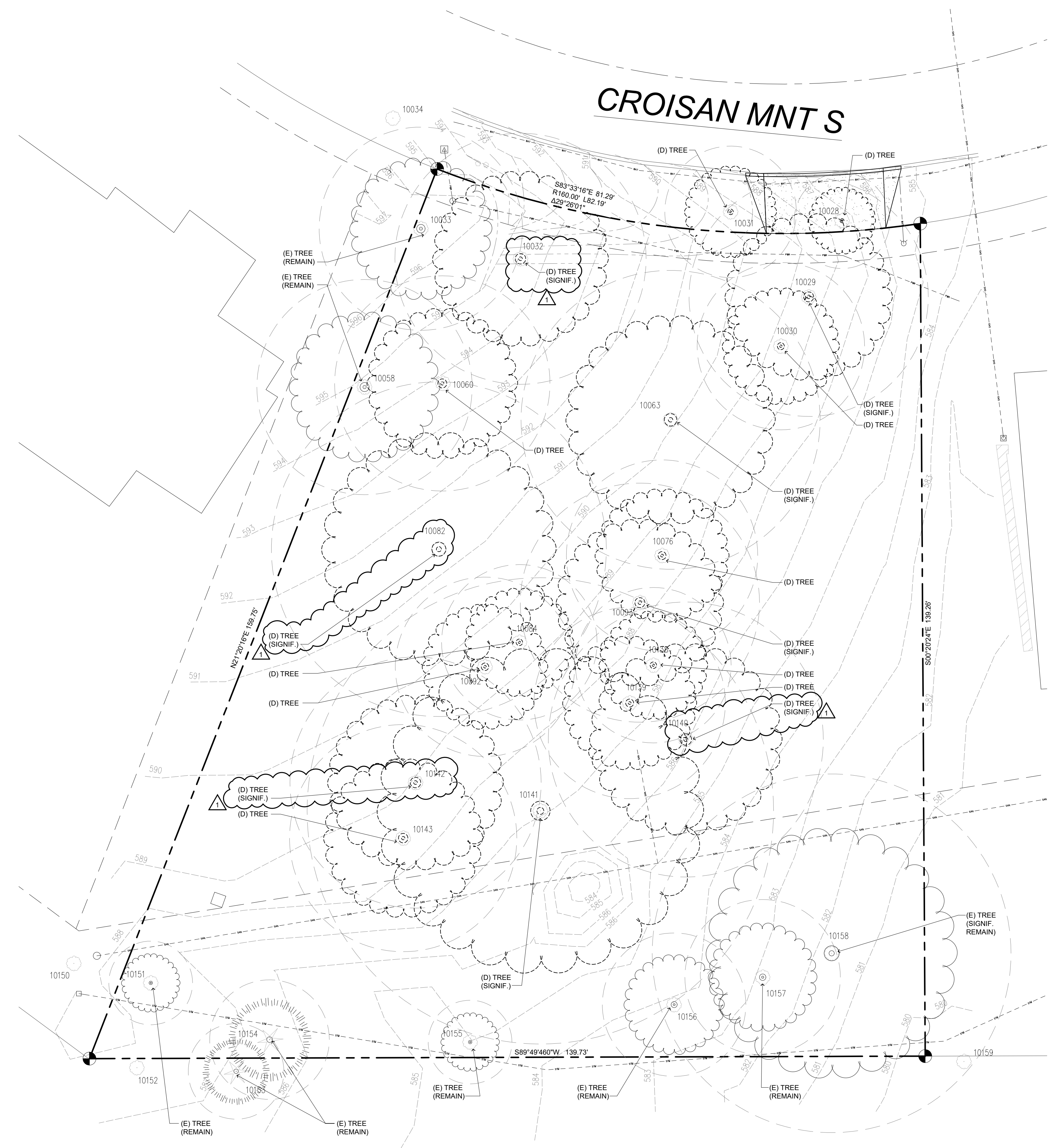
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



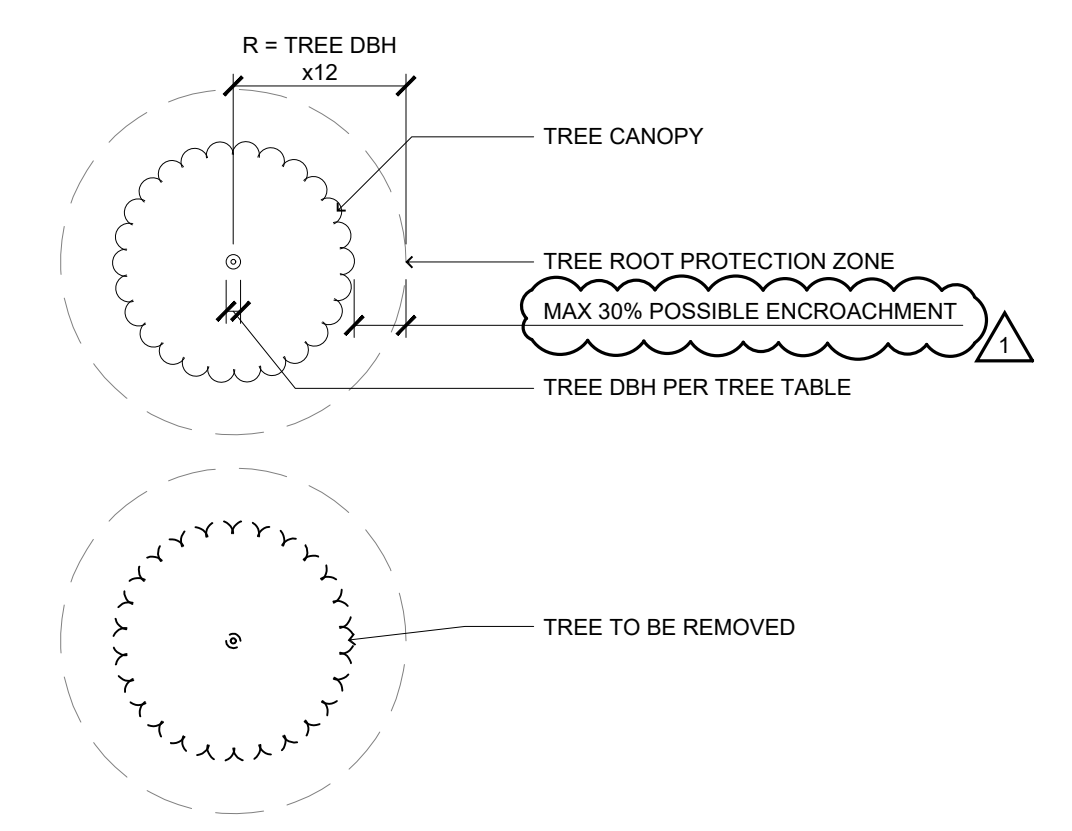
0 100 200 400 Feet




This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



TREE LEGEND:



TREE TABLE						
ARBORIST TREE #	CIVIL TREE #	TYPE	DBH (IN.)	SIGNIFICANT	REMOVE	NOTES
	10028	OAK	8		YES	IN THE R.O.W.
1	10029	W. OAK	20	YES	YES	
	10030	OAK	14		YES	
	10031	OAK	11		YES	IN THE R.O.W.
	10032	W. OAK	21	YES	YES	
	10033	OAK	17	YES	NO	
	10034	OAK	8, 14		NO	OUTSIDE BNDRY
	10058	OAK	12, 18		NO	
	10060	OAK	11, 18		YES	
2	10063	W. OAK	25	YES	YES	
3	10076	W. OAK	14, 16		YES	
	10082	W. OAK	16, 27, 28	YES	YES	
9	10084	W. OAK	13, 13	YES	YES	
10	10092	W. OAK	15, 15		YES	
4	10093	W. OAK	9, 20	YES	YES	
5	10138	W. OAK	13		YES	
6	10139	W. OAK	14, 14, 16	YES	YES	
	10140	W. OAK	9, 23	YES	YES	
7	10141	W. OAK	39	YES	YES	
	10142	W. OAK	21	YES	YES	
	10143	OAK	19	YES	YES	
	10150	OAK	14		NO	OUTSIDE BNDRY
	10151	OAK	7		NO	
	10152	OAK	6		NO	OUTSIDE BNDRY
	10153	CONIFEROUS	8		NO	OUTSIDE BNDRY
	10154	CONIFEROUS	10		NO	
	10155	OAK	7		NO	
	10156	OAK	12		NO	
	10157	OAK	13		NO	
8	10158	W. OAK	30	YES	NO	
	10159	OAK	39	YES	NO	OUTSIDE BNDRY

TREE REMOVAL PLAN
SCALE: 1" = 10'-0"

ENGINEER OF RECORD

TREE REMOVAL / VARIANCE APP.
3924 CROISAN MOUNTAIN DR S.
SALEM, OR 97302

PROJECT #: 24-01
© Copyright 2024 by Mdesign Concepts, LLC

REVISIONS:
1 03.14.2024

DATE: 02/12/2024

www.31102024.8.32 AM 04:31:10/2024.8.32 AM Max: c:\work\kshg\max\3924 croisan.mnt.s\admitt\tree removal\applications\1.2.dwg A1.2

Application for tree removal permit/ request for variance

Date: 03.14.2024
Subject Property: 3924 Croisan Mount Dr. S Salem, OR 97302
Tax lot: 3300
Tax map: 08 3W 05DC

Written Statement

We are submitting a request to remove total of 16 trees, with 8 of which are “significant” trees, from the subject property that has a total of 24 trees in order to facilitate the construction of a new single-family dwelling. As per SRC. 808.005 a “significant” tree is any tree with a diameter of breast height (dbh) of 30 inches or an Oregon white oak with a dbh of 20 inches.

On Dec. 28th 2023 Will Fargo, an ISA certified arborist, assessed the subject property and identified all significant trees (white oaks). It's noteworthy that two of the surveyed trees displayed significant fractures but were deemed not in need of immediate removal. Additionally, site visit was conducted on March 13th as was requested by planning to survey 4 trees that were called out to be oaks with dbh larger than 20” to confirm their species. All 4 trees were identified as white oaks and as such are “significant” trees.

Under SRC. 808.030 (2)(Q), there exists an exception allowing for the granting of a variance for tree removal under SRC.808.045. We are seeking such a variance to remove trees that are deemed reasonably necessary for the construction of the new single-family dwelling, as outlined in SRC. 808.045(d)(1), under the Hardship criterion.

(A) There are special conditions that apply to the property which create unreasonable hardships or practical difficulties which can be most effectively relieved by a variance; and

Special conditions pertinent to the property have been identified, including the presence of trees predominantly concentrated in the center of the lot. Additionally, the property features a 16 feet elevation change sloping from the northwest corner to the southeast corner, and a public utility easement situated at the rear of the lot, varying in width from approximately 21’ to 43’. These conditions, compounded with the Croisan Mount Covenants and Restrictions, which stipulate a 10’ minimum side yard setback width and a 1,450 s.f minimum building footprint, pose practical difficulties in achieving the construction objectives. Moreover, the narrow width of the roadway necessitates off-site parking to be limited to specially designated side pockets. Parking of certain vehicles, including boats, trailers, trucks, truck campers, and recreational vehicles, must be accommodated within the confines of the garage.

(B) The proposed variance is the minimum necessary to allow the otherwise lawful proposed development or activity; or

The proposed variance, which entails the removal of select trees, represents the minimum necessary action to enable the otherwise lawful construction of the proposed single-family dwelling. The subject property, Lot #5, is part of the Croisant Mount subdivision and is zoned RS - Single Family Residential, with the proposed development falling under the outright permitted use category for Single Family Dwelling, as approved in the original subdivision.

Due to the concentration of most significant trees in the center of the lot, it is impossible to place a building that would avoid their removal, meeting the special setback and minimum footprint requirements outlined in the Croisant Mountain covenants and restrictions. Special care and consideration were applied, including the exploration of multiple site layout options, to minimize tree removal and eliminate excessively tall retaining walls due to the site's slope.

Moreover, the building was strategically positioned as close as possible to the eastern property line to preserve trees on the northwest side of the lot. Additionally, in accordance with the client's requirements and Croisant Mountain Covenants and Restrictions, a third car garage and deeper driveway are necessary for parking boats, RVs, and campers. It's important to note that the nearest off-site parking pocket is approximately 500' down the hill and is shared among residents, given that most properties in the subdivision feature long or extra-wide driveways as a result. To accommodate for maneuvering space out of the garage and onsite parking for guests or visitors the building had to be positioned as close as possible to the rear public utility easement line.

In summary, the proposed site layout represents configuration that is minimum necessary to facilitate the construction of the single-family dwelling while adhering to relevant regulations and preserving existing trees.



Sincerely,

Max Plukchi

Aaron Panko

From: John Lattimer <jnlattimer@gmail.com>
Sent: Wednesday, April 3, 2024 1:33 PM
To: Aaron Panko
Cc: burney.ted.tb@gmail.com; Debbie Miller; Ken Freeman; Pat Norman; houckiii@comcast.net; Rebecca Miner; Karen Freeman; jcgrimwood
Subject: Fwd: Croisan Mtn tree variance request for comment

The SWAN Neighborhood Association is objecting to the Tree Variance Case No. TRV24-01 and its request to remove Eight Significant Trees (Oregon White Oaks). Please see attached comments. I will send you further comments in a second email.

The emails from Board members elicit coherent concerns and alternatives.

John Lattimer
Land Use Chair, Southwest Association of Neighbors

Sent from my iPad

Begin forwarded message:

From: Bill Dixon <bill.r.dixon@gmail.com>
Date: April 2, 2024 at 5:47:56 PM PDT
To: Ted Burney <burney.ted.tb@gmail.com>
Cc: John Lattimer <jnlattimer@gmail.com>, Debbi Miller <dmlmillerbiz@gmail.com>, Ken Freeman <kfreeman@salemneighbors.org>, Pat Norman <normanboo@comcast.net>, Alison Houck <houckiii@comcast.net>, Rebecca Miner <bjminer@q.com>, Karen Freeman <karenfreeman2906@gmail.com>, jcgrimwood <jcgrimwood@comcast.net>
Subject: Re: Croisan Mtn tree variance request for comment

I agree with Ted.

On Tue, Apr 2, 2024 at 1:43 PM Ted Burney <burney.ted.tb@gmail.com> wrote:

Hi all,

If you want to discuss the request to cut the significant oaks on the Croisan Mountain lot here is my quick take.

We should be against the taking of any significant trees along the city right of way and along the property line where they want to build a retaining wall wouldn't the trees act as a natural retaining wall that could be built around. As for the tree at the patio section in the back I would oppose cutting this tree and instead look for an alternate design to a poured concrete pad.

Quick thoughts but if you all discuss it and come up with similar concerns than I would suggest John submit our concerns after it is written up coherently. I will not be back in the area in time to meet the deadline for comment.

Thanks,

Ted

Sent from Ted's iPhone

--

Bill

bill.r.dixon@gmail.com

503-602-1708

Aaron Panko

From: John Lattimer <jnlattimer@gmail.com>
Sent: Wednesday, April 3, 2024 1:44 PM
To: Aaron Panko
Cc: burney.ted.tb@gmail.com; John Lattimer; Debbi Miller; Ken Freeman; Pat Norman; houckiii@comcast.net; Rebecca Miner; Karen Freeman; jcgrimwood
Subject: Fwd: Croisan Mtn tree variance request for comment

Please add Carol Grimwood's comments on Tree Variance Case No. TRV24-01 as a member of the SWAN Board. The Board agrees with all of the comments I have sent you.

John Lattimer, Land Use Chair
Southwest Association of Neighbors

Sent from my iPad

Begin forwarded message:

From: Carol Grimwood <jcgrimwood@comcast.net>
Date: April 2, 2024 at 9:31:42 PM PDT
To: Bill Dixon <bill.r.dixon@gmail.com>
Cc: Ted Burney <burney.ted.tb@gmail.com>, John Lattimer <jnlattimer@gmail.com>, Debbi Miller <dmlillerbiz@gmail.com>, Ken Freeman <kfreeman@salemneighbors.org>, Pat Norman <normanboo@comcast.net>, Alison Houck <houckiii@comcast.net>, Rebecca Miner <bjminer@q.com>, Karen Freeman <karenfreeman2906@gmail.com>
Subject: Re: Croisan Mtn tree variance request for comment

I also agree on position to not remove significant trees (oaks) from right of ways and property lines. Not sure we have much say in the plan for patio placement, but it would be great if the tree could be incorporated into the patio structure (if possible to do without causing significant damage to the tree).

On Apr 2, 2024, at 5:47 PM, Bill Dixon <bill.r.dixon@gmail.com> wrote:

I agree with Ted.

On Tue, Apr 2, 2024 at 1:43 PM Ted Burney <burney.ted.tb@gmail.com> wrote:

Hi all,

If you want to discuss the request to cut the significant oaks on the Croisan Mountain lot here is my quick take.

We should be against the taking of any significant trees along the city right of way and along the property line where they want to build a retaining wall wouldn't the trees act as a natural retaining wall that could be built around. As for the tree at the patio section in the back I would oppose cutting this tree and instead look for an alternate design to a poured concrete pad.

Quick thoughts but if you all discuss it and come up with similar concerns than I would suggest John submit our concerns after it is written up coherently. I will not be back in

the area in time to meet the deadline for comment.

Thanks,

Ted

Sent from Ted's iPhone

--

Bill

bill.r.dixon@gmail.com

503-602-1708

Aaron Panko

From: John Lattimer <jnlattimer@gmail.com>
Sent: Wednesday, April 3, 2024 2:08 PM
To: Aaron Panko
Subject: Fwd: More tree thoughts

Aaron,
Here are a couple more comments. Food for thought.
John

Sent from my iPad

Begin forwarded message:

From: Ted Burney <burney.ted.tb@gmail.com>
Date: April 2, 2024 at 9:11:28 PM PDT
To: Bill Dixon <bill.r.dixon@gmail.com>
Cc: John Lattimer <jnlattimer@gmail.com>
Subject: Re: More tree thoughts

I totally agree. A possible method to prevent removal when it comes to developable lots is to look for design alternatives that allow the majority of a treed lot to be built within the trees. Woodscape development proved it could be done.

Ted
Sent from Ted's iPhone

On Apr 2, 2024, at 8:00 PM, Bill Dixon <bill.r.dixon@gmail.com> wrote:

I despair of the city's ability to protect protected trees on developable lots.

Aaron Panko

From: John Lattimer <jnlattimer@gmail.com>
Sent: Wednesday, April 3, 2024 2:10 PM
To: Aaron Panko
Subject: Fwd: Tree thought

One more from Bill Dixon. Sorry for all the copies of emails.
John

Sent from my iPad

Begin forwarded message:

From: Bill Dixon <bill.r.dixon@gmail.com>
Date: April 2, 2024 at 7:57:17 PM PDT
To: Ted Burney <burney.ted.tb@gmail.com>, John Lattimer <jnlattimer@gmail.com>
Subject: Tree thought

What would you think of asking the city to ID the acreage of developable residential lots in SWAN's area with 20 or more protected trees on them? (That would be 5 protected trees per quarter-acre lot). That could give us an idea of the potential loss of protected trees to residential development in our area. Which could lead to a plan to at least plant replacement trees in areas of SWAN that are off-limits to development. Or something. Thoughts?