

Aaron Panko

From: Jennifer Arnold <jarnold@emeriodesign.com>
Sent: Thursday, January 6, 2022 5:15 PM
To: Aaron Panko
Cc: Roy Hankins; Robinson, Michael C.; Stephenson, Garrett H.; Forbes, Erin M.
Subject: RE: Tree Survey Update (SUB21-09 - Meyer Farm)
Attachments: 12-31 Tree Inventory for Meyer Farm_Reassessment_REV01.pdf; Tree Preservation Table_P3.0of32.pdf

Aaron,

After our December 8th meeting with the Neighborhood Association, we sent our Arborist back out to the site to reassess the trees that may have grown large enough to be considered significant today. Our original tree survey was completed in 2019 but the arborist report was completed in 2021. Attached is the reassessment which includes the DBH currently and what it was in 2019. The Arborist addresses the condition of the trees in the 'comments' section and I give the reason for preservation or removal in the 'notes' section.

Tree 4916 was incorrectly labeled as an Oak tree in the initial review and has since been corrected.

I have also attached the updated Tree Preservation Table from sheet P.3.0/32. The total trees proposed to be removed has not changed, however our total significant tree removal number has increased (just a classification change). Initially, we noted 4 significant trees to be removed on sheet P3.0 of 32, and with the reassessment we are adding 7 additional significant trees. Of those 7 additional trees, which were not considered significant in the 2019 survey, 4 are in poor condition.

Let me know if you have any questions or need me to upload these documents to the applicant portal.

Thanks,
Jennifer



Jennifer Arnold | Senior Land Use Planner
1500 Valley River Drive Suite 100, Eugene, OR 97401
503.746.8812-Main | 541.263.0933- Cell www.emeriodesign.com



Tree No.	Common Name	Scientific Name	DBH ¹	C-Rad ²	Condition ³	Structure	Comments	Treatment	Notes	2019 Survey DBH
2577	Oregon white oak	<i>Quercus garryana</i>	23	20	good	good		Remove	Included in the Street Tree Permit Request	20
2578	Oregon white oak	<i>Quercus garryana</i>	25	20	good	good		Remove	Included in the Street Tree Permit Request	20
2825	Oregon white oak	<i>Quercus garryana</i>	24	30	good	poor		Remove	Within lot 41 grading	20
2828	Oregon white oak	<i>Quercus garryana</i>	25	30	good	good		Preserve	Within the 'Area to Remain'	20
2834	Oregon white oak	<i>Quercus garryana</i>	28	35	fair	fair	many broken limbs, thin scaffolding branches	Remove	Within lot 43 grading	20
2840	Oregon white oak	<i>Quercus garryana</i>	24	35	fair	fair	dead lower limbs; unbalanced to the east	Preserve	Within the 'Area to Remain'	20
3088	Oregon white oak	<i>Quercus garryana</i>	28	35	good	fair	unbalanced canopy to the east, few broken limbs	Preserve	Within the 'Area to Remain'	22
3093	Oregon white oak	<i>Quercus garryana</i>	27	30	fair	fair	deadwood, crowded leaders at 15', heavy ivy load	Preserve	Within the 'Area to Remain'	22
3094	Oregon white oak	<i>Quercus garryana</i>	26	20	fair	fair	deadwood, codominant leaders at 20'	Preserve	Within the 'Area to Remain'	20
3100	Oregon white oak	<i>Quercus garryana</i>	23	25	good	fair	unbalanced to the north	Preserve	With Open Space Tract	20
3134	Oregon white oak	<i>Quercus garryana</i>	35	35	fair	fair	high crown, codominant leaders at 3' - 25", 24", ivy	Preserve	Within the 'Area to Remain'	22
3135	Oregon white oak	<i>Quercus garryana</i>	29	30	fair	fair	large deadwood, high crown, narrow	Preserve	Within the 'Area to Remain'	22
3137	Oregon white oak	<i>Quercus garryana</i>	27	30	fair	fair	tag unreadable, T3137, high crown, lower limbs dead	Preserve	Within the 'Area to Remain'	22
3138	Oregon white oak	<i>Quercus garryana</i>	37	50	fair	fair	codominant split at 2' above ground level, 25" leader in poor condition, dead and broken branches, 27" leader in	Preserve	Within the 'Area to Remain'	20
3141	Oregon white oak	<i>Quercus garryana</i>	27	25	poor	poor	dead lateral branches, high crown, narrow, heavy ivy	Remove	Within pedestrian path boundary	22
3142	Oregon white oak	<i>Quercus garryana</i>	12	0	dead	dead		Remove	Remove due to condition	20
3143	Oregon white oak	<i>Quercus garryana</i>	26	25	good	fair	codominant leaders at 20', heavy ivy, high crown	Remove	Within pedestrian path boundary	20
3163	Oregon white oak	<i>Quercus garryana</i>	23	18	fair	fair	codominant leaders at 20', large dead, ivy	Remove	Within lot 59 grading	22
3213	Oregon white oak	<i>Quercus garryana</i>	42	25	fair	fair	diameter at 1' above ground level, three leaders at 5'	Remove	Within lot 60 grading	28
3277	Oregon white oak	<i>Quercus garryana</i>	27	40	fair	poor	12" lateral at 1' above ground level, codominant leaders at 8', broken scaffolding branches, storm damage, unbalanced to the east	Preserve	Within the 'Area to Remain'	22
3361	Oregon white oak	<i>Quercus garryana</i>	35	40	fair	fair	connected at 2' above ground level to 3362, 27" and 22", dead and crowded branches, unbalanced to the east	Preserve	Within the 'Area to Remain'	22
4469	Oregon white oak	<i>Quercus garryana</i>	28	30	fair	fair	trunk injury on west side at 2', limb failure	Preserve	Within the 'Area to Remain'	22
4569	Oregon white oak	<i>Quercus garryana</i>	25	40	good	fair	lean to n, unbalanced to north	Preserve	Within the 'Area to Remain'	20
4571	Oregon white oak	<i>Quercus garryana</i>	25	30	good	good		Preserve	Within the 'Area to Remain'	20
4572	Oregon white oak	<i>Quercus garryana</i>	23	25	good	good		Preserve	Within the 'Area to Remain'	19
4726	Oregon white oak	<i>Quercus garryana</i>	27	12	fair	fair	codominant split at 6', inclusion, high crown	Preserve	Within Open Space Tract	22
4747	Oregon white oak	<i>Quercus garryana</i>	28	15	poor	poor	two leaders, 18,21, deadwood, suppressed	Preserve	Within Open Space Tract	20

Tree No.	Common Name	Scientific Name	DBH ¹	C-Rad ²	Condition ³	Structure	Comments	Treatment	Notes	2019 Survey DBH
4749	Oregon white oak	<i>Quercus garryana</i>	25	20	good	good	original tag 4748, retagged T4749; heavy ivy load	Preserve	Within Open Space Tract	22
4750	Oregon white oak	<i>Quercus garryana</i>	22	25	fair	fair	lean to north, self corrected, unbalanced canopy to the north, heavy ivy load, original tag not readable, retagged	Preserve	Within Open Space Tract	20
4890	Oregon white oak	<i>Quercus garryana</i>	~26	0	dead	dead	failed, uprooted and failed southwest, heavy ivy load		No action due to condition	20
4916	Douglas fir	<i>Pseudotsuga menziesii</i>	27	10	poor	poor	thin, high crown, heavy ivy load up entire tree	Remove	Remove for ROW grading	22
4951	Oregon white oak	<i>Quercus garryana</i>	24	15	poor	poor	thin, few scaffolding branches for size of diameter, dead and broken branches, heavy ivy load	Remove	Remove for ROW grading	22
4952	Oregon white oak	<i>Quercus garryana</i>	23	15	fair	poor	unbalanced to northwest, heavy ivy load, multiple leaders at approx. 15'	Remove	Remove for ROW grading	18
5517	Oregon white oak	<i>Quercus garryana</i>	~24	0	dead	dead	failed, uprooted and failed south, heavy ivy load		No action due to condition	22
5520	Oregon white oak	<i>Quercus garryana</i>	20	15	fair	fair	lower scaffolding branches dead or broken; upper canopy healthy and balanced	Preserve	Within Open Space Tract	19
5546	Oregon white oak	<i>Quercus garryana</i>	24	18	good	fair	unbalanced to the south; climbing vines	Remove	Remove for ROW grading	22

¹DBH is the trunk diameter in inches measured per City of Salem standards.

²C-Rad is the approximate crown radius in feet.

³Condition and Structure ratings range from very poor, poor, fair, to good.

Notes:

Reassessment conducted by Teragan Associates, Inc. after the applicant presented to the Morningside Neighborhood Association on December 8, 2021. The reassessment is in response to the Neighborhood concerns regarding tree sizes at the time of the survey versus when the application was initially reviewed.

Tree Preservation	
Proposed Plan	Number of Trees
Total Onsite Trees	808
Onsite Trees REMOVED	442
Onsite Significant Trees REMOVED	11
Total Trees REMOVED	453
Onsite Trees PRESERVED	355
Percentage of Trees PRESERVED	43.94%

From: [Kim Davis](#)
To: [CityRecorder](#)
Subject: Comment to proposed subdivision at 4540 Pringle Road SE
Date: Friday, January 7, 2022 3:43:45 PM

I am writing to add my objections to the proposed subdivision at the referenced address. If there is any validity to the claim by beneficiary Peter Meyer, et al, that the sale of this property occurred two weeks prior to the removal of co-Trustees Molly and Ian Meyer due to their violations of OR trust law, then it would be scandalous, amoral and reprehensible to destroy more natural space within city limits!

The science is excruciatingly clear, we must act now to reduce carbon, preserve trees and prevent further diversity loss. If there are any legal issues that could result in this sale being nullified, then the City must serve as steward until said issues are resolved. Should this sale made by the co-Trustees be deemed invalid, it is my sincere hope that the City of Salem will purchase this property and preserve it as public park land for the common good.

Kim Davis
97306

From: [Lynn Albright](#)
To: [Aaron Panko](#)
Cc: [CityRecorder](#)
Subject: The Meyer Form subdivision proposal 1-10-2022
Date: Thursday, January 6, 2022 4:37:41 PM
Attachments: [Letter to City Council 01-2022.pdf](#)

Dear Honorable Mayor & City Councilmembers:

Please deny this application for the good of all residents, our heritage, and our peace of mind!

Thank you for your consideration!

Lynn Albright
shazam57@gmail.com

Lynn & Donald Albright
5989 Nelson Pl SE
Salem, OR 97306

January 6, 2022

The Honorable Chuck Bennett
City of Salem Councilmembers

RE: The Meyer Farm subdivision application

Dear Mr. Mayor and Councilmembers:

The proposed subdivision (sub 21-09) application of this beautiful, historic 30-acre property is troubling in so many ways. What legacy are we leaving our children, and theirs? Do we really want to look like a southern California suburb, completely unidentifiable from contiguous towns? Close your eyes – we're almost there!

Pavement is forever. Increasingly, the very heart and soul of our City is being destroyed by rampant development. In the 10 years we've lived in South Salem, we've seen similar properties lost forever, making way for unattractive high-density apartments or housing that's not affordable for many of our residents. Trees are taken down to make room for construction, and then replanted. This process will take decades to create beautiful tree-lined streets. How about the Costco fiasco? The ancient oak grove that was moved at huge cost, only to perish so we could have more gas stations. Bigger is NOT better! This is your chance to redeem yourselves after the entire process that put Costco in the middle of a neighborhood, and not east of Cordon Road on the former mushroom property, where the current 400+ home development is now being built.

What's even more disturbing is the loss of habitat for so many different species. It's heartbreaking to see deer on a paved street (Mildred, Wiltsey, Battlecreek, Liberty) trying to find a safe home and food to survive, and that's only one such endangered species. What will a world without birds, animals and mature trees look like? Pavement is forever . . .

Have you considered the traffic impact on Hilfiker? Cars trying to enter or exit from Walgreen's, Trader Joe's, Petco, etc end up in frequent bottlenecks in the middle of the day, to say nothing of busy evenings or weekends. How can you possibly mitigate that intersection, or even the one bordering on Commercial?

Please do the right thing; care about our environment, our climate, our wild spaces, our heritage, and DENY this application! Surely, the quality of the city we build today should be of more value than collecting tax revenue from greedy developers.

Sincerely,
Lynn & Don Albright

Lynn & Donald Albright