

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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*Si necesita ayuda para comprender esta información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

**SUBDIVISION TENTATIVE PLAN / URBAN GROWTH PRELIMINARY
DECLARATION / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT /
TREE VARIANCE / CLASS 2 DRIVEWAY APPROACH PERMIT / TREE AND
VEGETATION REMOVAL PERMIT CASE NO.: SUB-UGA-SPR-ADJ-TRV-DAP-
TRP25-01**

APPLICATION NO.: 24-125340-PLN

NOTICE OF DECISION DATE: March 31, 2025

REQUEST: A Subdivision, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Driveway Approach Permit, Tree Removal Permit, Tree Variance for a proposed development of 18 Multi-Family buildings, one mixed use buildings and associated site development, with the following Class 2 Adjustments to:

- Eliminate maximum setbacks to Lone Oak Road SE (SRC 534.015(c), Table 534-3).
- Eliminate Lone Oak Road SE as a Primary Street SRC534.015(h);
- Eliminate requirement for vehicle use areas to be behind or besides buildings in relation to Lone Oak Road SE (SRC534.015(h), Table 534-6),
- Increase the maximum horizontal separation from the abutting street for Buildings 1, 2, 4, 5, 6, 7, 10, 13, 15, 16, and 19 (SRC534.015(h), Table 534-6)
- Eliminate the requirement for access to allow upstairs units to have interior bike parking spaces SRC 806.

For property approximately 11.38 acres in size, zoned Mixed Use-III (MU-III), and located at 5559 Lone Oak Road SE - 97306 (Marion County Assessor's Map and Tax Lot number: 083W16DA / 700, 800 & 900).

APPLICANT: Bradley Hankins

LOCATION: 5559 Lone Oak Rd SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters Salem Revised Code (SRC) Chapters 205.010(d) – Subdivision Tentative Plan; 200.025(d) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 808.045(d) – Tree Variance; 804.025(d) – Class 2 Driveway Approach Permit; 808.030(d)(5) – Tree and Vegetation Removal Permit

FINDINGS: The findings are in the attached Decision dated March 31, 2025.

DECISION: The **Planning Administrator APPROVED** Subdivision Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, Class 2 Driveway Approach Permit, and Tree and Vegetation Removal Permit Case No. SUB-UGA-SPR-ADJ-TRV-DAP-TRP25-01 subject to the following conditions of approval:

- Condition 1:** Prior to final plat, required right-of-way dedications and required easements shall be free and clear of encumbrances and liens unless an adjustment to SRC 200.050(d) is approved.
- Condition 2:** Prior to final plat approval, provide an engineered stormwater design pursuant to Salem Revised Code Chapter 71 and the Public Works Design Standards to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.
- Condition 3:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), construct stormwater facilities pursuant to Salem Revised Code Chapter 71 and the Public Works Design Standards to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.
- Condition 4:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend an 8-inch S-2 water main from Lone Oak Road SE, through the development site, to the existing S-2 water main in Wigeon Street SE (approximately 260-feet north-west). The main shall be designed and constructed in accordance with the Public Works Design Standards.
- Condition 5:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend an 8-inch S-3 water main from Lone Crest Street SE, through the development site, to the existing S-3 water main in Wigeon Street SE (approximately 115-feet west). The main shall be designed and constructed in accordance with the Public Works Design Standards.
- Condition 6:** Prior to final plat approval, provide an updated utility plan demonstrating how Proposed Lot 4 will be served by sanitary sewer.
- Condition 7:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend public sanitary sewer mains within the new internal streets, designed and constructed in accordance with the Public Works Design Standards, to serve each lot.
- Condition 8:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend public stormwater mains within the new internal streets, designed and constructed in accordance with the Public Works Design Standards, to serve each lot.
- Condition 9:** Prior to final plat, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.
- Condition 10:** Prior to final plat, dedicate easements for existing and proposed public infrastructure on private property to current standards in Public Works Design Standards Section 1.8 (Easements).

- Condition 11:** On the final plat, convey land for dedication to equal a half-width right-of-way of 30-feet on the development side of Lone Oak Road SE, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 12:** Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), construct a three-quarter-street improvement along the frontage of Lone Oak Road SE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The three-quarter street improvement shall include modifications to the vertical curve of Lone Oak Road SE to ensure that intersection sight distance is provided along Lone Oak Road SE at the intersection with Eider Avenue SE.
- Condition 13:** On the final plat, dedicate a 60-foot-wide right-of-way for the extension of Lone Crest Street SE and Eider Avenue SE within the subject property as shown on the applicant's tentative plan.
- Condition 14:** Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), construct the extensions of Lone Crest Street SE and Eider Avenue SE through the site to local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803. These streets are approved to have an alternative cross section as shown on the applicant's preliminary plans.
- Condition 15:** Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), install street trees to the maximum extent feasible along Lone Oak Road SE and the extensions of Lone Crest Street SE and Eider Avenue SE within the subdivision.
- Condition 16:** Prior to issuance of Public Construction Permits, obtain any necessary street tree removal permit pursuant to SRC Chapter 86.
- Condition 17:** On all public streets with landscape strips less than 8 feet in width, the applicant shall:
- A. Install root barriers and utilize structural soil under the two adjacent sidewalks panels to the new tree planting (8-foot minimum width), to a depth of at least 3-feet;
 - B. Ensure the earth adjacent to the tree directly under the proposed sidewalk be removed and replaced with new structural soil material equal to 4.5 cubic yards per tree to allow roots to travel under the sidewalk nearest the root flare; and
 - C. Obtain approval from the Public Works Department for the species of tree to be planted within the reduced width landscape strip.
- Condition 18:** Prior to final plat approval or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), the applicant shall design and construct one transit stop along Lone Oak Road SE in a location approved by Cherrriots and the Public Works Department.

- Condition 19:** On the final plat, provide a 10-foot-wide public utility easement along the frontage of Lone Oak Road SE.
- Condition 20:** On the final plat, along the frontages of Lot 1 and Lot 2, provide a 5-foot-wide public utility easement along the frontage of the extensions of Lone Crest Street SE and southern frontage of Eider Avenue SE.
- Condition 21:** Prior to issuance of a Certificate of Occupancy for any structure on Lot 1 and Lot 2, provide up to a 10-foot public utility easement along the frontage of the extensions of Lone Crest Street SE and Eider Avenue SE where building setbacks are greater than 10-feet.
- Condition 22:** At time of Development on Lot 3 and Lot 4, a public utility easement shall be dedicated the frontage of Eider Avenue. The public utility easement width shall be established during Site Plan Review and dedicated by separate document, if required.
- Condition 23:** Prior to submittal of building permits for any lot within the proposed subdivision, the developer shall provide a final report from a geotechnical engineer that describes construction monitoring activities for all site earthwork and addresses the geotechnical considerations for each individual building lot.
- Condition 24:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).
- Condition 25:** At the time of building permit, the applicant shall provide a landscaping plan demonstrating a minimum plant unit pursuant to SRC 807.
- Condition 26:** All ground floor windows on buildings facing Lone Crest Street SE or Eider Avenue SE shall not be mirrored or treated in a way as to block visibility into the buildings. In addition, they shall have a minimum visible transmittance of 37 percent.
- Condition 27:** Prior to building permit issuance, updated development plans shall be provided demonstrating that the solid waste service areas will be developed in compliance with all applicable development standards of SRC Chapter 800.
- Condition 28:** Prior to building permit issuance, updated development plans shall be provided demonstrating that a pedestrian connection is provided within 20 feet of the new transit stop.
- Condition 29:** All pedestrian connections outlined on the plans shall meet the design and materials standards of SRC 800.065(b).
- Condition 30:** At the time of building permit, a lighting plan for all pedestrian connections shall be provided.

- Condition 31:** Prior to issuance of any building permits, the final plat for the Woodland Heights Subdivision shall be recorded.
- Condition 32:** Prior to issuance of a building permit for the development which includes a common shared stormwater system, the applicant shall record a Shared Stormwater System Agreement which is in compliance with SRC 802.040.
- Condition 33:** Prior to issuance of a Building Permit, submit a site plan that demonstrates compliance with the Vision Clearance Standards in SRC Chapter 805.
- Condition 34:** At the time of building permit, the parking area of Lot 2 shall contain five percent interior landscaping to meet the standard.
- Condition 35:** At the time of building permit, Fire Department aerial access shall be provided.
- Condition 36:** Prior to building permit issuance, updated development plans shall be provided demonstrating compliance with the tree canopy standards in SRC 806.035(n)(3).
- Condition 37:** Prior to approval of landscape plans for the proposed development, the applicant shall demonstrate coordination with the local electric utility to ensure the compatibility of tree canopy and root systems with planned and existing utility infrastructure.
- Condition 38:** At the time of building permit, interior bike parking shall be provided in each unit and four exterior spaces shall be provided outside of Building 8.
- Condition 39:** At the time of building permit review, the applicant shall provide the location and installation details for the new bicycle racks indicating conformance with SRC 806.060.
- Condition 40:** At the time of building permit, adequate off-street loading spaces shall be provided.
- Condition 41:** The adjusted development standards, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to all applicable development requirements, unless adjusted through a future land use action.
- Condition 42:** Prior to issuance of a building permit, the applicant shall modify the site plan to ensure one-way driveway approaches comply with the maximum driveway width standards in SRC 804.050(b)(2), unless an adjustment is obtained.
- Condition 43:** The applicant shall relocate a small section of sidewalk adjacent to the curb to reduce encroachment of Trees 60279 and 60283 as identified in the Arborist Report.
- Condition 44:** Trees 60279, 60283 and 60777 shall be protected and shall not be removed without further application for a Tree Removal Permit or Tree Variance.

Construction and mitigation as outlined below and in the Arborist Report shall be followed until final occupancy is granted.

Condition 45: All trees identified for preservation including those off-site along property lines shall follow recommendations in the Arborist Report (Attachment C).

Condition 46: All trees designated for preservation shall have protective ground silt fencing encompassing 100-percent of their critical root zones. For all trees where construction is proposed within the critical root zone, the applicant shall either submit an arborist report documenting that disturbance up to a maximum of 30 percent of the critical root zone will not compromise the long-term health and stability of the tree; revise the plans to ensure the survival of the tree designated for preservation; or obtain approval of a new Tree Variance for additional removal of a significant tree.

The rights granted by the attached decision must be exercised, or an extension granted, by the following dates or this approval shall be null and void:

| | |
|---------------------------------------|-----------------------|
| Subdivision Tentative Plan: | <u>April 16, 2027</u> |
| Urban Growth Preliminary Declaration: | <u>April 16, 2027</u> |
| Class 3 Site Plan Review: | <u>April 16, 2029</u> |
| Class 2 Adjustment: | <u>April 16, 2029</u> |
| Tree Variance: | <u>April 16, 2027</u> |
| Class 2 Driveway Approach Permit: | <u>April 16, 2027</u> |
| Tree Removal Permit: | <u>April 16, 2027</u> |

| | |
|----------------------------------|--------------------------|
| Application Deemed Complete: | <u>February 26, 2025</u> |
| Notice of Decision Mailing Date: | <u>March 31, 2025</u> |
| Decision Effective Date: | <u>April 16, 2025</u> |
| State Mandate Date: | <u>June 26, 2025</u> |

Case Manager: Olivia Dias, Current Planning Manager, odias@cityofsalem.net, 503-540-2343

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., Tuesday, April 15, 2025. 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 Chapters 200, 205, 220, 250, 804 and 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 Planning Commission will review the appeal at a public hearing. After the hearing, the Planning Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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.

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
SUBDIVISION, URBAN GROWTH)
PRELIMINARY DECLARATION,)
CLASS 3 SITE PLAN REVIEW,)
CLASS 2 ADJUSTMENT,)
DRIVEWAY APPROACH PERMIT,)
TREE VARIANCE & TREE REMOVAL)
PERMIT CASE NO.)
SUB-UGA-SPR-ADJ-DAP-TRV-TRP25-01)
5559 LONE OAK RD SE - 97306) MARCH 31, 2025

In the matter of the applications for Subdivision, Urban Growth Preliminary Declaration , Class 3 Site Plan Review, Class 2 Adjustment, Driveway Approach Permit, Tree Variance and Tree Removal Permit submitted by the applicant, Brandley Hankins, on behalf of the property owner, Lone Oak SP LLC, 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: Proposed four-lot division and construction of 18 multi-family buildings and one mixed use building.

Request: A Subdivision, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Driveway Approach Permit, Tree Removal Permit, Tree Variance for a proposed development of 18 Multi-Family buildings, one mixed use buildings and associated site development, with the following Class 2 Adjustments to:

- Eliminate maximum setbacks to Lone Oak Road SE (SRC 534.015(c), Table 534-3).
- Eliminate Lone Oak Road SE as a Primary Street SRC534.015(h);
- Eliminate requirement for vehicle use areas to be behind or besides buildings in relation to Lone Oak Road SE (SRC534.015(h), Table 534-6),
- Increase the maximum horizontal separation from the abutting street for Buildings 1, 2, 4, 5, 6, 7, 10, 13, 15, 16, and 19 (SRC534.015(h), Table 534-6)
- Eliminate the requirement for access to allow upstairs units to have interior bike parking spaces SRC 806.

For property approximately 11.38 acres in size, zoned Mixed Use-II (MU-II), and located at 5559 Lone Oak Road SE - 97306 (Marion County Assessor’s Map and Tax Lot number: 073W16DA / 700, 800 & 900).

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 January 7, 2025, a consolidated application was accepted. After additional information was requested, the applications were deemed complete for processing on February 26, 2025. The 120-day state mandated decision deadline for this consolidated application is June 26, 2025.

The applicant's proposed site plan is included as **Attachment B** and the applicant's written statement addressing the approval criteria applications can be found in the record, accessible online as indicated below.

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: 24-125340.

3. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the South Gateway Neighborhood Association (SGNA).

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), land use applications included in this proposed consolidated land use application request require neighborhood association contact. On August 20, 2024, and December 17, 2024, the applicant contacted the SGNA via email informing them of the proposed project.

Neighborhood Association Comment: Notice of the application was provided to SGNA 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. As of the date of completion of this staff report, SGNA provided a comment indicating opposition to the applications. Comments provided are summarized with public comments below.

Homeowners Association: The subject property is not located within a Homeowners Association.

Public Comment: Notice was also provided, pursuant to SRC 300.520(b)(1)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. There have been 29 comments submitted in opposition which are addressed below.

Liberty-Boone Neighborhood Plan Policies: A neighbor raised concerns about the housing policies of the Neighborhood Plan. The plan includes a policies that state that existing residential neighborhoods should be protected from encroachment of commercial, industrial and multi-family uses, and commercial, industrial and multifamily uses should be clustered near major intersections. Other policies states that multifamily uses should be located on 'Collector' or 'Arterial' Streets and near transit. Comments submitted also state that the proposal doesn't meet these policies.

Staff Response: Neighborhood Plans identify issues that are important to neighborhoods, and provide goals, policies, and recommendations to guide future decisions. Only the goals, policies, and generalized land use map in a neighborhood plan can be adopted as a component of the Salem Area Comprehensive Plan, and those adopted goals and policies must be consistent with the Salem Area Comprehensive Plan and statewide planning goals.

The Liberty-Boone Neighborhood Plan was adopted in 1983, and it covers the Faye Wright and South Gateway neighborhoods, as the Liberty-Boone Neighborhood Association no longer exists. The goals and policies in the neighborhood plan are considered components of the City's Comprehensive Plan. In 2022, the City adopted Engrossed Ordinance 9-22, which updated the Comprehensive Plan. SRC 64.010 states that the Comprehensive Plan policies take precedent over any other component of the Comprehensive Plan, which includes goals and policies in neighborhood plans. SRC 64.310 also states that Comprehensive Plan shall control if there is any conflict between it and an adopted neighborhood plan.

The updated Comprehensive Plan includes policies that aim to promote and disperse multifamily housing across Salem. Specifically, housing policy 3.1 is as follows: "H 3.1 Access and dispersal: Multifamily housing should be located near employment centers, parks, shopping, and schools throughout the Salem Urban Area to increase pedestrian access to those destinations and services, foster complete neighborhoods, and promote dispersal of such housing across Salem's neighborhoods." The subject property is located less than a quarter-mile from Bryan Johnson Park and less than a half-mile from Sumpter Elementary School and Sumpter School Park. The subject property is located on Lone Oak Road SE, which provides direct access to Kuebler Boulevard; that street provides access to employment centers and shopping.

In addition, the City adopted Engrossed Ordinance 10-22 in 2022. That ordinance redesignated and rezoned land across Salem on the Comprehensive Plan Map, and it also changed the land use maps in neighborhood plans, including the Liberty Boone Neighborhood Plan. The subject property was redesignated to Mixed Use and rezoned to Mixed Use-II (MU-II). Commercial and multi-family uses are permitted uses within the MU-II zone.

Density Allowed for Site: SGNA and surrounding neighbors expressed concern about the density of dwelling units proposed on the site.

Staff Response: As described in this decision, the proposal includes development of 132 units on Lot 1 and 92 units on Lot 2. The proposed density 25 units per acre for Lot 1 and Lot 2, which exceeds the minimum density of 15 units per acre for exclusively residential projects. There is no maximum density in the MU-II zone. Staff has reviewed the proposal for conformance with all the applicable criteria, including the associated adjustments and Tree Variance, to ensure a development that provides required housing and balances the provisions of required, streets, utilities, and pedestrian amenities with preservation of the natural site as possible to provide a livable and compatible development.

Primary Street: Comments submitted indicate concern with Lone Oak Road being considered a *Primary Street* and also with the adjustment related to Lone Oak Road not being considered a *Primary Street*. Concerns appear to be related to traffic and the proximity to Mildred Lane and Kubler Boulevard.

Staff Response: In the MU-II zone, the design of sites and buildings are influenced by the location of Primary Streets, which are streets that are classified as arterial or collector streets in Salem's Transportation System Plan (TSP). Lone Oak Road SE is designated a Collector Street in the TSP, and collector streets are intended to carry more traffic than local streets, such as Eider Avenue and Lone Crest Street SE. In this application, Eider Avenue and Lone Crest Street are proposed to be considered Primary Streets for the purposes of building orientation; this, however, does not change the actual classification of Lone Oak Road SE, Eider Avenue SE, or Lone Crest Street SE in the TSP or their design. Those items are addressed below, and street improvements along the frontage of the property will be required, as with any project.

Within the written statement, the applicant states that the grade along Lone Oak Road SE would not meet the intent of the MU-II design standards to orient the buildings towards Lone Oak Road SE. As shown on the applicant's plans, there are retaining walls needed for street improvements along Lone Oak Road SE. Locating the buildings along the Local Streets – Eider Avenue and Lone Crest Street - and designing buildings to orient toward those streets meet the intent of the MU-II zone's design standards.

Traffic Impacts: Concerns were raised about the grade of Eider Avenue near Wigeon Street and the need for a stop sign to be installed, but not at Wigeon Street. Comments expressed that extensions of Eider Avenue and Lone Crest Street should be eliminated. Concerns about the impact to traffic safety with cars parked on local streets. Lack of Cherriot's services requires occupancy to have more vehicles. Concerns that traffic will be increased on local streets with no collector or arterial in the neighborhood.

The majority of the comments submitted express concern about the safety of Lone Oak Road and the impact of adding traffic from additional units onto a narrow and under-improved collector street that is already heavily trafficked by vehicles and pedestrians. Specific concerns raised relating to vehicular, bike, and pedestrian safety on Lone Oak Road include the following:

- Lack of Traffic Impact Analysis
- Grade of Lone Oak Road unsafe;
- Single connection to Lone Oak Road SE;
- Lone Oak Road is not Multi-Model (Neighborhood Plan)
- Narrowness of roadway;
- Lack of sidewalks and bike lanes;
- Prevalent speeding with few speed limit signs to indicate the maximum 25 mph speed limit; and,
- Poor visibility at the crest of the steep hill and increase in grade.

Staff Response: Eider Avenue SE and Lone Crest Street SE are local streets which are stubbed to the boundary of the subject property. Eider Avenue SE and Lone Crest Street SE abutting the subject property meet the minimum right-of-way and improvement width standards required for their classification according to SRC Chapter 803. These streets were constructed with the intention of being extended into the subject property to meet the City's Street connectivity requirements. Not extending these streets into the proposed development or

requiring them to be gated for emergency access only, would not conform to the City's Street connectivity standards in SRC Chapter 803. Additionally, the extension of these streets provides additional bike and pedestrian opportunities for access to neighborhood amenities such as schools and parks.

Lone Oak Road SE is classified as a Collector street, and in some areas does not meet current standards for right-of-way and improvement widths required by SRC Chapter 803. In order to conform to the City's Transportation System Plan (TSP), and the street improvements required in conjunction with subdivisions under SRC Chapter 803 (Streets and Right-of-Way Improvements), all streets within and abutting the proposed subdivision will be required to conform to TSP standards for right-of-way and improvement width, including provision of sidewalks. On Lone Oak Road, additional right-of-way will be required to be dedicated along the property's frontage and the street will be widened to accommodate a three-quarter street improvement which will include a sidewalk and a bike lane on the development side of the street and ensure a minimum 12-foot travel lane is provided on the opposite side of the street.

As part of the application package, the applicant submitted a Traffic Impact Analysis (TIA). The TIA found that all study intersections will operate at an acceptable level of service upon completion of the proposed development according to City of Salem standards. The TIA did not recommend any off-site mitigation. However, the TIA does recommend that the intersection sight distance for the new intersection of Eider Avenue SE and Lone Oak Road SE be addressed as part of the boundary street improvements along Lone Oak Road SE. This has been included as a condition of approval. The boundary street improvement will also include a transit stop, as requested by Cherriots, described further below.

Improvement of Lone Oak Road along the frontage of the property and construction of the internal streets within the subdivision will increase the number of streets with sidewalks in the vicinity and fill in gaps in the existing pedestrian network. These new streets will partially address the existing lack of bicycle and pedestrian connections.

Comments received request additional street connections to Lone Oak Road SE in order to encourage vehicular traffic onto Lone Oak Road SE rather than the adjacent local streets. As described in the "Block Spacing" section of this decision, Lone Oak Road SE has significant topographic challenges, which will in part be addressed by the reduction of the vertical curve of the roadway, required as a condition of approval. However, additional street connections to Lone Oak Road SE would be challenging from a grade perspective. Due to the sight distance concerns along Lone Oak, and the topographic constraints of the site, an additional street connection to Lone Oak has not been required.

Regarding speeding and increased probability of traffic accidents cited in the concerns, these are not addressed through development but rather addressed through enforcement of traffic violations.

The proposal has been reviewed by the Assistant City Traffic Engineer who indicates that existing streets in the vicinity and proposed streets internal to the development will have adequate width for two-way vehicle traffic. The proposal will result in a boundary street improvement of Lone Oak Road and the extension of new local streets through the subdivision in conformance with current standards for vehicle, pedestrian, and bicycle facilities. These

streets will connect to existing streets and fill in gaps within the current street network. Additional traffic concerns are addressed below under the Subdivision criteria.

Public Comment Notification: Comments were submitted with concern surrounding the timing of notice that was provided to the Neighborhood Association, which is the South Gateway Neighborhood Association (SGNA).

Staff Response: Pursuant to SRC 300.620(b)(2)(B)(iii), (vi), & (vii), notice was provided to the SGNA and all property owners and tenants within 250 feet of the subject property, and signs were posted on the subject property. The applicant attended a SGNA meeting and contacted SGNA on August 20, 2024, and December 17, 2024.

School Overcrowding: Comments expressed concerns regarding additional density causing the area's schools to be overcrowded.

Staff Response: The Salem Keizer School District provided comments, which can be found in the record. The School District states that with the additional density from this project, the schools will still remain below 90% capacity. There are no standards in the Salem Revised Code that would restrict the proposed development based on School Capacity.

Class 2 Adjustments: One comment raised concerns that the Class 2 adjustments applied for by the applicant are procedurally incorrect, and a Variance Application is required.

Staff Response: The purpose of *Adjustments* is to allow for deviation from development standards in the UDC while meeting the intended purpose of said standards. SRC 250.005 provides for items that cannot be adjusted through an adjustment procedure, such as use standards or development standards specifically identified as non-adjustable. The applicant has requested several *Adjustments* to development standards within the MU-II zone related to the design, setbacks and location of primary street. None of these standards are identified under the "Prohibition" section of SRC 250.005. In addition, the adjustment to the access standard of SRC 806 is not proposing the elimination of bike parking spaces, but the standard related to being able to access the bike parking space from the street without the need to lift the bicycle. These adjustments are addressed below and address the criteria of an Adjustment where the deviation is not required pursuant to a Variance.

Multi-Family Development: Comments expressed concerns regarding the construction of multifamily housing instead of single-family homes.

Staff Response: The subject property is zone MU-II (Mixed Use-II), which does not allow for the development of single-family homes (unless each single-family unit is provided as part of a mixed-use building). The zone allows for Multi-Family and certain types of commercial development, which is what the applicant has proposed.

Parking On-Site: Comments were received regarding the amount of parking dedicated to the proposed multi-family and limited commercial development. Comments discuss that the applicant is not proposing the maximum parking allowed, but only 221 spaces and that there is no discussion of overflow parking. Comments discuss that people will be parking on local streets affecting the surrounding neighborhood.

Staff Response: The Salem Revised Code does not require the provision of a minimum amount of off-street parking for any use, including the development of new multi-family residential uses. Minimum parking requirements were eliminated in May of 2023 in response to the requirements of the State's Climate Friendly and Equitable Communities rules, which aim to help Oregon reduce greenhouse gas emissions and promote equitable communities. The amount of parking that can be provided on a site is limited by parking maximums, as set forth in SRC 808.015(a). The development complies with the parking maximums.

The proposed extensions of Eider Avenue SE and Lone Crest Street SE within the development will have a 34-foot-wide improvement width to allow for parking on both sides of the new internal local streets. Parking along Lone Oak Road SE will not be permitted. The Parking Management Element of the Salem Transportation System Plan, Policy 1.1 Priority of On-Street Parking Facilities, provides that on-street parking is second in priority to the needs of the travel modes (i.e., vehicle, transit, bicycle, pedestrian) using the street right-of-way.

SRC 102.040(j) prohibits on-street parking for more than five days and is enforced by the City's Parking Services Division. Case law precedent prohibits an applicant for a development proposal from being required to mitigate a pre-existing condition in the vicinity.

Parks: Comments were submitted about the impacts to local parks in the area and a lack of parking available for people to drive to parks in the area.

Staff Response: There are two parks located within ½ mile of the subject property. Parks within ½ mile of the subject property can be reached by pedestrians and bicycles via proposed and existing sidewalks and bike lanes. Local streets near each park provide adequate space for park visitors driving to the location.

Impact on Neighborhood Character and Livability: Comments expressed concern about the impact the development will have on adjacent properties and the character of the existing neighborhood due to loss of open space and development of a higher density development than those in the surrounding area.

Staff Response: The applicant has applied for a multiple family and mixed use development, which is an outright permitted use in the MU-II (Mixed-Use-II) zone. The City has to evaluate development applications as designed by the applicant for conformance with approval criteria and development standards of the Salem Revised Code. There is no approval criterion or development standard that requires development to resemble adjacent existing developments or neighborhoods. As discussed throughout this report, the proposal has been reviewed for conformance with all applicable zoning requirements to allow a multi-family development in the MU-II zone.

Water Resources: Concerns were received regarding the impact the proposed development could have on local water resources. The comments state that the development could affect the quality and quantity of ground water and surface water bodies. The comments also expressed concern about reduced water availability due to drawdown of Detroit Lake.

Staff Response: The proposed development will be served by the City of Salem public water system, as required by SRC Chapter 802. There is adequate capacity within the existing system to serve the proposed development. Water availability due to the drawdown of Detroit

Lake is being reviewed by the City of Salem Public Works Department and is not specifically a result of the proposed development.

Lighting: Concerns were raised about lighting near single-family residential dwellings and the impact to those private yards.

Staff Response: Fixtures must comply with their specifications and adhere to SRC 800.060, which regulates exterior lighting. Exterior lighting is required to be downward shielded to minimize light pollution. There are no mapped wetlands or creeks near the property lines. Off-street parking areas are setback a minimum of 10 feet from property lines, and all lighting fixtures are positioned more than 50 feet away from the property lines. The applicant has submitted a lighting plan that demonstrates compliance with SRC 800.060, ensuring that illumination does not exceed 5 foot-candles at a distance of five feet from the property line. The plan indicates less than one foot-candle at the property line and that all fixtures will be downward shielded.

Noise and Air Quality: Concerns were received that the density of the project would increase the overall noise in the area. Additional concerns received were about increased traffic, construction dust, and emissions from machinery elevating pollutants.

Staff Response: Noise disturbances are prohibited by SRC Chapter 93, and construction activities are specifically limited to the hours of 7 a.m. to 10 p.m. by SRC 93.020(d). The level of allowable noise during construction activities is also limited by state law. SRC 93 also prohibits idling engines on motor vehicles in a manner that is plainly audible within any dwelling unit for more than 10 minutes between the hours of 10 p.m. and 7 a.m.

The subject property is located within an already developed area within the corporate limits of the City of Salem, and noise impacts from future residences in the proposed subdivision are not expected to exceed what would occur from the presumed development of land within the City zoned for single family residential development. Approval criteria for a tentative subdivision plan do not specifically address noise levels, and no evidence has been provided that would indicate that the proposed development in the vicinity would interfere with the safe and healthful use of neighboring properties.

SRC Chapter 51 also regulates noise levels, and the proposed development is subject to these regulations. Specifically, SRC 51.015 provides maximum sound levels based on the source and receiver of the sound. It is unlawful to exceed the maximum sound levels without an event sound permit. The Code Enforcement division of the Community Planning and Development Department enforces these noise regulations.

Overburdened Infrastructure: Concerns about the strain on existing infrastructure and the lack of viability to handle the increase from the development.

Staff Response: The Development Services Division has reviewed the proposed development and provided written findings which address how public water, sewer, stormwater, and transportation infrastructure will be provided to serve the proposed development. As described in the written findings throughout this decision, the existing and proposed infrastructure, required as a condition of approval, will ensure there is adequate public infrastructure to serve the proposed development.

Zoning: Comments were submitted that the property should not have been zoned Mixed-Use II (MU-II).

Staff Response: In 2022, the City Council adopted Engrossed Ordinance 10-22, which changed the Comprehensive Plan Map designation, neighborhood plan land use map designation, and zoning for the subject property. That previous decision is not part of the current application.

Tree Removal. Several comments received express concern regarding the removal of trees, including significant Oregon White Oaks, which will be required to accommodate the proposed development. Specific concerns raised regarding tree removal include:

- Removal of trees will change for neighborhood.
- Critical habitat; and
- Removal of significant Oregon White Oaks
- Community Forestry Strategic Plan

Staff Response: The applicant has requested to remove 33 significant trees. Eight of those trees have been evaluated for removal below under a Tree Removal Permit, and an additional three trees will have impacts to more than 30-percent of the critical root zone, requiring a Tree Variance. The Tree Variance application requests removal of 25 trees and approval to impact the critical root zone of three trees. The remaining eight trees are addressed in section 12 below under the Tree Removal permit criteria.

The majority of the trees are proposed for removal due to the requirement that stubbed streets be connected to the existing street system as well as the utilities required for development. Both Eider Ave SE and Lone Crest St SE are stubbed to the subject property, which was required when the abutting subdivisions were developed. These streets are planned and required to continue into the property in order to meet the City's street connectivity standards and goals. Therefore, the general location of the planned streets is not a factor that the applicant can control. Additionally, all new streets must meet the grade requirements of SRC 803.035(c), which limits local street grade to no more than 12 percent. The grade requirements on public streets ensure that fire apparatus can safely serve the development. To achieve required street grades, the site must be graded, which impacts existing trees. Additional grading is required in the proposed parking lots and around the multi-family buildings, in order to meet ADA requirements on the site. Additional findings for the Tree Removal Permits and Tree Removal Variances are provided in section 12 of the Decision.

The Community Forestry Strategic Plan is a non-regulatory plan that provides strategies to preserve trees mostly on publicly owned land and promotes preservation by education with the public. In that plan, many of the goals around preservation are related to publicly owned lands and to 'Promote' tree preservation. The Salem Revised Code Chapter 808 is the regulatory for tree preservation. The applicant has addressed the criteria for the removal of Significant Trees on-site, which is addressed below. The Community Forestry Strategic Plan provides guidance for tree planting and on City projects. The plan acknowledge that the regulatory aspect of tree preservation is housed in the Salem Revised Codes.

The applicant has preserved a cluster of trees along the southern property line, which include some Significant and many non-significant trees. The applicant has provided an Arborist Report detailing how to preserve additional Significant Trees by meandering the sidewalks. The decision criteria for the removal of Significant Trees are addressed in Sections 11 and 12 of this report.

Tree removal is often a necessary part of development. In order to help mitigate the impacts of tree removal, SRC Chapter 807 requires tree planting within the new development. Additionally, SRC Chapter 803 and SRC Chapter 86 requires new street trees to be planted as part of the street construction. The applicant has submitted a landscaping plan that shows over 300 new trees will be planted as part of the development.

Property values/Economic Viability: Comments expressed concern over loss of property values and the quality of life for surrounding properties and neighbors. Concerns are raised about the applicant's project being viable.

Staff Response: The criteria for approval of the proposed application does not require a demonstration that property values will not be adversely affected. The zoning code allows the proposed multiple family use, provided that they are conducted in accordance with all applicable provisions of the Salem Revised Code, which is outlined in this report. In addition, economic viability is not a decision criterion.

Wetlands: Concerns were raised about standing water during heavy rains and that the property has a 'water flow problem'. That the subject property is considered a wetland.

Staff Response: The Local Wetlands Inventory identifies a wetland located on the subject property. Wetland-Fill Permitting is performed by the Oregon Department of State Lands (DSL). The applicant submitted a Wetlands Delineation to DSL for review and concurrence, which is included in the record. The City of Salem provided notice DSL of the proposed development, as required by SRC Chapter 809. The applicant is required to obtain any necessary permits from DSL prior to construction activity that could impact existing wetlands on the property.

Regarding stormwater runoff, the proposed stormwater system is designed to accommodate off-site stormwater runoff, as required by the Public Works Design Standards. As shown on the applicant's preliminary utility plan, drainage from the south will be collected and conveyed in a piped system to the stormwater treatment and detention area along the northern property boundary.

Natural features and wildlife: Several comments received, including those from SGNA, express concern regarding the loss of wildlife habitat and open space that will result from tree removal, grading, and development of the subject property.

Staff Response: The subject property is within Salem City Limits and has been designated on the City of Salem Comprehensive Plan Map as "Mixed Use", which anticipates commercial uses and/or medium to high-density residential uses similar to the multifamily project proposed with this application. Loss of wildlife habitat is not a criterion for granting or denying a subdivision tentative plan or site plan review application.

In regard to impacts on open space, the Salem Area Comprehensive Plan has adopted goals, policies, and plan map designations to protect identified open space areas. There is a dedicated park to the south and northeast of the property, but the subject property has not been identified as a natural open space area. The subject property has not been identified as a significant wildlife habitat by State wildlife management agencies or by the City.

The subject property is located within the Urban Growth Boundary and incorporated limits of the City of Salem and has been designated on the City of Salem Comprehensive Plan Map as "Mixed Use," which anticipates existing or future commercial and multi-family development similar to the development proposed by the applicant. While the subject property is currently undeveloped, it is surrounded by an already developed residential area within the corporate limits of the City of Salem. As the City continues to grow, development is expected to occur in areas within the City. As mentioned earlier, loss of wildlife habitat that has not been identified as significant is not a criterion under the Salem Revised Code for granting or denying a subdivision tentative plan approval or site plan review.

Bicycle/Pedestrian Access: Comments submitted indicate, in summary, that narrow streets do not have safe access for bicycles and pedestrians to access schools and parks. The comments state that increased traffic from and through the proposed development will substantially exacerbate what is already a very dangerous situation. With additional traffic coming from and through the proposed development, the comments state that congestion and danger will be substantially increased. Comments also included that the Liberty-Boone Neighborhood requires pedestrian and bicycle facilities.

Staff Response: As addressed below, the proposed subdivision includes a network of internal streets, improvements to boundary streets at the perimeter of the subject property, and connections to existing streets in the vicinity to improve traffic circulation in the area by providing additional street connectivity. The internal street system connects to an existing street system which provides access to collector streets, schools and parks. The subdivision and site plan review, as proposed and conditioned, is served with adequate transportation infrastructure in conformance with the Salem Transportation System Plan (TSP).

In addition, though existing bicycle and pedestrian access in the vicinity is limited, the proposed subdivision will incrementally improve access between the subject property and adjacent residential areas, transit, and neighborhood activity centers by improving Lone Oak Road along the frontage of the property as well as extending local streets through the property to connect to other existing streets on the perimeter of the property. The required boundary street improvement of Lone Oak Road will include a sidewalk and bike lane, and the internal streets proposed to be extended through the development will include sidewalks. Additionally, the improvements along Lone Oak Road SE will include a new transit stop to provide transit service to the development and surrounding area.

The sidewalk and bike lane improvements required with the development will help to improve safe and convenient bicycle and pedestrian access in an area where it is currently limited by the existing development pattern on surrounding properties and under-improved streets. The proposal, as conditioned, satisfies the applicable approval criteria.

Impact of Stormwater Runoff: Comments received express concern about potential stormwater and drainage impacts on properties and the need to use permeable street and sidewalk materials.

Staff Response: The proposed development is required to treat and detain stormwater runoff from the proposed development prior to discharging the runoff back into the public system. A preliminary stormwater management report has been provided by the applicant, which demonstrates how the development will comply with the Stormwater Management requirements of SRC Chapter 71 and the Public Works Design Standards. The application includes Design Exception requests to allow deviations from the Public Works Design Standards. Design Exceptions are reviewed and approved by the City Engineer at time of Construction Plan Review based on the criteria within the Public Works Design Standards. The development has been conditioned to provide a final design which complies with these standards unless a Design Exception is approved. As compliance with these standards is required, the proposed development will not have a negative impact on water quality from runoff.

4. City Department Comments

Development Services Division: Reviewed the proposal and provided a memo which is included as part of the record.

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

Fire Department: Reviewed the proposal and indicated that due to the height of the building, a 30-foot-wide aerial access road would be required. Modifications to the parking lot may be required to ensure aerial access can be provided to all structures within the multi-family portion of the development. Items including Fire Department access and water supply will be evaluated at time of building permit review.

5. Public Agency Comments

Salem-Keizer Public Schools – Reviewed the proposal and provided a memo dated March 5, 2025. In summary, the property is served by Sumpter Elementary School, Crossler Middle School, and Sprague High School. The development site will be located within the walk zone for Crossler Middle School with the construction of new streets and students are eligible for school transportation to Sumpter Elementary School and Sprague High School. Each school is found to have adequate capacity for the anticipated number of students added by the proposed development. SKSD did request off-site sidewalk improvements which would put Sumpter Elementary School within the walk zone. There are no standards in the Salem Revised Code which would require this off-site sidewalk connection. Additional sidewalks will be provided in the area as development occurs. This request is evaluated below. Full comments are included in the record.

Portland General Electric (PGE) – Reviewed the proposal and provided comments, which are included in the record. Comments were related to the size of the Public Utility Easement (PUE) proposed on the subdivision plat. The PUE is addressed below under section 6 of this report and has been included as a condition of approval.

Cherriots: Reviewed the proposal and provided comments indicating that a new transit stop is needed in coordination with the proposed street improvements along Lone Oak Road, 50-feet south of the end of curb radius of the new intersection with Eider Avenue SE. The transit stop shall conform to the standard design for ADA compliant transit stops as depicted in record. Construction of the transit stop has been included as a condition of approval in conjunction with the required boundary street improvement along Lone Oak Road SE. Full comments are included in the record.

DECISION CRITERIA FINDINGS

6. Analysis of Subdivision Tentative Plan Approval Criteria

SRC Chapter 205.010(d) sets forth the following criteria that must be met before approval can be granted to a tentative subdivision plan. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings of fact evaluating the proposal for conformance with the criteria. Lack of compliance with the following approval criteria is grounds for denial of the tentative plan or for the issuance of conditions of approval to satisfy the criteria.

SRC 205.010(d)(1): The tentative subdivision complies with all standards of this Chapter and with all applicable provisions of the UDC.

Finding: The proposed subdivision would divide the approximately 13-acre property into four lots. The subject property is zoned MU-II (Mixed Use-II). The proposed tentative subdivision plan, as recommended to be conditioned, complies with the applicable standards of the MU-II zones, and all other applicable provisions of the UDC, as required by this approval criterion, as follows:

SRC Chapter 534 (MU-II Zone)

The subject property is zoned MU-II (Mixed Use-II); development within the MU-II zone must meet the applicable standards included under SRC Chapter 534. The standards of the MU-II zones that are applicable to the proposed subdivision are as follows:

- ***Lot Standards:***

Lot size and dimension standards within the MU-II zone are established under SRC 534.015(a), Table 534-2.

Within the MU-II zone there are no minimum lot size and dimension requirements other than a minimum street frontage requirement of 16 feet for all uses.

Finding: Lots 1-4 of the proposed subdivision will be developed with 214 multiple family dwelling units and a mixed-use building and no development plans have been submitted for Lots 3 or 4 at this time.

As shown on the tentative subdivision plan, the lot sizes of the proposed four lots within the subdivision range from 0.82 acres to 5.36 acres and are created for the development of multi-family housing, therefore, exceeding the minimum lot area standards of the MU-II zone. All of the proposed lots within the subdivision similarly exceed the lot dimension and

street frontage standards of MU-II zones and are of sufficient size and dimension to permit development of uses allowed within the zone.

▪ **Density:**

Dwelling unit density within the MU-II zone is established under SRC 534.015(b). Development that is exclusively residential or single-room occupancy shall have a minimum density of 15 dwelling units per acre.

Finding: The development of Lot 1 (5 acres) will contain 132 units and Lot 2 (3.28 acres) will contain 92 units both exceeding the 15 dwelling units per acre. The remainder of the lots are zoned MU-II and could have a mix of residential and commercial uses. Density for Lots 3 and 4 of the property will be evaluated at the time of future development.

▪ **Setbacks:**

Setbacks for buildings and accessory structures within the MU-II zone are established under SRC 534.015(c), Tables 534-3 and 534-4.

Finding: As indicated in this report, Lots 1 and 2 will be developed with 19 buildings for development of 214 multiple family dwelling units, where analysis of the Site Plan Review and the specific setbacks applicable to each proposed building are included in Section 11 of this report.

Lot 3 and 4 will be reviewed for conformance with the applicable setback requirements of the MU-II zone at the time of future development.

City Utility Infrastructure Standards.

The Development Services division reviewed the proposal for compliance with the City's public facility plans as they pertain to provision of water, sewer, and storm drainage facilities. While SRC Chapter 205 does not require submission of utility construction plans prior to tentative partition plan approval, it is the responsibility of the applicant to design and construct adequate City water, sewer, and storm drainage facilities to serve the proposed development prior to final plat approval without impeding service to the surrounding area. A summary of the existing and required City infrastructure improvements are as follows:

SRC Chapter 200 – Urban Growth Management

SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area.

Finding: The subject property is located outside of the Urban Service Area, and an Urban Growth Preliminary Declaration has been required. As conditioned, the tentative subdivision plan is designed to accommodate required on-site and off-site improvements, meeting the standards in SRC Chapter 200.

▪ **Acquisition of property, easements, and right-of-way:**

SRC 200.050(d) requires that right-of-way dedicated to the City be free of encumbrances and liens.

Finding: As described in the analysis of SRC Chapter 803 below, right-of-way dedication is required along Lone Oak Road SE and the new internal streets. Additionally, easements required for public utilities on the site. As described in the applicant's Title Report, there are multiple existing easements on the site, which may conflict with required dedications. As a condition of approval, the applicant shall ensure required right-of-way is unencumbered, obtain quitclaims from private utility owners where there are conflicts, or receive an adjustment to this standard per SRC 200.050(d). The following condition applies:

Condition 1: Prior to final plat, required right-of-way dedications and required easements shall be free and clear of encumbrances and liens unless an adjustment to SRC 200.050(d) is approved.

SRC Chapter 71 – Stormwater

The proposed development is subject to SRC Chapter 71 and the revised Public Works Design Standards (PWDS) as adopted in Administrative Rule 109, Division 004.

Finding: To demonstrate the proposed lots can meet the PWDS, the applicant shall submit a tentative stormwater design prior to final plat approval. For a tentative stormwater design, the applicant shall submit infiltration test results, the Simplified Method Form or Engineering Method Report as applicable, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities. The stormwater systems shall be tentatively designed to accommodate the future impervious surfaces on all proposed parcels within the subdivision.

The applicant has submitted a preliminary stormwater management report and Design Exception Request to allow portions of the new right-of-way to be treated with mechanical treatment where green stormwater infrastructure is required for the impervious area. The stormwater Design Exceptions have not been approved. Design Exception requests are reviewed and approved by the City Engineer at time of Construction Plan Review and not at time of Land Use Approval. If not approved, modifications to the stormwater system may be required. As a condition of approval, the applicant shall design and construct a storm drainage system in compliance with *Salem Revised Code* (SRC) Chapter 71 and *Public Works Design Standards* (PWDS).

Condition 2: Prior to final plat approval, provide an engineered stormwater design pursuant to Salem Revised Code Chapter 71 and the Public Works Design Standards to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.

Condition 3: Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), construct stormwater facilities pursuant to Salem Revised Code Chapter 71 and the Public Works Design Standards to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.

SRC Chapter 802 – Public Improvements

▪ **Existing Conditions:**

The existing conditions of public infrastructure available to serve the subject property are described in the following table:

| Utilities & Parks | |
|------------------------------|---|
| Type | Existing Conditions |
| Water | Water Service Level: 1. A 20-inch S-2 water main is located in Lone Oak Road SE |
| | 2. An 8-inch S-2 water main is located in Wigeon Street SE, approximately 260-feet north-west of the western boundary of the subject property |
| | 3. An 8-inch S-3 water main is located in Wigeon Street SE, approximately 115-feet west of the western boundary of the subject property |
| | 4. An 8-inch S-3 water main is also located in Lone Crest Street SE, along the southern property boundary. |
| Sanitary Sewer | 6. An 8-inch sanitary sewer main is located in Lone Oak Road SE. |
| Storm Drainage | 8. A 15-inch storm main is located in Lone Oak Road SE. |
| Parks | The proposed development is served by Bryan Johnston Park one-quarter mile south of the subject property. |

▪ **Development to be served by City utilities:**

SRC 802.015 requires development to be served by City utilities designed and constructed according to all applicable provisions of the Salem Revised Code and Public Works Design Standards (PWDS).

Finding: Private water, sewer, and storm services shall be constructed to serve each lot. Construction of facilities in the right-of-way is required prior to final plat except as authorized in an improvement agreement per SRC 205.035(c)(7)(B). All public and private City infrastructure proposed to be located in the public right-of-way shall be constructed or secured per SRC 205.035(c)(7)(B) prior to final plat approval.

In summary, the subdivision tentative plan will be served adequately by City water, sewer, and stormwater infrastructure upon completion of the conditions described in the analysis provided for each utility type.

Water – The subject property is located within the S-2 and S-3 water service levels. To ensure adequate pressures are provided, service to development within each water service level shall be served by mains from the respective water service level, described further below:

S-2 Water – A 20-inch S-2 water main is located in Lone Oak Road SE and an 8-inch S-2 water main is located in Wigeon Street SE, approximately 260-feet north-west of the western boundary of the subject property. The applicant’s preliminary utility plan shows a new 8-inch S-

2 public water main which connects to the existing S-2 main in Lone Oak Road SE and the existing S-2 water main in Wigeon Street SE. In order to provide water to the S-2 portion of the site, the following condition applies:

Condition 4: Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend an 8-inch S-2 water main from Lone Oak Road SE, through the development site, to the existing S-2 water main in Wigeon Street SE (approximately 260-feet north-west). The main shall be designed and constructed in accordance with the Public Works Design Standards.

S-3 Water – An 8-inch S-3 water main is located in Wigeon Street SE, approximately 115-feet west of the western boundary of the subject property. An 8-inch S-3 water main is also located in Lone Crest Street SE, along the southern property boundary. The applicant’s preliminary utility plan shows a new 8-inch S-3 water main which connects to the existing S-3 main in Lone Crest Street SE and the existing S-3 main in Wigeon Street SE. In order to provide water service to the S-3 portion of the site, the following condition applies:

Condition 5: Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend an 8-inch S-3 water main from Lone Crest Street SE, through the development site, to the existing S-3 water main in Wigeon Street SE (approximately 115-feet west). The main shall be designed and constructed in accordance with the *Public Works Design Standards*.

Sanitary Sewer – There is an existing 8-inch public sanitary sewer main located in Lone Oak Road SE. The applicant’s preliminary plans show a new 8-inch public main constructed through the subdivision to serve proposed lots one, two, and three. The applicant’s preliminary utility plan does not demonstrate how proposed lot four can be served by sanitary sewer, and does not show any mains proposed to serve the western most portion of the site, which could be developed in the future. In order to ensure sanitary sewer service is provided to the proposed subdivision, the following conditions apply:

Condition 6: Prior to final plat approval, provide an updated utility plan demonstrating how Proposed Lot 4 will be served by sanitary sewer.

Condition 7: Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend public sanitary sewer mains within the new internal streets, designed and constructed in accordance with the Public Works Design Standards, to serve each lot.

Stormwater – The applicant’s preliminary utility plan shows the subdivision will be served by extension of new public stormwater mains in the new internal streets and new public right-of-way swales to provide treatment. Additionally, the applicant’s preliminary utility plan shows storm drainage infrastructure, underground detention, to serve the proposed subdivision and accommodate off-site drainage which is currently draining onto the site from the southern property boundary. To ensure adequate stormwater service is provided to serve the subdivision, the following condition applies:

Condition 8: Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend public stormwater mains within the new internal streets, designed and constructed in accordance with the *Public Works Design Standards*, to serve each lot.

As conditioned, the proposed subdivision conforms to the public improvement standards of SRC Chapter 802.

▪ **Easements:**

SRC 802.020 requires the conveyance or dedication of easements for City utilities as a condition of development approval.

Finding: Any easements needed to serve the proposed parcels with City infrastructure shall be shown on the final plat. The applicant’s preliminary utility plan shows new public storm drainage mains and systems on private property and shows a new public sanitary sewer main on private property. Additionally, private easements will be required for the proposed common stormwater system.

Condition 9: Prior to final plat, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.

In addition, as a condition of approval, the applicant shall dedicate easements for existing and proposed public infrastructure on the site to current standards established in the Public Works Design Standards Section 1.8 (Easements).

Condition 10: Prior to final plat, dedicate easements for existing and proposed public infrastructure on private property to current standards in Public Works Design Standards Section 1.8 (Easements).

City Street and Right-of-way Standards

SRC Chapter 803 (Street and Right-of-Way Improvements)

▪ **Existing Conditions**

The existing conditions of streets abutting the subject property are described in the following table:

| Streets | | | |
|-------------------------------------|---------------------|---------------------------|--------------------------|
| Street Name | | Right-of-way Width | Improvement Width |
| Lone Oak Road SE (Collector) | Standard: | 60-feet | 34-feet |
| | Existing Condition: | 40-feet | 20-feet |
| Lone Crest Street SE (Local) | Standard: | 60-feet | 30-feet |
| | Existing Condition: | 60-feet | 30-feet |
| Eider Avenue SE (Local) | Standard: | 60-feet | 30-feet |
| | Existing Condition: | 60-feet | 30-feet |

▪ ***Boundary Street Improvements:***

Pursuant to SRC 803.025, except as otherwise provided in this chapter, right-of-way width and pavement width for streets and alleys shall conform to the standards set forth in Table 803-1 (Right-of-way Width) and Table 803-2 (Pavement Width). In addition, SRC 803.040 requires dedication of right-of-way for, and construction or improvement of, boundary streets up to three-quarter the right-of-way and improvement width specified in SRC 803.025 as a condition of approval for subdivision applications.

Finding: Lone Oak Road SE abuts the subject property and is classified as a collector street according to the Salem Transportation System Plan (TSP). Lone Oak Road SE does not meet the current right-of-way width and improvement width standards for a collector street. The ultimate right-of-way width for a collector street is 60 feet according to SRC 803.025 Table 803-1 (Right-of-way Width) and the ultimate improvement width for a collector street is 34 feet according to SRC 803.025 Table 803-2 (Pavement Width). As a condition of approval per SRC 803.040(a)(2), the applicant shall dedicate 30-feet from the centerline of Lone Oak Road SE. Pursuant to SRC 803.040(e)(2) the boundary improvement shall be constructed to a three-quarter street improvement along Lone Oak Road SE, to ensure there is a minimum 12-foot travel lane on the opposite side of the street and to ensure that there is adequate sight distance along Lone Oak Road SE at the intersection with the new internal street (Eider Avenue SE). The following conditions apply:

Condition 11: On the final plat, convey land for dedication to equal a half-width right-of-way of 30-feet on the development side of Lone Oak Road SE, including sufficient right-of-way to accommodate public infrastructure at the property corners.

Condition 12: Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), construct a three-quarter-street improvement along the frontage of Lone Oak Road SE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The three-quarter street improvement shall include modifications to the vertical curve of Lone Oak Road SE to ensure that intersection sight distance is provided along Lone Oak Road SE at the intersection with Eider Avenue SE.

The Salem-Keizer School District comments that additional off-street sidewalks should be provided in order for Sumpter Elementary School to be within the 'Walk Zone' for the School District. The applicant is required to construct a three-quarter street improvement along the frontage of the property, which will include sidewalks. This improvement does not extend to Holder Street where the sidewalks will connect into the existing pedestrian network. Based on the grade of Lone Oak Road, there is not a safe location to cross pedestrian from the subject development to the east side of Lone Oak Road where existing sidewalks lead to Sumpter Elementary.. There are no standards which would require the applicant to construct the requested off-site sidewalk. As properties to the north and east develop, those developments will be required to construct boundary street improvements which will include a legal crossing from this development to allow pedestrians to safely walk to Sumpter Elementary School

▪ **Street Standards – New Internal Streets:**

All new public and private streets shall be improved pursuant to the standards outlined in SRC 803.030 and 803.035.

Finding: The subject property abuts Lone Crest Street SE along the southern property boundary and Eider Avenue SE along the western property boundary. These streets are local streets that stub into the property and meet the minimum right-of-way width and pavement width standards according to SRC Chapter 803. The applicant's site plan shows extension of Eider Avenue SE through the development site to Lone Oak Road SE and extension of Lone Crest Street SE to Eider Avenue SE, as extended through the site. The applicant has requested an Alternative Street Standard for Lone Crest Street SE and Eider Avenue SE to allow a 34-foot-wide pavement width; 6.5-foot landscape planter; and 5-foot property line sidewalk. Typically, local streets require a 30-foot-wide pavement width and 8-foot-wide landscape planter. The additional pavement width is requested to accommodate on-street parking on both sides of the street as the development proposed includes multi-family development with a limited number of driveway approaches that otherwise restrict on-street parking and allow for vehicle queuing. Pursuant to SRC 803.065(a)(3) an Alternative Street Standard is authorized to allow the alternative cross section, as shown on the applicant's preliminary plans. The following conditions of approval apply:

Condition 13: On the final plat, dedicate a 60-foot-wide right-of-way for the extension of Lone Crest Street SE and Eider Avenue SE within the subject property as shown on the applicant's tentative plan.

Condition 14: Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), construct the extensions of Lone Crest Street SE and Eider Avenue SE through the site to local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803. These streets are approved to have an alternative cross section as shown on the applicant's preliminary plans.

▪ **Street Spacing**

All new public and private streets shall have a maximum 600-foot spacing according to SRC 803.030(a). Street spacing may be increased under certain circumstances, listed in SRC 803.030(b).

Finding: Street spacing standards for the existing and proposed streets are described in the following sections:

Lone Oak Road SE – The applicant proposes one new street connection to Lone Oak Road SE where Eider Avenue SE will extend through the site and connect to Lone Oak Road SE. The proposed street spacing along Lone Oak Road SE is 970-feet between the existing intersection of Lone Oak Road SE and Summit View Avenue SE and the proposed intersection of Lone Oak Road SE and Eider Avenue SE. Topographic conditions and intersection sight distance requirements make an additional street connection to Lone Oak Road SE impractical. As such, an increased street spacing is permitted under SRC 803.030(b)(1) to allow Lone Oak Road SE to have an increased block spacing along the frontage of the development.

Eider Avenue SE – The applicant proposes to extend Eider Avenue SE from the western property boundary to Lone Oak Road SE. The extension of Eider Avenue SE meets the street spacing standards along the southern leg of the right-of-way where Lone Crest Street SE extends to Eider Avenue SE. However, along the northern right-of-way line, Eider Avenue SE will not meet the block spacing standards as no street connection to the northern property boundary is provided. Eider Avenue SE will have an 810-foot block spacing along the northern right-of-way line. Existing development along the northern property boundary would preclude extension of a street to the north. As such, Eider Avenue SE is permitted to have an increased block spacing per SRC 803.030(b)(2).

Lone Crest Street SE – The applicant proposes to extend Lone Crest Street SE from the southern property boundary through the development site to meet the extension of Eider Avenue SE. The proposed street spacing of Lone Crest Street SE within the development site is 890-feet. As described above, an additional street connection to Lone Oak Road SE is not feasible. An additional street connection to the west would also not be feasible due to existing development surrounding the subject property along the southern and western property boundaries. The proposed development includes multi-family buildings which provide vehicular and pedestrian access internal to the developments. Additional street connections, which would cul-de-sac, would not be beneficial to the street network within the development site. Per SRC 803.030(b)(4) an increased block spacing for Lone Crest Street SE within the development site is permitted.

▪ **Sidewalks:**

Street standards require that sidewalks shall be located parallel to and one foot from the adjacent right-of-way (SRC 803.035(l)(2)(A)).

Finding: The applicant has submitted an arborist report for impact to the Critical Root Zone of existing significant trees on the site. The Arborist Report identifies that to reduce the impact to the critical root zone of two (2) trees (Trees 60279 and 60283), curblin sidewalks should be utilized along Lone Crest Street SE adjacent to the trees. Pursuant to SRC 803.035(l)(2)(B), sidewalks along the extension of Lone Crest Street SE, within the critical root zone of Trees 60279 and 60283, are permitted to be located at the curblin of the street to minimize the impacts to these existing significant trees.

▪ **Street Trees:**

Pursuant to SRC 803.035(k) and SRC 86.015(e), anyone undertaking development along public streets shall plant new street trees to the maximum extent feasible.

Finding: As shown on the applicant's preliminary plans, landscape strips for street trees will be provided along all streets within and abutting the development. The applicant shall provide new street trees along Lone Oak Road SE and the extensions of Lone Crest Street SE and Eider Avenue SE through the development site. The following condition applies:

Condition 15: Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), install street trees to the maximum extent feasible along Lone Oak Road SE and the extensions of Lone Crest Street SE and Eider Avenue SE within the subdivision.

There are existing trees within the right-of-way along Lone Oak Road SE that will need to be removed in order to construct the required boundary street improvements. Removal of trees located within the right-of-way requires a street tree removal permit pursuant to SRC Chapter 86. The following condition applies:

Condition 16: Prior to issuance of Public Construction Permits, obtain any necessary street tree removal permit pursuant to SRC Chapter 86.

Along some of the new internal public streets, the applicant proposes to reduce landscape strip widths to 6.5-feet, where 8-feet is required by the *Public Works Design Standards (PWDS)*. The minimum landscape planting width is necessary to ensure adequate growing space is provided for tree roots without impacting city sidewalks and other adjacent infrastructure. In order to approve the requested Alternative Street Standard to allow the reduced landscape strips noted above, the applicant shall utilize construction methods and root barriers that provide additional growing space as required by the Urban Forester to ensure longevity of City Street Trees and public infrastructure, described further in the following condition of approval:

Condition 17: On all public streets with landscape strips less than 8 feet in width, the applicant shall:

- A. Install root barriers and utilize structural soil under the two adjacent sidewalks panels to the new tree planting (8-foot minimum width), to a depth of at least 3-feet;
- B. Ensure the earth adjacent to the tree directly under the proposed sidewalk be removed and replaced with new structural soil material equal to 4.5 cubic yards per tree to allow roots to travel under the sidewalk nearest the root flare; and
- C. Obtain approval from the Public Works Department for the species of tree to be planted within the reduced width landscape strip.

▪ **Transit Facilities:**

SRC 803.035(r) requires transit stops conforming to the applicable standards of the Salem Area Mass Transit District be constructed and right-of-way dedication, when necessary to accommodate the transit stop, shall be provided when a transit stop is identified as being needed by the Transit District in connection with a proposed development.

Finding: Cherriots submitted comments indicating that a transit shop has been identified as needed in connection with the proposed development. The comments identify that the transit stop is required to be constructed along Lone Oak Road SE, within 50-feet of the new intersection with Eider Avenue SE. Pursuant to SRC 803.035(r), the applicant shall construct the requested transit stop in conjunction with the boundary street improvements along Lone Oak Road SE. The following condition applies:

Condition 18: Prior to final plat approval or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), the applicant shall design and construct one transit

stop along Lone Oak Road SE in a location approved by Cherrriots and the Public Works Department.

▪ **Public Utility Easements:**

SRC 803.035(n) requires dedication of a 10-foot Public Utility Easements (PUE) along all street rights-of-way.

Finding: The applicant proposes a ten-foot Public Utility Easement (PUE) along Lone Oak Road SE. The applicant has requested an Alternative Street Standard to allow a five-foot Public Utility Easement along the new internal streets in order to accommodate the maximum zoning setbacks for buildings abutting the street. As shown on the applicant's site plan for the Site Plan Review, consolidated with this application, building setbacks range from five-feet to 20-feet. Portland General Electric (PGE) provided comment requesting a ten-foot Public Utility Easement to accommodate electrical infrastructure necessary to serve the development, which is in conflict with the setbacks in SRC 534. The comments indicate that location of other utilities, transformer or other larger utility items will likely need more than the proposed five feet. Additionally, comments submitted by the public requested that PGE's comments indicated the site would not have the adequate utilities for the proposed development.

Comments submitted do not provide any language that PGE or other utilities will not be able to provide adequate utilities to the properties. Comments do indicate that even if a ten-foot PUE was provided PGE would require "Additional PUE width will be required depending on equipment location and surrounding conditions".

In order to accommodate the maximum building setback required by MU-II Zone and address the need for utility services, a five-foot Public Utility Easement (PUE) will be provided on the tentative plan abutting the proposed development. To acknowledge the comments PGE states that at the time of design, additional easements and routing may be needed, the applicant will be required to dedicate an additional five-feet (ten-feet total) PUE along the portions of the street which do not directly abut a building, if needed by Public Franchised Utilities. The additional five feet of PUE may be dedicated at time of Building Permit Application for development on each lot.

The applicant has not provided any development plans along the northern frontage of Eider Avenue SE (Lot 3 and Lot 4). The zone district requires buildings be located abutting the street with a maximum setback of ten feet. Since there is not development proposed, dedicating a PUE would be inconsistent with the development standards of the MU-II zone and would further dictate possible deviations from the zoning code for future developments. It is not uncommon for the PUE to be determined with a development or changed based on the location of buildings, uses or even future grading of the property. Therefore, a PUE for Lots 3 & 4 will be determined at the time of building permit.

In order to provide Franchise Utility Services to the proposed subdivision, and to comply with SRC 803.035(n), the following conditions apply:

Condition 19: On the final plat, provide a 10-foot-wide public utility easement along the frontage of Lone Oak Road SE.

- Condition 20:** On the final plat, along the frontages of Lot 1 and Lot 2, provide a 5-foot-wide public utility easement along the frontage of the extensions of Lone Crest Street SE and southern frontage of Eider Avenue SE.
- Condition 21:** Prior to issuance of a Certificate of Occupancy for any structure on Lot 1 and Lot 2, provide up to a 10-foot public utility easement along the frontage of the extensions of Lone Crest Street SE and Eider Avenue SE where building setbacks are greater than 10-feet.
- Condition 22:** At time of Development on Lot 3 and Lot 4, a public utility easement shall be dedicated the frontage of Eider Avenue. The public utility easement width shall be established during Site Plan Review and dedicated by separate document, if required.

Natural Resources

SRC Chapter 601 – Floodplain

Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: The Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

SRC Chapter 809 – Wetlands

Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

Finding: The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s), including any work in the public right-of-way. Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

SRC Chapter 810 – Landslide Hazards

The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility.

Finding: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a subdivision adds 3 activity points to the proposal,

which results in a total of 5 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A Geotechnical Engineering Report, prepared by GeoPacific and dated August 15, 2024, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed by utilizing the recommendations in the preliminary report. In order to ensure compliance with the preliminary geotechnical report, the following condition applies:

Condition 23: Prior to submittal of building permits for any lot within the proposed subdivision, the developer shall provide a final report from a geotechnical engineer that describes construction monitoring activities for all site earthwork and addresses the geotechnical considerations for each individual building lot.

SRC 205.010(d)(2): The tentative subdivision plan does not impede the future use or development of the property or adjacent land.

Finding: The lots within the proposed subdivision, as proposed and conditioned, are of sufficient size and dimensions to permit future development of permitted, special, or conditional uses in the MU-II zone SRC Chapter SRC 534. There is no evidence that the subdivision and subsequent development of the lots will adversely affect public services to any surrounding properties. Approval of the subdivision does not impede future use of the subject property or access to abutting properties. As conditioned, the proposal meets this criterion.

SRC 205.010(d)(3): Development within the tentative subdivision plan can be served by City infrastructure.

Finding: The subject property is located outside of the Urban Service Area, and; therefore, an Urban Growth Preliminary Declaration has been required which establishes needed improvements to serve the proposed development. A request for an Urban Growth Preliminary Declaration is included with the proposal. As conditioned, the proposed development is designed to accommodate required on-site and off-site improvements. With the required improvements, water, sewer, and storm infrastructure will be available and adequate to serve subdivision. This approval criterion is met.

SRC 205.010(d)(4): The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.

Finding: As described in the findings above, the subject property is located adjacent to Lone Oak Road SE, which is classified as a Collector street under the City's Transportation System Plan (TSP) and Lone Crest Street SE and Eider Avenue SE, which are classified as local streets under the City's TSP. The conditions of approval established with the subdivision decision will require improvements along the boundary of Lone Oak Road SE and extension of local streets through the subdivision. With established conditions of approval, the street system will conform to the Salem TSP. This criterion is met.

SRC 205.010(d)(5): The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.

Finding: The proposed development includes a 4-lot subdivision and development of 252 dwelling units and 8,850 square feet of retail space. The proposal generates more than 1,000 average daily vehicle trips to the collector street system. Therefore, a Traffic Impact Analysis (TIA) was required to be submitted with the application pursuant to SRC 803.015(a)(1). As part of the application package, the applicant submitted a TIA prepared by Kittelson & Associates, dated August 15, 2024. The TIA found that all study intersections will operate at an acceptable level of service upon completion of the proposed development. The TIA did not recommend any off-site mitigation. However, the TIA does recommend that the intersection sight distance for the new intersection of Eider Avenue SE and Lone Oak Road SE be addressed as part of the boundary street improvements along Lone Oak Road SE. This has been included as a condition of approval. With the listed conditions of approval, the tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis. This criterion is met.

SRC 205.010(d)(6): When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

Finding: SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area. The subject property is located outside of the Urban Service Area; therefore, an Urban Growth Preliminary Declaration has been required. As conditioned, the tentative subdivision plan can be designed to accommodate required on-site and off-site improvements. The analysis for the Urban Growth Preliminary Declaration is found in the Urban Growth Area Preliminary Declaration section below, and the conditions of approval for needed Urban Growth Area Improvements are included as listed conditions of approval. This criterion is met.

7. Analysis of Urban Growth Preliminary Declaration

Salem Revised Code (SRC) 200.025(d) & (e) set forth the applicable criteria that must be met before an Urban Growth Preliminary Declaration may be issued. The following subsections are organized with approval criteria followed by findings identifying those public facilities that are currently in place and those that must be constructed as a condition of the Urban Growth Preliminary Declaration in order to fully serve the development in conformance with the City's adopted Master Plans and Area Facility Plans.

SRC 200.025(d): The Director shall review a completed application for an Urban Growth Preliminary Declaration in light of the applicable provisions of the Master Plans and the Area Facility Plans and determine:

- (1) The required facilities necessary to fully serve the development;***
- (2) The extent to which the required facilities are in place or fully committed.***

Finding: Development services has reviewed the applicable Master Plans and Area Facilities Plans and has determined what facilities are necessary to fully serve the development as well

as the extent to which the facilities are in place or will be listed as a condition of approval on the development, as described in the below analysis of the development based on relevant standards in SRC 200.055 through SRC 200.075.

SRC 200.025(e): The Urban Growth Preliminary Declaration shall list all required facilities necessary to fully serve the development and their timing and phasing which the developer must construct as conditions of any subsequent land use approval for the development.

Finding: An Urban Growth Preliminary Declaration is required because the subject property is located outside the Urban Service Area in an area without required facilities. Analysis of the development based on relevant standards in SRC 200.055 through SRC 200.075 is as follows:

SRC 200.055 – Standards for Street Improvements

Finding: An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for local streets or a minimum 34-foot improvement for major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

Lone Oak Road SE along the southern property boundary meets the linking street requirements for a collector street according to (SRC 200.055(b)). Lone Crest Street SE, and Eider Avenue SE, which abut the subject property, meet the linking street requirements for local streets according to (SRC 200.055(b)). Therefore; no linking street improvements are required.

SRC 200.060 – Standards for Sewer Improvements

Finding: The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest available sewer facilities are in Lone Oak Road SE, abutting the subject property. Therefore, no off-site linking street improvements are required.

SRC 200.065 – Standards for Storm Drainage Improvements

Finding: The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The nearest available public storm system appears to be located in Lone Oak Road SE and the existing drainage channel on the property, and in, Eider Avenue SE, and Lone Crest Street SE, abutting the subject property/ Therefore, no off-site storm drainage improvements are required.

SRC 200.070 – Standards for Water Improvements

Finding: The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The property is located within the S-2 and S-2 water service levels. The nearest available public S-2 water main appears to be located in Wigeon Avenue

SE, approximately 260-feet northwest of the subject property. The nearest public S-3 water main appears to be located in Wigeon Street SE, approximately 115-west of the subject property. The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards.

As described in the City Utility Infrastructure Standards section of this memo, the applicant is conditioned to provide off-site S-2 and S-3 water mains which will provide an adequate linking improvement to serve the proposed development.

SRC 200.075 – Standards for Park Sites

Finding: Pursuant to SRC 200.075(a), the applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the Salem Comprehensive Park System Master Plan. The subject property is served by Bryan Johnston Park, located one-quarter mile south of the subject property. Access to this park is provided through the existing street network. Therefore, additional off-site park improvements are not required.

8. Analysis of Class 3 Site Plan Review Approval Criteria

Salem Revised Code (SRC) 220.005(f)(3) provides that an application for a Class 3 Site Plan Review shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 220.005(f)(3)(A): The application meets all applicable standards of the UDC.

Finding: The proposal includes the development Lots 1 and 2 with 18 multi-family buildings and one-mixed use building. There are fifteen Class 2 Adjustments requested. One adjustment request is to eliminate Lone Oak Road SE as a *Primary Street* (SRC 534.015(h)). The adjustment requests to substitute both Eider Street SE and Lone Crest Street SE as the *Primary Streets*. Therefore, the development standards below are evaluated based on the adjustment approval and the *Primary Streets* being identified as Eider Street SE and Lone Crest Street SE. Findings for the requested adjustments can be found in Section 7 of this report.

SRC Chapter 71 – Stormwater:

The proposed development is subject to SRC Chapter 71 and the revised Public Works Design Standards (PWDS) as adopted in Administrative Rule 109, Division 004.

Finding: The applicant's Engineer provided a preliminary stormwater management report which demonstrates compliance with *Public Works Design Standards* Appendix 4E related to green stormwater infrastructure; however does not meet all standards within the PWDS and additional information is required in the final stormwater management report. The applicant's engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

Condition 24: Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).

Use and Development Standards – MU-II (Mixed Use II) Zone:

▪ **SRC 534.010(a) – Uses:**

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the MU-II zone are set forth in Table 534-1.

Finding: The proposal includes a mixed-use development with proposed multi-family units and a small portion commercial use. Per Table 534-1, a *Multi-Family*, is a permitted use in the MU-II zone. Each Commercial use will require a change of use (establishment of occupancy) permit (Class 1 Site Plan Review), which will ensure compliance at such time. This criterion is met.

▪ **SRC 534.010(b) – Prohibited uses:**

Notwithstanding Table 534-1, any permitted, special, or conditional use within the MU-II zone shall be a prohibited use if developed with a drive-through.

Finding: The proposed 19 buildings are not proposed with a drive-through, which meets the standard.

▪ **SRC 534.010(c) – Continued Uses:**

Existing, legally established uses established prior to August 24, 2022, but which would otherwise be made nonconforming by this chapter, are hereby deemed continued uses. Buildings or structures housing a continued use may be structurally altered or enlarged, or rebuilt following damage or destruction, provided such alteration, enlargement, or rebuilding complies with the standards set forth in SRC 535.010(f). Cease of occupancy of a building or structure for a continued use shall not preclude future use of the building or structure for that use; provided, however, conversion of the building or structure to a conforming use shall thereafter prevent conversion back to the former continued use or any other continued use.

Finding: Per SRC 534.010(a), Table 534-1, *Multi-Family, Retail Sales and Services and Business and Professional Services* are a permitted use in the MU-II zone; therefore, the proposed uses are not continued uses.

▪ **SRC 534.015(a) – Lot Standards:**

Lots within the MU-II zone shall conform to the standards set forth in Table 534-2.

Finding: Per Table 534-2, there is no minimum lot area, width, or depth for all uses, and requires 16 feet of street frontage. The applicant is proposing a four (4) lot subdivision. Lots range from approximately 36,000 square feet to 230,000 square feet in size, each with more than 16-feet of frontage along either Eider Avenue SE or Lone Crest Street SE. The standard is met.

▪ **SRC 534.015(b) – Dwelling Unit Density:**

Development within the MU-II that is exclusively residential shall have a minimum density of 15 dwelling units per acre.

Finding: The development of Lot 1 will contain 132 units and Lot 2 will contain 92 units both exceeding the 15 dwelling units per acre. The remainder of the lots are zoned MU-II and could have a mix of residential and commercial uses. Density for Lots 3 and 4 of the property will be evaluated at the time of future development.

▪ **SRC 534.015(c) – Setbacks:**

Setbacks within the MU-III zone shall be provided as set forth in Table 534-3 and Table 535-4.

Finding: Findings for each setback on each lot are provided in the following analysis:

Abutting Street: A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to [SRC] 534.015(h). All Vehicle Use Areas are required to be a minimum of ten feet from abutting streets and behind or besides buildings and structures.

Lot 1: (*Eider Avenue SE & Lone Crest Street SE*); Adjacent Lone Crest Street SE, four buildings range between ten feet and seventeen feet from the abutting street, which does not meet the setback standard. The applicant has requested an adjustment to increase the maximum to seventeen feet in some cases. The adjustment is addressed below. Building setbacks require a horizontal separation, which is provided.

The proposed vehicle use areas are located more than ten feet from both Eider Avenue and Lone Crest Street SE. Each parking area is set back further than the buildings abutting the street, meeting the standard.

Adjacent Eider Avenue SE, three buildings range between ten feet and 23 feet from the abutting street, which does not meet the setback standard. The applicant has requested an adjustment to increase the maximum to twenty feet in some cases. Building setbacks require a horizontal separation, which is provided.

Lot 2: (*Eider Avenue SE, Lone Crest Street SE & Lone Oak Road SE*); Adjacent Lone Crest Street SE, six buildings range between ten feet and fourteen feet from the abutting street, which does not meet the setback standard. The applicant has requested an adjustment to increase the maximum to seventeen feet in some cases. The adjustment is addressed below. Building setbacks require a horizontal separation, which is provided.

Adjacent Eider Avenue SE, three buildings range between ten feet and seventeen feet from the abutting street, which does not meet the setback standard. The applicant has requested an adjustment to increase the maximum to seventeen feet in some cases. The adjustment is addressed below. Building setbacks require a horizontal separation, which is provided.

The proposed vehicle use areas are located more than ten feet from both Eider Avenue and Lone Crest Street SE. Each parking area is set back further than the buildings abutting the street, meeting the standard.

Adjacent Lone Oak SE, buildings do not meet the maximum setback to Lone Oak Road SE and the applicant has applied for an adjustment, which is addressed below. Since the applicant is requesting an adjustment to the maximum setback, the applicant is requesting an additional adjustment to allow the parking area between the building and Lone Oak Road SE.

Lot 3 & Lot 4 : The applicant has not proposed development on Lot 3 and Lot 4. Any future development on these lots will be reviewed as part of a future Land Use Application.

Interior Side and Rear

Lot 1 (North and West): Adjacent to the north and west are interior lot lines abutting Single-Family Residential (RS) zoned properties. There is a 10-foot, plus 1.5-feet for each one foot of building height over 15-foot minimum building or accessory structure setback required to an interior property line abutting an RS zone. Vehicle use areas require a minimum five-foot setback with Type A landscaping.

Lot 2 (West): Adjacent to the west are interior lot lines abutting Single-Family Residential (RS) zoned properties. There is a 10-foot, plus 1.5-feet for each one foot of building height over 15-foot minimum building or accessory structure setback required to an interior property line abutting an RS zone. Vehicle use areas require a minimum five-foot setback with Type A landscaping.

Lot 3 (North and East): Adjacent to the north and east are interior lot lines abutting Mixed Use - II (MU-II) zoned properties. There is no minimum building or accessory structure setback required to an interior property line abutting an MU-II zone. Vehicle use areas require a minimum five-foot setback with Type A landscaping.

Lot 4 (North and East): Adjacent to the north and east are interior lot lines abutting Mixed Use - II (MU-II) zoned properties. There is no minimum building or accessory structure setback required to an interior property line abutting an MU-II zone. Vehicle use areas require a minimum five-foot setback with Type A landscaping.

Finding: All proposed buildings are 36 to 38-feet in height. Those within development abutting RS zone are required to be setback 43-feet. The closest building to the RS zone is set back greater than 60-feet, meeting the standard. The remaining interior property lines are abutting vehicle use areas, which are all greater than five feet from the closest property line.

The applicant has not proposed development on lot 3 or Lot 4. Any future development will be reviewed as part of a future Land Use Application.

▪ ***SRC 534.015(d) – Lot Coverage, Height:***

Buildings and accessory structures within the MU-II zone shall conform to the lot coverage and height standards set forth in Table 534-5.

Finding: There is no maximum lot coverage for buildings or accessory structures and the maximum height is 55 feet. The proposed height of the buildings are 36-38 feet tall. The proposal meets the standards.

▪ ***SRC 534.015(e) – Parking:***

Off-street parking shall not be located on a new standalone surface parking lot in the MU-I zone or MU-II zone.

Finding: The applicant proposes parking areas associated with multi-family buildings and mixed-use buildings. This standard is met.

▪ **SRC 534.015(f) – Landscaping:**

- (1) *Setbacks areas.* Setbacks, except setback areas abutting a street that provide pedestrian amenities, or horizontal separation pursuant to SRC 534.015(h) shall be landscaped. For all developments, landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) *Vehicle Use Areas.* Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

Finding: The applicant has provided preliminary landscaping plans which indicate meeting the requirements of SRC 807. To ensure compliance at building permit, the following condition is required to meet the standard.

Condition 25: At the time of building permit, the applicant shall provide a landscaping plan demonstrating a minimum plant unit pursuant to SRC 807.

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC Chapter 807 at the time of building permit application review.

▪ **SRC 534.015(h) – Pedestrian-oriented design**

Development within the MU-II zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 534-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC chapter 230.

| Table 534-6: Pedestrian-Oriented Design | | |
|---|-------------|--|
| Requirement | Standard | Limitations & Qualifications |
| Ground Floor Height | | |
| This standard applies to building ground floors on primary streets. | Min. 10 ft. | For the purposes of this standard, ground floor height is measured from the floor to the ceiling of the first floor. |

Finding: The applicant has requested an adjustment to eliminate Lone Oak Road as the *Primary Street*, which is addressed below. As conditioned below, the *Primary Street* will be reviewed as Lone Crest Street SE and Eider Avenue SE. All buildings abutting Lone Crest Street and Eider Avenue SE have a minimum ground floor height of 10-feet, meeting the standard.

| Table 534-6: Pedestrian-Oriented Design | | |
|--|---|--|
| Separation of Ground Floor Residential Uses | | |
| This standard applies when a dwelling unit is located on the ground floor. | Vertical or horizontal separation shall be provided | For the purposes of this standard, separation is required between the public right-of-way and the residential entryway and any habitable room. |
| | Vertical Distance Min. 1.5 ft. Max. 3 ft. | Vertical separation shall take the form of several steps or a ramp to a porch, stoop, or terrace. |
| | Horizontal Distance Min. 5 ft. Max. 10 ft. | Horizontal separation shall take the form of a landscaped area such as private open space or hardscaped area such as a plaza. |

Finding: The applicant has requested an adjustment to eliminate Lone Oak Road as the *Primary Street*, which is addressed below. As conditioned below, the *Primary Street* will be reviewed as Lone Crest Street SE and Eider Avenue SE. The applicant is providing Horizontal separation matching the below adjustment requests or no greater than 10-feet. With approval of the adjustment, the standard is met.

| Table 534-6: Pedestrian-Oriented Design | | | |
|---|----------|-----|--|
| Building Facade Articulation | | | |
| This standard applies to building facades facing primary streets. | Required | (1) | For buildings on corner lots, where the primary street intersects with a secondary street, these standards shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter. |
| | | (2) | Buildings shall incorporate vertical and horizontal articulation and shall divide vertical mass into a base, middle, and top. |
| | | a) | Base: Ground floor facades shall be distinguished from middle facades by at least one of the following standards: |
| | | | 1. Change in materials. |
| | | | 2. Change in color. |
| | | | 3. Molding or other horizontally-articulated transition piece. |

| | | | | |
|--|--|-----|----|--|
| | | | b) | Middle: Middle facades shall provide visual interest by incorporating at a minimum of every 50 feet at least one of the following standards: |
| | | | | 1. Recesses of a minimum depth of two feet. |
| | | | | 2. Extensions of a minimum depth of two feet. |
| | | | | 3. Vertically-oriented windows. |
| | | | | 4. Pilasters that project away from the building. |
| | | | c) | Top: Building tops shall be defined by at least one of the following standards: |
| | | | | 1. Cornice that is a minimum of eight inches tall and a minimum of three inches beyond the face of the facade. |
| | | | | 2. Change in material from the upper floors, with that material being a minimum of eight inches tall. |
| | | | | 3. Offsets or breaks in roof elevation that are a minimum of three feet in height. |
| | | | | 4. A roof overhang that is a minimum of eight inches beyond the face of the facade. |
| | | (3) | | The repainting of a facade of an existing building is exempt from this standard. |

Finding: The applicant has requested an adjustment to eliminate Lone Oak Road as the *Primary Street*, which is addressed below. As conditioned below, the *Primary Street* will be reviewed as Lone Crest Street SE and Eider Avenue SE. The buildings facing Lone Crest Street SE and Eider Avenue SE have façades where articulation is achieved with a change of materials between the base, middle and top floors from board and batten to lap siding as well as a recess of a depth of at least two feet. The building top is distinguished by a roof overhang that is at least 8 inches beyond the face of the façade. The plans meet this standard as conditioned below.

| Table 534-6: Pedestrian-Oriented Design | | | |
|---|------------------------------|-----|--|
| Ground Floor Windows | | | |
| This standard applies to building ground floors on primary streets. | Residential uses Min. 30% | (1) | For the purposes of this standard, ground floor building facades shall include the minimum percentage of transparent windows. The windows shall not be mirrored or treated in such a way as to block visibility into the building. |

| | | | |
|--|----------------------------------|-----|--|
| | | | The windows shall have a minimum visible transmittance (VT) of 37 percent. |
| | Non-residential uses Min. 65% | (2) | For buildings on corner sites, where the primary street intersects with a secondary street, this standards shall apply to the full length of the front facade and the portion of the side facade that extends a minimum of 50 feet from the corner where the primary street meets the secondary street, or to the edge of the building or the lot, whichever is shorter. |

Finding: The applicant has requested an adjustment to eliminate Lone Oak Road as the *Primary Street*, which is addressed below. As conditioned below, the *Primary Street* will be reviewed as Lone Crest Street SE and Eider Avenue SE. Each building facing Lone Crest Street SE and Eider Avenue SE has at least 30% windows. The side façades of the corner buildings are beyond the maximum setback, with the adjustment granted below, and therefore do not require the minimum percentage of windows.

The mixed-use building (E1) has more than 65% windows on the front and side facades of the building. The plans do not indicate if the buildings have a treatment or meet a minimum visible transmittance of 37 percent, therefore the following condition applies:

Condition 26: All ground floor windows on buildings facing Lone Crest Street SE or Eider Avenue SE shall not be mirrored or treated in a way as to block visibility into the buildings. In addition, they shall have a minimum visible transmittance of 37 percent.

| Table 534-6: Pedestrian-Oriented Design | | | |
|---|----------|-----|--|
| Building Entrances | | | |
| This standard applies to building ground floors on primary streets. | Required | (1) | For non-residential uses on the ground floor, a primary building entrance for each tenant space facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a non-residential tenant space at the corner of the building where the streets intersect may be provided at that corner. |
| | | (2) | For residential uses on the ground floor, a primary building entrance for each building facade facing a primary street shall be located on the primary street. If a building has frontage on a primary street and any other street, a single primary building entrance for a residential use on the ground floor may be provided at the corner of the building where the streets intersect. |
| | | (3) | Building entrances shall include weather protection. |

Finding: The applicant has requested an adjustment to eliminate Lone Oak Road as the *Primary Street*, which is addressed below. As conditioned below, the *Primary Street* will be reviewed as Lone Crest Street SE and Eider Avenue SE. Several buildings have frontage on Eider Avenue SE, including the mixed-use building which has entrances to each tenant space facing the street. The residential building provides primary entrances to each ground floor unit facing the street. Several buildings have frontage on Lone Crest Street SE, which are all residential buildings, and each unit provide primary entrances to each ground floor unit facing the street. Entrances for Buildings 1-6 apply to Lone Crest Street SE and meet the standard. Entrances for Buildings 7, 8, 12, 13 & 16 apply to Eider Avenue SE and meets the standard.

| Table 534-6: Pedestrian-Oriented Design | | | |
|---|----------------------------------|-----|--|
| Weather Protection | | | |
| This standard applies to building ground floors adjacent to a street. | Residential uses Min. 50% | (1) | For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required. |
| | Non-residential uses Min. 75% | (2) | Awnings or canopies shall have a minimum clearance height above the sidewalk or ground surface of 8 feet and may encroach into the street right-of-way as provided in SRC 76.160. |

Finding: The applicant has requested an adjustment to eliminate Lone Oak Road as the *Primary Street*, which is addressed below. As conditioned below, the *Primary Street* will be reviewed as Lone Crest Street SE and Eider Avenue SE. Building types abutting the Lone Oak Road and Eider are 'A1', 'A2', 'C3', 'C4', 'D3', 'B2' and 'E1', all which exceed 50% of their length with awnings on the ground floor, meeting the standard.

| Table 534-6: Pedestrian-Oriented Design | | |
|--|----------|---|
| Parking Location | | |
| This standard applies to off-street parking areas and vehicle maneuvering areas. | Required | Off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street |

Finding: The applicant has requested an adjustment to eliminate Lone Oak Road as the *Primary Street*, which is addressed below. As conditioned below, the *Primary Street* will be reviewed as Lone Crest Street SE and Eider Avenue SE. Buildings do not meet the maximum setback to Lone Oak Road SE and the applicant has applied for an adjustment, which is addressed below. Since the applicant is requesting an adjustment to the maximum setback, the applicant is requesting an additional adjustment to allow the parking area between the building and Lone Oak Road SE. The remaining parking areas are located behind or beside buildings, meeting the standard.

| Table 534-6: Pedestrian-Oriented Design | | | |
|--|----------|-----|--|
| Mechanical and Service Equipment | | | |
| This standard applies to mechanical and service equipment. | Required | (1) | Ground level mechanical and service equipment shall be screened with landscaping or a site-obscuring fence or wall. Ground level mechanical and service equipment shall be located behind or beside buildings. |
| | | (2) | Rooftop mechanical equipment, with the exception of solar panels and wind generators, shall be set back or screened so as to not be visible to a person standing at ground level 60 feet from the building. |

Finding: The applicant has requested an adjustment to eliminate Lone Oak Road as the *Primary Street*, which is addressed below. As conditioned below, the *Primary Street* will be reviewed as Lone Crest Street SE and Eider Avenue SE. The applicant’s written statement indicates all mechanical equipment will be screened, which meets the standard.

General Development Standards (SRC 800):

- **SRC 800.055 Solid waste service areas.**

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed. All solid waste service areas shall conform to the standards in SRC 800.055(b).

Finding: The site plan indicates that a solid waste and recycling service area will be provided to serve the site. The solid waste service areas will house receptacles larger than one cubic yard in size. Staff finds that SRC 800.055 standards are applicable to the proposed solid waste service areas per SRC 800.055(a). Construction plans were not provided for the solid waste enclosures. The applicant’s statement indicates that construction details demonstrating compliance with the requirements of SRC Chapter 800.055 will be provided at the time of building permit. Prior to building permit issuance, the applicant shall provide details for the solid waste service area demonstrating compliance with all applicable standards of Chapter 800.

Condition 27: Prior to building permit issuance, updated development plans shall be provided demonstrating that the solid waste service areas will be developed in compliance with all applicable development standards of SRC Chapter 800.

- **SRC 800.055(g) – Notice to Solid Waste Collection Franchisee.**

Upon receipt of an application to vary or adjust the standards set forth in this section, notification and opportunity to comment shall be provided to the applicable solid waste collection franchisee.

Finding: The applicant has not requested an Adjustment to the vehicle operation area turnaround requirements; therefore, this section is not applicable.

▪ **SRC 800.065 – Pedestrian Access.**

Except where pedestrian access standards are provided elsewhere under the UDC, all developments, other than single family, two family, three family, four family, and multiple family developments, shall include an on-site pedestrian circulation system developed in conformance with the standards in this section.

Finding: The proposed development is within the MU-II zoning district that does not include more specific pedestrian access standards, therefore these standards are applicable.

▪ **SRC 800.065(a)(1) – Pedestrian Connection Between Entrances and Streets.**

(A) A pedestrian connection shall be provided between the primary entrance of each building on the development site and each adjacent street. Where a building has more than one primary building entrance, a single pedestrian connection from one of the building's primary entrances to each adjacent street is allowed; provided each of the building's primary entrances are connected, via a pedestrian connection, to the required connection to the street.

Finding: All proposed buildings have pedestrian connections from their entrances to adjacent streets through a network of walkways. The only building not connected to all three streets is Building 8, which has entrances within 20 feet of Eider Street. A connection to Lone Oak is not required for this building because it is situated on a corner.

(B) Where an adjacent street is a transit route and there is an existing or planned transit stop along street frontage of the development site, at least one of the required pedestrian connections shall connect to the street within 20 feet of the transit stop.

Finding: There is not currently a transit stop located along the street frontage of the development site. As part of the Subdivision condition of approval, a transit stop will be required to be constructed. The applicant shall provide a pedestrian connection meeting this standard at the time of development. Therefore, the following condition applies:

Condition 28: Prior to building permit issuance, updated development plans shall be provided demonstrating that a pedestrian connection is provided within 20 feet of the new transit stop.

▪ **SRC 800.065(a)(2) – Pedestrian Connection Between Buildings on the same Development Site.**

Where there is more than one building on a development site, a pedestrian connection(s), shall be provided to connect the primary building entrances of all the buildings.

Finding: Buildings 17-19 are on the same development site as Buildings 9-12 and Buildings 13-16, but on different sides of parking areas. Connections across the parking areas is

provided which meet the required standard. All other proposed buildings have pedestrian connections from their entrances to adjacent buildings through a network of walkways.

▪ **SRC 800.065(a)(3) – Pedestrian Connection Through Off-Street Parking Areas.**

(A) Surface parking areas. Except as provided under subsection (a)(3)(A)(iv) of this section, off-street surface parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles shall include pedestrian connections through the parking area to the primary building entrance as provided in this subsection.

Finding: The proposal includes a parking area greater than 25,000 square feet in size but is not more than 124-feet wide; therefore, this standard is not applicable.

(B) Parking structures and parking garages. Where an individual floor of a parking structure or parking garage exceeds 25,000 square feet in size, a pedestrian connection shall be provided through the parking area on that floor to an entrance/exit.

Finding: The development site does not include any existing or proposed parking structures or garages; therefore, this standard does not apply.

▪ **SRC 800.065(a)(4) – Pedestrian Connection to Existing or Planned Paths and Trails.**

Where an existing or planned path or trail identified in the Salem Transportation System Plan (TSP) or the Salem Comprehensive Parks System Master Plan passes through a development site, the path or trail shall:

- (A) Be constructed, and a public access easement or dedication provided; or*
- (B) When no abutting section of the trail or path has been constructed on adjacent property, a public access easement or dedication shall be provided for future construction of the path or trail.*

Finding: No existing or planned trails in the TSP pass through the development site; therefore, this standard is not applicable.

▪ **SRC 800.065(a)(5) – Pedestrian Connection to Abutting Properties.**

Whenever a vehicular connection is provided from a development site to an abutting property, a pedestrian connection shall also be provided.

Finding: The proposed development does not include a shared driveway access with an abutting property; therefore, this standard is not applicable.

▪ **SRC 800.065(b) – Design and materials**

Required pedestrian connections shall be in the form of a walkway, or may be in the form of a plaza.

(1) Walkways shall conform to the following:

- (A) Walkways shall be paved with a hard-surface material meeting the Public Works Design Standards and shall be a minimum of five feet in width.*

(B) Where a walkway crosses driveways, parking areas, parking lot drive aisles, and loading areas, the walkway shall be visually differentiated from such areas through the use of elevation changes, a physical separation, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement, except when used in a parking structure or parking garage.

(C) Where a walkway is located adjacent to an auto travel lane, the walkway shall be raised above the auto travel lane or separated from it by a raised curb, bollards, landscaping, or other physical separation. If the walkway is raised above the auto travel lane it must be raised a minimum of four inches in height and the ends of the raised portions must be equipped with curb ramps. If the walkway is separated from the auto travel lane with bollards, bollard spacing must be no further than five feet on center.

(2) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

Finding: All proposed pedestrian connections are at least five feet in width and appear to meet the design and material standards above. Further conformance with design and material standards for pedestrian connections will be reviewed at the time of building permit.

Condition 29: All pedestrian connections outlined on the plans shall meet the design and materials standards of SRC 800.065(b).

▪ **SRC 800.065(c) – Lighting.**

▪
The on-site pedestrian circulation system shall be lighted to a level where the system can be used at night by employees, customers, and residents.

Finding: All proposed pedestrian connections are proposed to have lighting. To ensure further conformance with lighting standards for pedestrian connections therefore the following condition applies:

Condition 30: At the time of building permit, a lighting plan for all pedestrian connections shall be provided.

SRC 802 – Public Improvements:

▪ **Development to be served by City utilities:**

SRC 802.015 requires development to be served by City utilities designed and constructed according to all applicable provisions of the Salem Revised Code and Public Works Design Standards (PWDS).

Finding: The Site Plan Review is consolidated with a Subdivision application. The subdivision tentative plan has been conditioned to provide all necessary public utilities to serve the proposed development. As such, the subdivision tentative plan shall be recorded prior to issuance of Building Permits for the proposed development.

Condition 31: Prior to issuance of any building permits, the final plat for the Woodland Heights Subdivision shall be recorded.

- ***Private stormwater, wastewater, and water systems:***

SRC 802.040 allows private stormwater systems under certain circumstances.

Finding: As shown on the applicant’s preliminary drainage plan, a common private stormwater system is proposed to serve the mixed-use development which is spread out over multiple lots. According to SRC 802.040(c) if the private system serves multiple properties under separate ownership, an agreement between the property owners is required to ensure continued maintenance of the system. The applicant shall be required to provide a Private Shared Stormwater Agreement that meets the standards of SRC 802.040. The following condition applies:

Condition 32: Prior to issuance of a building permit for the development which includes a common shared stormwater system, the applicant shall record a Shared Stormwater System Agreement which is in compliance with SRC 802.040.

SRC 803 – Street and Right-of-way Improvements

- ***Boundary Street Improvements***

Pursuant to SRC 803.025, except as otherwise provided in this chapter, right-of-way width and pavement width for streets and alleys shall conform to the standards set forth in Table 803-1 (Right-of-way Width) and Table 803-2 (Pavement Width). In addition, SRC 803.040 requires dedication of right-of-way for, and construction or improvement of, boundary streets up to one-half of the right-of-way and improvement width specified in SRC 803.025 as a condition of approval for certain development.

Finding: The Site Plan Review is consolidated with a Subdivision application. The subdivision tentative plan has been conditioned to provide all necessary public street improvements to serve the proposed development. As such, the subdivision tentative plan shall be recorded prior to issuance of Building Permits for the proposed development, this is listed as a condition of approval.

SRC Chapter 804 – Driveway Approaches

- ***Driveway Approach Permits***

SRC 804.025(a)(1) requires a Class 2 Driveway Approach Permit for new driveway approaches onto local streets for multi-family and retail development.

Finding: The applicant proposes five (5) new driveway approaches and has applied for Class 2 Driveway Approach Permits; findings for which are provided in this memo. As described in the findings below, the proposal meets the approval criteria for a Class 2 Driveway Approach Permit.

SRC Chapter 805 – Vision Clearance:

SRC Chapter 805 establishes vision clearance standards in order to ensure visibility for vehicular, bicycle, and pedestrian traffic at the intersections of streets, alleys, flag lot accessways, and driveways.

Finding: The applicant's preliminary site plan shows the required vision clearance areas at all street intersections and driveway approaches. At the intersection of Eider Avenue SE and Lone Crest Street SE, it appears Building 6 partially encroaches into the Vision Clearance Area. At time of Building Permit application, the applicant shall submit a site plan that demonstrates no vision clearance obstructions.

Condition 33: Prior to issuance of a Building Permit, submit a site plan that demonstrates compliance with the Vision Clearance Standards in SRC Chapter 805.

SRC Chapter 806 - Off-Street Parking, Loading, and Driveways

- **SRC 806.015 – Amount Off-Street Parking.**

(a) Maximum Off-Street Parking. Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-1. For the purposes of calculating the maximum amount of off-street parking allowed, driveways shall not be considered off-street parking spaces.

Finding: The proposal includes multi-family development and unidentified commercial users. Per Table 806-1, *Multiple Family* use is allowed 1.2 parking space per each studio dwelling unit and 1.75 parking space per each other dwelling unit. The development includes 36 studio units ($36 \times 1.2 = 43.2$) allowing 43 parking spaces and 188 other dwelling units ($188 \times 1.75 = 329$) allowing 329 parking spaces. The applicant is proposing a total to 307 off-street parking spaces across both lots.

(b) Compact Parking. Up to 75 percent of the off-street parking spaces provided on a development site may be compact parking spaces.

Finding: There are no proposed compact parking spaces.

(c) Carpool and Vanpool Parking. New developments with 60 or more off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of five percent of their total off-street parking spaces for carpool or vanpool parking.

Finding: The proposal is not for development of a new Public Services or Industrial use with 60 or more parking spaces; therefore, this standard is not applicable.

(d) Required electric vehicle charging spaces. For any newly constructed building with five or more dwelling units on the same lot, including buildings with a mix of residential and nonresidential uses, a minimum of 40 percent of the off-street parking spaces provided on the site for the building shall be designated as spaces to serve electrical vehicle charging. In order to comply with this subsection, such spaces shall include provisions for electrical service capacity, as defined in ORS 455.417.

Finding: The proposed development on Lot 1 has 145 spaces requiring 58 spaces (58.4) to be designated for electric vehicle charging. The site plan indicates more than 58 parking spaces will be designated for electric vehicle charging. The proposed development on Lot 2 has 76 spaces requiring 30 spaces (30.4) to be designated for electric vehicle charging. The site plan

indicates 31 parking spaces will be designated for electric vehicle charging. Therefore, meeting the standard.

▪ **SRC 806.035 – Off-Street Parking and Vehicle Use Area Development Standards.**

(a) *General Applicability. The off-street parking and vehicle use area development standards set forth in this section apply to:*

- (1) *The development of new off-street parking and vehicle use areas;*
- (2) *The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added;*
- (3) *The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and*
- (4) *The paving of an unpaved area.*

Finding: The development does include new off-street parking and vehicle use area; therefore, these standards are applicable.

(b) *Location. Off-street parking and vehicle use areas shall not be located within required setbacks.*

(c) *Perimeter Setbacks and Landscaping. Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.*

Finding: With completion of the subdivision conditioned above, the proposed off-street parking area is in compliance with the minimum setback requirements of SRC Chapters 524 and 806.

(d) *Interior Landscaping. Interior landscaping shall be provided in amounts not less than those set forth in Table 806-4.*

Finding: On Lot 1 the parking area is 63,096 square feet in size, requiring a minimum of eight percent interior landscaping, or 5,048 square feet of landscaping ($63,096 \times 0.08 = 5,047.68$). The proposed plans indicate 5,840 square feet of interior parking is proposed meeting the standard.

There is one proposed off-street parking areas on Lot 2, totaling 29,187 square feet in size, requiring a minimum of five percent interior landscaping, or 1,459 square feet of landscaping ($29,300 \times 0.05 = 1,459.4$).

Condition 34: At the time of building permit, the parking area of Lot 2 shall contain five percent interior landscaping to meet the standard.

There is no development proposed for Lot 3 and Lot 4 at this time.

The parking area contains a tree for every 12 parking stalls meeting SRC 806.035(d)(3).

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC Chapter 807 at the time of building permit application review.

(e) *Off-Street Parking Area Dimensions. Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.*

Finding: The proposed off-street parking spaces comply with the minimum aisle width and dimensional requirements for compact and standard vehicle parking spaces established in Table 806-6.

- (f) *Off-street parking area access and maneuvering. In order to ensure safe and convenient vehicular access and maneuvering, off-street parking areas shall:*
- (1) *Be designed so that vehicles enter and exit the street in a forward motion with no backing or maneuvering within the street; and*
 - (2) *Where a drive aisle terminates at a dead-end, include a turnaround area as shown in Figure 806-9. The turnaround shall conform to the minimum dimensions set forth in Table 806-7.*

Finding: As shown on the development plans, the new off-street parking area provides through-access to the streets abutting the property, allowing vehicles to enter and exit in a forward motion with no backing or maneuvering within a street. The Fire Department has provided comments based on the overall height of the buildings, which will require a 30-foot-wide aerial access road would be required. Modifications to the parking lot may be required to ensure aerial access can be provided to all structures within the multi-family portion of the development.

Condition 35: At the time of building permit, Fire Department aerial access shall be provided.

(g) Additional Off-Street Parking Development Standards 806.035(g)-(m).

Finding: The proposed off-street parking area is developed consistent with the additional development standards for grade, surfacing, and drainage. Wheel stops are provided as required. The parking area striping, marking, signage, and lighting shall comply with the standards of SRC Chapter 806, which will be verified at time of Building Permit review.

(n) Additional standards for new off-street surface parking areas more than one-half acre in size. When a total of more than one-half acre of new off-street surface parking is proposed on one or more lots within a development site, the lot(s) proposed for development shall comply with the additional standards in this subsection. For purposes of these standards, the area of an off-street surface parking area is the sum of all areas within the perimeter of the off-street parking area, including parking spaces, aisles, planting islands, corner areas, and curbed areas, but not including interior driveways and off-street loading areas.

- (1) *Climate mitigation. Development that includes a total of more than one-half acre of new off-street surface parking shall provide one or more of the following climate mitigation measures, which may be used in combination.*
 - A. *Solar power generation. On-site solar power generation infrastructure shall be provided with a capacity of at least 0.5 kilowatts per new off-street parking space.*
 - B. *Payment into city's equitable renewable energy fund. A payment shall be made into the city's equitable renewable energy fund at a rate of not less than \$1,500.00 per parking space and tied to inflation.*

C. Increased tree canopy. Increased on-site tree canopy area shall be provided, in conformance with the standards included under subsection (n)(3) of this section, covering at least 40 percent of new off-street parking and vehicle use areas in no more than 15 years.

Finding: The applicant’s statement and plans indicate that a tree canopy will be used as mitigation for the proposed off-street parking area in conformance with this standard. A summary of the percentages can be found below.

Lot 1

| Climate & Equity Summary (Figure 806-11) | |
|---|--|
| Area of Parking Lot | 63,096 (square feet) |
| Number of Parking Spaces | 145 |
| Area of Tree Canopy | 26,733 (square feet) |
| kW of Solar | 0 (kW) |
| Climate & Equity Calculations | |
| Tree canopy % of mitigation provided. | $\left(\frac{1}{63,096 \times 0.4}\right) / \left(\frac{1}{26,733}\right) = 100\%$ |
| Solar power generation % of mitigation provided. | $\left(\frac{1}{100}\right) / \left(\frac{1}{0 \times 0.5}\right) = 0\%$ |
| Payment in lieu % of mitigation provided. | $\left(\frac{1}{100}\right) / \left(\frac{1}{0}\right) = 0\%$ |
| Total | 100% |

Lot 2

| Climate & Equity Summary (Figure 806-11) | |
|---|--|
| Area of Parking Lot | 29,187 (square feet) |
| Number of Parking Spaces | 76 |
| Area of Tree Canopy | 15,854 (square feet) |
| kW of Solar | 0 (kW) |
| Climate & Equity Calculations | |
| Tree canopy % of mitigation provided. | $\left(\frac{1}{29,187 \times 0.4}\right) / \left(\frac{1}{15,854}\right) = 100\%$ |
| Solar power generation % of mitigation provided. | $\left(\frac{1}{100}\right) / \left(\frac{1}{0 \times 0.5}\right) = 0\%$ |
| Payment in lieu % of mitigation provided. | $\left(\frac{1}{100}\right) / \left(\frac{1}{0}\right) = 0\%$ |
| Total | 100% |

(2) Provision of tree canopy.

- A. Trees along driveways. Trees shall be provided along both sides of driveways in conformance with the standards included under subsection (n)(3); or*
- B. Tree canopy coverage. On-site tree canopy area shall be provided, in conformance with the standards included under subsection (n)(3), covering at least 30 percent of new off-street surface parking and vehicle use areas in no more than 15 years.*

Finding: The proposed landscape plans demonstrate that trees provided covering 40% of the parking area which is in conformance with the planting standards of subsection (n)(3), specifically (n)(3)(A)(iv) and (n)(3)(B)(ii). As proposed, the development does conform with the standards in SRC 806.035(n)(2).

(3) Tree canopy standards. New trees shall be planted and/or existing trees shall be preserved in conformance with the following standards:

A. Expected tree canopy area.

- (i) Expected tree canopy area shall be based on the standards in Table 806-7.
- (ii) New trees that are planted shall be selected from Table 806-7 or approved by the Planning Administrator.
- (iii) Existing trees that are preserved may be included in expected tree canopy area.
- (iv) Each tree meeting the requirements of this subsection may be counted toward the total expected tree canopy area so long as the trunk of each tree is located within 10 feet of the parking area.
- (v) Exclusions include expected overlap of tree canopy area by more than five feet and portions of expected canopy that overlap existing or proposed buildings.

B. Tree Planting Standards. Trees provided to meet tree canopy coverage requirements shall be:

- (i) Planted in such proximity that they form a continuous canopy within 15 years of planting based on the expected tree canopy area set forth in Table 806-7, except where interrupted by vehicle use areas, solid waste service areas, buildings, power lines, stormwater infrastructure, and children's play areas;
- (ii) Planted in islands containing a minimum of three trees and the minimum required soil amount per Table 806-7;
- (iii) Planted to ensure that no more than 20 percent of their expected canopy overlaps with existing or proposed buildings;
- (iv) Not less than 1.5 inch caliper in size at the time of planting; and
- (v) Planted and maintained to meet, at minimum, the standards in the 2021 ANSI A300 handbook.

Finding: The proposed landscape plans do demonstrate that proposed tree canopy is in compliance with the canopy area and planting standards of this subsection, specifically standards (n)(3)(A)(i, ii, and iv) and (n)(3)(B)(i and ii). As proposed, the development does not show complete conformance with the standards in SRC 806.035(n)(3), therefore the following condition applies:

Condition 36: Prior to building permit issuance, updated development plans shall be provided demonstrating compliance with the tree canopy standards in SRC 806.035(n)(3).

C. *Tree Location/Utility Coordination. Coordination shall be demonstrated with the local electric utility to ensure the compatibility of tree canopy and root systems with planned and existing utility infrastructure.*

Finding: The applicant's statement and plans does not indicate that location of tree plantings has been coordinated with the local electric utility.

Condition 37: Prior to approval of landscape plans for the proposed development, the applicant shall demonstrate coordination with the local electric utility to ensure the compatibility of tree canopy and root systems with planned and existing utility infrastructure.

Driveway Standards

- **SRC 806.040 – Driveway development standards for uses or activities other than single family, two family, three family, or four family.**
 - (a) *Access. The off-street parking and vehicle use area shall have either separate driveways for ingress and egress, a single driveway for ingress and egress with an adequate turnaround that is always available, or a loop to the single point of access. The driveway approaches to the driveways shall conform to SRC Chapter 804.*
 - (b) *Location. Driveways shall not be located within required setbacks, except where the driveway provides access to the street, alley, or abutting property; or where the driveway is a shared driveway located over the common lot line and providing access to two or more uses.*
 - (c) *Perimeter Setbacks and Landscaping. Perimeter setbacks shall be required for driveways abutting streets, and abutting interior front, side, and rear property lines.*
 - (d) *Dimensions. Driveways shall conform to the minimum width set forth in Table 806-8.*

Finding: The proposal includes multiple new driveway locations, which meet the minimum, setbacks, width standards, and provide a loop through the development sites on both Lots 1 and 2. The proposal generally conforms to the standards in SRC 806.040 for driveway development standards.

Bicycle Parking

- **SRC 806.045 – Bicycle Parking; When Required.**
 - (a) *General Applicability. Bicycle parking shall be provided as required under this chapter for each proposed new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity.*
 - (b) *Applicability to change of use of existing building in Central Business District (CB) zone. Notwithstanding any other provision of this chapter, the bicycle parking requirements for a change of use of an existing building within the CB zone shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. If the minimum number of required bicycle parking spaces are not present within the block face, the applicant shall be required to obtain a permit to have the required number of spaces installed. For purposes of this subsection, "block face" means the area within the public street right-of-way located along one side of a block, from intersecting street to intersecting street.*
 - (c) *Applicability to nonconforming bicycle parking area. When bicycle parking is required to be added to an existing bicycle parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.*

Finding: The proposed improvements are an intensification with new development; therefore, the standards apply to the proposed development.

▪ ***SRC 806.050 – Proximity of Bicycle Parking and SRC 806.055 – Amount of Bicycle Parking.***

Bicycle parking shall be located on the same development site as the use or activity it serves. Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-8.

Finding: Per Table 806-9, a *Multiple Family Residential* requires one space per unit. Most retail uses and/or shopping centers require a minimum of four spaces. The development includes one mixed use buildings with four suites (3,264 square feet) but has not yet identified the users. The eight spaces for the commercial use are proposed to be enclosed and near Lone Oak Road. The location does not appear to meet SRC 806.060. The proposed 224 units requires a total of 224 bicycle parking spaces. The applicant has indicated that each unit will include a single bicycle parking space. To meet the standards the following applies:

Condition 38: At the time of building permit, interior bike parking shall be provided in each unit and four exterior spaces shall be provided outside of Building 8.

▪ ***SRC 806.060 – Bicycle Parking Development Standards***

Unless otherwise provided under the UDC, bicycle parking areas shall be developed and maintained as set forth in this section.

(a) *Location.*

(1) *Short-term bicycle parking. Short-term bicycle parking shall be located outside a building within a convenient distance of, and clearly visible from, the primary building entrance. In no event shall bicycle parking be located more than 50 feet from the primary building entrance, as measured along a direct pedestrian access route.*

Finding: The applicant indicates the proposed bicycle parking will be located within each unit and within 50 feet of a primary entrance of the Building 8; therefore, this standard is met.

(b) *Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.*

Finding: The applicant has indicated the location of the new bicycle racks will be in each unit and outside of Building 8. Since the site does not contain elevators in each building, the applicant is requesting an adjustment for those units on the upper floor to the access standard, which is addressed below. With approval of the adjustment, this standard will be met. Further conformance with these standards will be evaluated at the time of building permit review.

(c) *Dimensions. All bicycle parking areas shall meet the following dimension requirements:*

(1) *Bicycle parking spaces. Bicycle parking spaces shall conform to the minimum dimensions set forth in Table 806-9.*

(2) Access aisles. Bicycle parking spaces shall be served by access aisles conforming to the minimum widths set forth in Table 806-9. Access aisles serving bicycle parking spaces may be located within the public right-of-way.

Finding: Construction details of the bicycle racks were not submitted for review. As conditioned, the applicant shall provide the installation details which include this information. Conformance with this standard will be verified at the time of building permit review.

Condition 39: At the time of building permit review, the applicant shall provide the location and installation details for the new bicycle racks indicating conformance with SRC 806.060.

(d) Surfacing. Where bicycle parking is located outside a building, the bicycle parking area shall consist of a hard surface material, such as concrete, asphalt pavement, pavers, or similar material, meeting the Public Works Design Standards.

Finding: The proposed bicycle parking spaces shall be placed on a hard surface material. Construction details of the bicycle racks were not submitted for review. As conditioned above, the applicant shall provide the installation details which include this information. Conformance with this standard will be verified at the time of building permit review.

(e) Bicycle Racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall meet the following standards.

- (1) Racks must support the bicycle frame in a stable position, in two or more places without damage to wheels, frame, or components.*
- (2) Racks must allow the bicycle frame and at least one wheel to be locked to the rack with a high security, U-shaped shackle lock;*
- (3) Racks shall be of a material that resists cutting, rusting, and bending or deformation; and*
- (4) Racks shall be securely anchored.*
- (5) Examples of types of bicycle racks that do, and do not, meet these standards are shown in Figure 806-11.*

Finding: The applicant has proposed the addition of four new bicycle racks that will meet the allowed bike rack styles, as shown in Figure 806-11. As conditioned above, the applicant shall provide the construction details which include this information, and conformance with this standard will be verified at the time of building permit review. The applicant has requested an adjustment for the bike racks in the upstairs units to allow bike spaces within the units requiring lifting the bike up the stairs. Findings are addressed below.

▪ **SRC 806.065, SRC 806.075, and SRC 806.075 relating to Off-Street Loading Areas**

Per SRC 806.065, off-street loading areas shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a greater number of required off-street loading spaces than the previous use or activity; or any intensification, expansion, or enlargement of a use or activity. Off-street loading shall be located on the same development site as the use or activity it serves. According to SRC 806.075, unless otherwise provided under the UDC, off-street loading shall be provided in amounts and dimensions not less than those set forth in Table 806-11.

Finding: Per Table 806-11, a *retail sales* less than 5,000 square feet does not require an off-street loading space. Multiple Family developments over 200 units require three off-street loading spaces. The applicant has indicated they will provide the three spaces at the time of building permit; therefore, the following condition applies:

Condition 40: At the time of building permit, adequate off-street loading spaces shall be provided.

SRC Chapter 807 – Landscaping and Screening

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: The development site includes landscaped setback area, open space areas and other landscaped area. The applicant's preliminary landscaping plans indicate the landscaping will exceed the minimum plant units required. Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC Chapter 807 at the time of building permit application review.

Natural Resources

- ***SRC 601 – Floodplain:*** Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: The Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

- ***SRC 808 – Preservation of Trees and Vegetation***

The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove the following trees unless undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

1. Heritage Trees;
2. Significant Trees (including Oregon White Oaks with diameter-at-breast-height (*DBH*) of 20 inches or greater and any other tree with a *DBH* of 30 inches or greater, with the exception of tree of heaven, empress tree, black cottonwood, and black locust);
3. Trees and native vegetation in riparian corridors; and
4. Trees on lots or parcels 20,000 square feet or greater.

The tree preservation ordinance defines “tree” as, “any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves.”

Finding: The applicant has provided an arborist report which indicate more than 500 trees (10-inches or greater DBH) on site. The proposed removal of non-significant trees equals 301 trees, while 34 Significant Trees are proposed for removal. The applicant has applied for a Tree Removal Permit for several trees and a Tree Variance for significant trees not within a proposed street or utility location. Those trees are all addressed below. Any tree designated for protection shall be protected pursuant to SRC 808 for the entirety of the construction on-site. Conditions regarding protection and guidance from the Arborist Report are addressed below.

▪ ***SRC 809 – Wetlands***

Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

Finding: The Salem-Keizer Local Wetland Inventory shows that there are wetland channels and/or hydric soils mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s), including any work in the public right-of-way. Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

▪ ***SRC 810 – Landslide Hazards***

A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area.

Finding: According to the City’s adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed activity of a subdivision adds 3 activity points to the proposal, which results in a total of 5 points. Therefore, the proposed development is classified as a moderate landslide risk and requires a geological assessment. A Geotechnical Engineering Report, prepared by GeoPacific and dated August 15, 2024, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed by utilizing the recommendations in the preliminary report. In order to ensure compliance with the preliminary geotechnical report, a condition of approval (Condition 20) applies.

▪ ***SRC 802 – Public Improvements, SRC 803 – Streets and Right-of-Way Improvements, SRC 804 – Driveway Approaches, and SRC 805 – Vision Clearance***

Finding: With completion of the conditions of approval, the subject property meets all applicable standards of the following chapters of the UDC.

SRC 220.005(f)(3)(B) The transportation system into and out of the proposed development conforms to all applicable city standards.

Finding: Access to the proposed development will be provided by the network of existing public streets that surround the property. As shown on the preliminary site plan internal streets are extended through the site to provide safe and convenient access to the proposed lots within the development. As conditioned, the required improvements will ensure that the street system in and adjacent to the development will provide for the safe, orderly, and efficient circulation of traffic to and from the development. This criterion is met.

SRC 220.005(f)(3)(C) The proposed development mitigates impacts to the transportation system consistent with the approved traffic impact analysis, where applicable.

Finding: The proposed development includes a 4-lot subdivision and development of 252 dwelling units and 8,850 square feet of retail space. The proposal generates less more than 1,000 average daily vehicle trips to the collector street system. Therefore, a Traffic Impact Analysis was required to be submitted with the application pursuant to SRC 803.015(a)(1). As part of the application package, the applicant submitted a TIA prepared by Kittelson & Associates, dated August 15, 2024. The TIA found that all study intersections will operate at an acceptable level of service upon completion of the proposed development. The TIA did not recommend any off-site mitigation. However, the TIA does recommend that the intersection sight distance for the new intersection of Eider Avenue SE and Lone Oak Road SE be addressed as part of the boundary street improvements along Lone Oak Road SE. This has been included as a condition of approval. With the listed conditions of approval, the tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis. This criterion is met.

SRC 220.005(f)(3)(D) The proposed development will be served with City water, sewer, storm drainage, and other utilities.

Finding: The subject property is located outside of the Urban Service Area, and therefore; an Urban Growth Preliminary Declaration has been required which establishes needed improvements to serve the proposed development. A request for an Urban Growth Preliminary Declaration is included with the proposal. As conditioned, the proposed development is designed to accommodate required on-site and off-site improvements. With the required improvements, water, sewer, and storm infrastructure will be available and adequate to serve the proposed development. This approval criterion is met.

9. Analysis of Class 2 Adjustment Approval Criteria

Salem Revised Code (SRC) 250.005(d)(2) provides that an application for a Class 2 Adjustment shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 250.005(d)(2)(A): The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or***
- (ii) Equally or better met by the proposed development.***

Finding: The applicant is requesting fifteen Class 2 Adjustments, which are addressed below:

1) Eliminate maximum setbacks to Lone Oak Road SE (SRC 534.015(c), Table 534-3).

The applicant has identified that Lone Oak Road SE with existing topography and grade cannot meet the intent of a *Primary Street*. The design and functionality of a *Primary Street* are intended to promote pedestrian activity and interaction with the built environment. However, as addressed below, Lone Oak Road SE will not meet that intent, and the internal streets are designated as Primary Streets.

The subject property is situated between two streets—The extension of Lone Crest Street and the existing Lone Oak Road SE. The topography and grade of the land present significant challenges that hinder the feasibility of constructing buildings near Lone Oak Road. This limitation necessitates the positioning of buildings closer to Lone Crest Street. As a direct consequence of the topographical constraints, the proposed buildings are located nearer to Lone Crest Street, resulting in an exceedance of the maximum setback requirement from Lone Oak Road. This adjustment is essential to accommodate the site's physical characteristics while still adhering to the intent of creating a functional and engaging environment.

The applicant's proposal to designate the internal streets as *Primary Streets* effectively equally meets the standard by providing buildings close to Lone Crest and Eider in lieu of meeting the maximum setback to Lone Oak Road. This approach maintains the overall goal of fostering a pedestrian-friendly atmosphere while recognizing the limitations imposed by the existing site conditions. Therefore, the proposal meets the criteria.

2) Eliminate Lone Oak Road SE as a *Primary Street* SRC 534.015(h);

The intent of the designated *Primary Street* is to foster a pedestrian-friendly and active environment, characterized by buildings positioned close to the street. This design promotes interaction between pedestrians and the built environment, enhancing the overall vibrancy of the area.

In the case at hand, the applicant has requested an adjustment to the standard requirements due to site-specific constraints. The existing grade along Lone Oak Road presents a significant challenge, preventing the proposed buildings from being situated in proximity to the street as originally intended. Additionally, the necessary retaining walls for the boundary street improvement further inhibit the potential for meaningful interaction between pedestrians and the proposed buildings.

Despite these challenges, the applicant has demonstrated the proposal equally or better meets the intent of the standard by proposing internal streets—Eider Avenue and Lone Crest Street—as Primary Streets. This strategic design choice effectively creates an engaging atmosphere that aligns with the overarching goal of a pedestrian-friendly environment. Therefore, the proposal meets the criteria.

3) Eliminate requirement for vehicle use areas to be behind or besides buildings in relation to Lone Oak Road SE (SRC534.015(h), Table 534-6),

The applicant has submitted a request to allow parking in front of the building located on the subject property, which is uniquely situated between Lone Crest Street and Lone Oak Road

SE. The intent is to allow for buildings to be closer to street, encourage design and functionality of a Primary Street to promote pedestrian activity and interaction with the built environment.

The subject property is bordered by two streets, with Lone Oak Road SE functioning as the rear of the site. This configuration inherently influences the accessibility and usability of the property, necessitating a thoughtful approach to parking and building placement.

The topography and grade of the land present significant challenges that limit the feasibility of constructing buildings near Lone Oak Road SE. These physical constraints necessitate the positioning of buildings closer to Lone Crest Street, thereby impacting the available options for parking placement.

Given that Lone Oak Road SE will not be a Primary Street and the topographical limitations restrict building placement, allowing parking between Lone Oak Road and buildings is a practical solution. The parking area will be located much higher than Lone Oak Road providing a buffer and separation between the two.

The applicant's proposal to designate the internal streets as Primary Streets effectively addresses the potential concerns associated with parking placement. By enhancing the pedestrian experience along these internal streets, the proposal aligns with the overall goal of fostering a pedestrian-friendly atmosphere.

Allowing parking in front of the building does not detract from the intent of creating an engaging and pedestrian-oriented environment along Lone Crest Street and Eider Avenue. Instead, it provides necessary access while recognizing and adapting to the limitations imposed by the existing site conditions. Therefore, the proposal meets the criteria.

4) Increase the maximum horizontal separation from 10-feet to 12 feet to Lone Crest Street SE for Building 1 (SRC 534.015(h), Table 534-6)

The intent of establishing a maximum setback for buildings along a Primary Street is to foster a pedestrian-friendly and active environment, characterized by buildings positioned close to the street. This design promotes interaction between pedestrians and the built environment, thereby enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE be designated as a Primary Street, which requires a maximum setback of 10 feet. The majority of the proposed building is situated within this maximum setback; however, portions of the building extend to a setback of 12 feet, necessitating an adjustment. Due to Vision Clearance standards at the driveway leading to the parking area behind the buildings, the setback is increased for safer turning movements.

The curvature of the street presents challenges in constructing a building that adheres strictly to the required radius. Allowing a small portion of the building to exceed the maximum setback, while the majority complies with the standard, effectively meets the overall intent of creating a pedestrian-oriented environment. This approach acknowledges the unique site conditions while still promoting the desired interaction between pedestrians and the built environment. Therefore, the proposal meets the criteria.

- 5) Increase the maximum horizontal separation from 10-feet to 12 feet to Lone Crest Street SE for Building 2 (SRC 534.015(h), Table 534-6)

The intent of establishing a maximum setback for buildings along a Primary Street is to foster a pedestrian-friendly and active environment, characterized by buildings positioned close to the street. This design promotes interaction between pedestrians and the built environment, thereby enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE be designated as a Primary Street, which requires a maximum setback of 10 feet. The majority of the proposed building is situated within this maximum setback; however, portions of the building extend to a setback of 12 feet, necessitating an adjustment. Due to Vision Clearance standards at the driveway leading to the parking area behind the buildings, the setback is increased for safer turning movements.

The curvature of the street presents challenges in constructing a building that adheres strictly to the required radius. Allowing a small portion of the building to exceed the maximum setback, while the majority complies with the standard, effectively meets the overall intent of creating a pedestrian-oriented environment. This approach acknowledges the unique site conditions while still promoting the desired interaction between pedestrians and the built environment. Therefore, the proposal meets the criteria.

- 6) Increase the maximum horizontal separation from 10-feet to 13 feet to Lone Crest Street SE for Building 4 (SRC534.015(h), Table 534-6)

The intent of establishing a maximum setback for buildings along a Primary Street is to foster a pedestrian-friendly and active environment, characterized by buildings positioned close to the street. This design promotes interaction between pedestrians and the built environment, thereby enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE be designated as a Primary Street, which requires a maximum setback of 10 feet. The majority of the proposed building is situated within this maximum setback; however, portions of the building extend to a setback of 13 feet, necessitating an adjustment.

The curvature of the street presents challenges in constructing a building that adheres strictly to the required radius. Allowing a small portion of the building to exceed the maximum setback, while the majority complies with the standard, effectively meets the overall intent of creating a pedestrian-oriented environment. This approach acknowledges the unique site conditions while still promoting the desired interaction between pedestrians and the built environment. Therefore, the proposal meets the criteria.

- 7) Increase the maximum horizontal separation from 10-feet to 14 feet to Lone Crest Street SE for Building 5 (SRC534.015(h), Table 534-6)

The intent of establishing a maximum setback for buildings along a Primary Street is to foster a pedestrian-friendly and active environment, characterized by buildings positioned close to the street. This design promotes interaction between pedestrians and the built environment, thereby enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE be designated as a *Primary Street*, which requires a maximum setback of 10 feet. The majority of the proposed building is situated within this maximum setback; however, portions of the building extend to a setback of 14 feet, necessitating an adjustment.

The curvature of the street presents challenges in constructing a building that adheres strictly to the required radius. Allowing a small portion of the building to exceed the maximum setback, while the majority complies with the standard, effectively meets the overall intent of creating a pedestrian-oriented environment. This approach acknowledges the unique site conditions while still promoting the desired interaction between pedestrians and the built environment. Therefore, the proposal meets the criteria.

- 8) Increase the maximum horizontal separation from 10-feet to 12 feet to Lone Crest Street SE and from 10 feet to 11 feet facing Eider Avenue SE for Building 6 (SRC 534.015(h), Table 534-6)

The intent of establishing a maximum setback for buildings along a *Primary Street* is to foster a pedestrian-friendly and active environment, characterized by buildings positioned close to the street. This design promotes interaction between pedestrians and the built environment, thereby enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE be designated as a *Primary Street*, which requires a maximum setback of 10 feet. The majority of the proposed building is situated within this maximum setback; however, portions of the building extend to a setback of 12 feet, necessitating an adjustment.

The curvature of the street presents challenges in constructing a building that adheres strictly to the required radius. Allowing a small portion of the building to exceed the maximum setback, while the majority complies with the standard, effectively meets the overall intent of creating a pedestrian-oriented environment. This approach acknowledges the unique site conditions while still promoting the desired interaction between pedestrians and the built environment.

The adjustment request for the portion of the building facing Eider Avenue extends to 11 feet, necessitating the adjustment. The intent is for the building to be oriented within the site, facing the parking area rather than the street. Due to inadequate frontage on Eider Avenue, it is not feasible to align the building entrances toward this street and Lone Crest Street. The requested adjustment specifically pertains to the side of the building, allowing for a configuration that accommodates the site's unique conditions. The overall proposal provides the majority of each lot frontage containing buildings within the maximum setback and based on the length of the buildings rotating this building is not feasible. Since the majority of the frontage of the lot has buildings within the maximum setback, the overall intent of the standard is met.

- 9) Increase the maximum horizontal separation from 10-feet to 17 feet to Eider Avenue SE for Building 7 (SRC534.015(h), Table 534-6)

The intent of establishing a maximum setback for buildings along a *Primary Street* is to foster a pedestrian-friendly and active environment, characterized by buildings positioned

close to the street. This design promotes interaction between pedestrians and the built environment, thereby enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE be designated as a *Primary Street*, which requires a maximum setback of 10 feet. The majority of the proposed building is situated within this maximum setback; however, portions of the building extend to a setback of 14 feet, necessitating an adjustment.

The curvature of the street presents challenges in constructing a building that adheres strictly to the required radius. Allowing a small portion of the building to exceed the maximum setback, while the majority complies with the standard, effectively meets the overall intent of creating a pedestrian-oriented environment. This approach acknowledges the unique site conditions while still promoting the desired interaction between pedestrians and the built environment. Therefore, the proposal meets the criteria.

10) Increase the maximum horizontal separation from 10-feet to 11 feet to Lone Crest Street SE for Building 10 (SRC534.015(h), Table 534-6)

The purpose of establishing a maximum setback for buildings along a *Primary Street* is to create a pedestrian-friendly and active environment, with buildings positioned close to the street. This design encourages interaction between pedestrians and the built environment, enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE and Eider Avenue be designated as *Primary Streets*, which necessitate a maximum setback of 10 feet. However, the proposed building's side extends beyond this maximum setback.

The intent is for the building to be oriented within the site, facing the parking area rather than the street. Due to inadequate frontage, it is not feasible to align the building entrances toward the street. The requested adjustment specifically pertains to the side of the building, allowing for a configuration that accommodates the site's unique conditions. The overall proposal provides the majority of each lot frontage containing buildings within the maximum setback and based on the length of the buildings rotating this building is not feasible. Since the majority of the frontage of the lot has buildings within the maximum setback, the overall intent of the standard is met.

11) Increase the maximum horizontal separation from 10-feet to 17 feet to Lone Crest Street SE for Building 13 (SRC534.015(h), Table 534-6)

The intent of establishing a maximum setback for buildings along a *Primary Street* is to foster a pedestrian-friendly and active environment, characterized by buildings positioned close to the street. This design promotes interaction between pedestrians and the built environment, thereby enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE be designated as a *Primary Street*, which requires a maximum setback of 10 feet. The majority of the proposed building is situated within this maximum setback; however, portions of the building extend to a setback of 17 feet, necessitating an adjustment.

The curvature of the street presents challenges in constructing a building that adheres strictly to the required radius. Allowing a small portion of the building to exceed the maximum setback, while the majority complies with the standard, effectively meets the overall intent of creating a pedestrian-oriented environment. This approach acknowledges the unique site conditions while still promoting the desired interaction between pedestrians and the built environment. Therefore, the proposal meets the criteria.

- 12) Increase the maximum horizontal separation from 10-feet to 20 feet to Eider Avenue SE for Building 15 (SRC534.015(h), Table 534-6)

The purpose of establishing a maximum setback for buildings along a *Primary Street* is to create a pedestrian-friendly and active environment, with buildings positioned close to the street. This design encourages interaction between pedestrians and the built environment, enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE and Eider Avenue be designated as *Primary Streets*, which necessitate a maximum setback of 10 feet. However, the proposed building's side extends beyond this maximum setback.

The intent is for the building to be oriented within the site, facing the parking area rather than the street. Due to inadequate frontage, it is not feasible to align the building entrances toward the street. The requested adjustment specifically pertains to the side of the building, allowing for a configuration that accommodates the site's unique conditions. The overall proposal provides the majority of each lot frontage containing buildings within the maximum setback and based on the length of the buildings rotating this building is not feasible. Since the majority of the frontage of the lot has buildings within the maximum setback, the overall intent of the standard is met.

- 13) Increase the maximum horizontal separation from 10-feet to 23 feet to Eider Street SE for Building 16 (SRC534.015(h), Table 534-6)

The purpose of establishing a maximum setback for buildings along a *Primary Street* is to create a pedestrian-friendly and active environment, with buildings positioned close to the street. This design encourages interaction between pedestrians and the built environment, enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE and Eider Avenue be designated as *Primary Streets*, which necessitate a maximum setback of 10 feet. However, the proposed building's side extends beyond this maximum setback.

The intent is for the building's front face to be positioned close to the *Primary Street*. The requested adjustment pertains specifically to the side of the building. Given that there are two *Primary Streets*, achieving compliance with the maximum setback at the corners presents challenges. Nonetheless, the building's orientation, with its front facing Lone Crest Street, aligns with the overall goal of fostering a pedestrian-oriented environment.

This approach recognizes the unique site conditions while still promoting the desired interaction between pedestrians and the built environment.

- 14) Increase the maximum horizontal separation from 10-feet to 18 feet to Eider Street SE for Building 19 (SRC534.015(h), Table 534-6)

The purpose of establishing a maximum setback for buildings along a *Primary Street* is to create a pedestrian-friendly and active environment, with buildings positioned close to the street. This design encourages interaction between pedestrians and the built environment, enhancing the overall vibrancy of the area.

The applicant has proposed that Lone Crest Street SE and Eider Avenue be designated as *Primary Streets*, which necessitate a maximum setback of 10 feet. However, the proposed building's side extends beyond this maximum setback.

The intent is for the building to be oriented within the site, facing the parking area rather than the street. Due to inadequate frontage, it is not feasible to align the building entrances toward the street. The requested adjustment specifically pertains to the side of the building, allowing for a configuration that accommodates the site's unique conditions. The overall proposal provides the majority of each lot frontage containing buildings within the maximum setback and based on the length of the buildings rotating this building is not feasible. Since the majority of the frontage of the lot has buildings within the maximum setback, the overall intent of the standard is met.

- 15) Eliminate the requirement for access to allow upstairs units to have interior bike parking spaces SRC 806.

City code requires that bike racks be accessible without requiring a person to lift a bike to access the bicycle parking space. The code also specifies that there is a bicycle parking space for each multi-family unit proposed. The applicant has requested the adjustment to allow bike racks to be located on the upper floors of multi-family units, despite the requirement that access not necessitate lifting a bike. The proposed adjustment acknowledges that the absence of an elevator necessitates lifting the bike to access the racks.

The intent of requiring a single bicycle parking space per unit is ensuring that each unit has a designated secured bike storage space which is likely to be indoors. This reduces the likelihood of theft or damage that can occur when bikes are left outside. By providing bike racks within the units, the adjustment encourages residents to use bicycles as a primary mode of transportation. This is consistent with the City's goals of promoting sustainable transportation options and reducing reliance on motor vehicles. Although the adjustment requires lifting bikes to access the racks, it provides equitable access to bike storage for all residents. Building 8 will have bicycle parking located outside on the ground level for anyone to use.

The proposed adjustment to allow bike racks on the upper floors of multi-family units, despite the requirement for lifting, meets the intent of the Code by promoting secure indoor storage, and encouraging bicycle use. The adjustment provides a practical solution that aligns with the City's goals for sustainable transportation and community engagement.

SRC 250.005(d)(2)(B): If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Finding: The subject property is located within an MU-II (Mixed Use - II) zone; therefore, this criterion is not applicable.

SRC 250.005(d)(2)(C): If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Finding: Fifteen separate Class 2 Adjustments have been requested with this development. Each of the adjustments has been evaluated separately for conformance with the Adjustment approval criteria. The cumulative impact of the adjustments results in an overall project which is consistent with the intent and purpose of the zoning code. Any future development, beyond what is shown in the proposed plans, shall conform to all applicable development standards of the UDC, unless adjusted through a future land use action.

Condition 41: The adjusted development standards, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to all applicable development requirements, unless adjusted through a future land use action.

10. Analysis of Class 2 Driveway Approach Permit Approval Criteria

Salem Revised Code (SRC) 804.025(d) provides that an application for a Class 2 Driveway Approach Permit shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial or for the issuance of conditions of approval to satisfy the criteria.

SRC 804.025(d)(1): The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The applicant proposes five (5) driveway approaches onto the new internal local streets to serve the proposed development. No driveway approaches to Lone Oak Road SE, classified as a collector street, are proposed. As described in the following findings, with established conditions of approval, the proposed driveway approaches meet the applicable standards in the Salem Revised Code Chapter 804 and the Public Works Design Standards.

▪ SRC Chapter 804 Driveway Approach Development Standards

SRC 804.050 establishes development standards for driveway approaches providing access from the public right-of-way to private property in order to provide safe and efficient vehicular access to development sites.

Finding: As shown on the applicant's site plan, five (5) driveway approaches are proposed. Three (3) of the driveway approaches will be full movement, two-way driveway approaches. Two (2) of the driveway approaches will be limited movement, one-way entry into the development. The three (3) full movement driveway approaches meet the maximum width standards established in SRC 804.050(b)(2) for two-way driveway approaches. The two (2) driveway approaches which are one-way do not meet the maximum width standards established in SRC 804.050(b)(2) for one-way driveway approaches. The applicant's site plan

shows the two (2) one-way approaches to be 25-feet in width, where the maximum allowed is 20-feet for a one-way approach (SRC 804.050(b)(2)). The Salem Fire Department has indicated that due to the building height, an aerial access road including a 30-foot-wide drive aisle may be required to accommodate necessary aerial access. The applicant has not demonstrated if the driveway approaches will provide the necessary fire department access. As a condition of approval, the applicant shall modify the site plan to comply with the maximum driveway width standards established in SRC 804.050(b)(2) or shall obtain an adjustment to maximum driveway approach width. The following condition applies to ensure compliance with SRC 805.050:

Condition 42: Prior to issuance of a building permit, the applicant shall modify the site plan to ensure one-way driveway approaches comply with the maximum driveway width standards in SRC 804.050(b)(2), unless an adjustment is obtained.

▪ ***Public Works Design Standards***

The *Public Works Design Standards* (PWDS) establishes construction standards for driveway approaches to ensure safe and efficient access is provided to private property from the public right-of-way.

Finding: The Public Works Design Standards (PWDS) provide a standard detail for construction of driveway approaches serving commercial development (PWDS Standard Plan No. 302). All driveway approaches serving the development will be constructed to PWDS Standard Plan No. 302, as identified on the applicant's plans. Construction drawings for driveway approaches will be confirmed at time of Building Permit application. The proposed driveway approaches will be constructed to meet the PWDS.

With established conditions of approval, this criterion is met.

SRC 804.025(d)(2): No site conditions prevent placing the driveway approach in the required location.

Finding: Development Services has reviewed the proposal and determined that no site conditions existing prohibiting the location of the proposed driveway. This criterion is met.

SRC 804.025(d)(3): The number of driveway approaches onto an arterial are minimized.

Finding: The proposed development has frontage along Lone Oak Road SE, classified as collector street, and two internal local streets (Eider Avenue SE and Lone Crest Street SE). The proposed driveway approaches are located on the internal local streets. No access to an arterial street is proposed; therefore, this criterion is not applicable.

SRC 804.025(d)(4): The proposed driveway approach, where possible:

(A) Is shared with an adjacent property; or

(B) Takes access from the lowest classification of street abutting the property.

Finding: The proposed development has frontage along Lone Oak Road SE, classified as collector street, and two internal local streets (Eider Avenue SE and Lone Crest Street SE). The proposed driveway approaches are located on the internal local streets. The driveway

approaches take access to the lowest classification of street abutting the subject property. This criterion is met.

SRC 804.025(d)(5): The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway approaches meet the vision clearance standards set forth in SRC Chapter 805. This criterion is met.

SRC 804.025(d)(6): The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: No evidence has been submitted to indicate that the proposed driveway will create traffic hazards or unsafe turning movements. Additionally, Development Services analysis of the proposed driveway indicates that it will not create a traffic hazard and will provide for safe turning movements for access to the subject property. This criterion is met.

SRC 804.025(d)(7): The proposed driveway approach does not result in significant adverse impacts to the vicinity.

Finding: Development Services' analysis of the proposed driveway and the evidence that has been submitted indicate that the location of the proposed driveway will not have any adverse impacts to the adjacent properties or streets. This criterion is met.

SRC 804.025(d)(8): The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The proposed driveway approaches are located on local streets and do not create a significant impact to adjacent streets and intersections. This criterion is met.

SRC 804.025(d)(9): The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The proposed development is surrounded by residentially zoned property. The proposed development abuts a collector street (Lone Oak Road SE) and local streets (Eider Avenue SE and Lone Crest Street SE). The proposed driveways are taken from the lowest classification street abutting the subject property. The driveways balance the adverse impacts to residentially zoned property and will not have an adverse effect on the functionality of the adjacent streets. This criterion is met.

11. Analysis of Tree 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: The applicant has requested to remove 36 significant trees, eight of those trees are evaluated for removal below under a Tree Removal Permit and an additional three trees will have impacts to more than 30-percent of the critical root zone. The Tree Variance application requests removal of 28 trees and approval to impact the critical root zone of three trees. The remaining eight trees are addressed in section 12 below under the Tree Removal permit criteria.

Trees are impacted due to grading for retaining walls, proposed building locations, proposed parking areas and four trees are identified as unhealthy and a hazard by the arborist report submitted, as described in the following analysis:

Health:

Four of the 28 trees are identified as being unhealthy. Trees 50960, 60287, 60452 and 60454 have been identified by the Arborist as unhealthy and/or hazardous. The Arborist has stated that the trees are already unhealthy, and any additional grading or ground disturbance would create a hazardous tree. Since any grading or disturbance would create an additional hazard, there is a practical difficulty in saving the four unhealthy trees. Therefore, staff finds the four trees meet the criteria for removal.

Streets, Grade, and Utilities:

The remaining 24 Significant trees, after the four unhealthy trees are removed, are proposed for removal due to their locations, which the applicant states severely limit the development of the site. Three of the 24 Significant Trees are being evaluated based on the Critical Root Zone Disturbance, addressed below. Which leaves 21 trees proposed for removal due to streets, grades and utilities.

The criteria for a Variance requires a finding that the regulation (preservation of the trees) creates an unreasonable hardship or practical difficulty which can be most effectively relieved by a variance. In evaluating the request to remove the additional 24 significant trees staff evaluated the following factors: existing or planned street alignment; boundary street improvements; proposed utilities; and site topography where severe grading of the critical root zone would occur in order to comply with maximum street or intersection grades, fire department access requirements, or ADA accessibility standards.

Both Eider Ave SE and Lone Crest St SE are stubbed to the subject property, as was required when the abutting subdivisions were developed. These streets are planned and required to continue into the property. Therefore, the location of the planned streets is not a factor that the applicant can control. Additionally, all new streets must meet the grade requirements of SRC 803.035(c), which limits local street grade to no more than 12 percent. The grade requirements on public streets ensure that fire apparatus can safely serve the development. To achieve required street grades, the site must be graded, which impacts existing trees. Additional grading is required in the proposed parking lots and around the multi-family buildings, in order to meet ADA requirements on the site.

The site is required to be served with utilities, including water, sewer, stormwater and private utilities such as power and cable. Utility location is dictated by existing utilities, requirements to be placed in the street or next to a street and by the grade of the property.

The applicant is proposing to remove the minimum number of trees needed for streets, grading and utilities. Staff finds the location of the 21 significant trees requested for removal meet the one of these criteria for removal. Removal of the 21 significant trees on site are due to the location of trees well within the interior of the development site affected by substantial grading, or within areas dedicated for streets or stormwater facilities, which would interfere with providing the necessary infrastructure to meet standards. There are no other options to provide the required street connections or stormwater facilities on site due to site topography.

Critical Root Zone Disturbance:

The applicant has identified three trees which will have impacts of more than 30-percent to their critical root zone. Based on Salem Revised Code, these are considered a removal of the tree. The applicant has proposed to preserve the three trees with the guidance from a Certified Arborist. In lieu of requesting approval for the removal of these three trees, the applicant has committed to saving the tree and following the guidance of a Certified Arborist. The applicant states that the practical difficulty is grading needed for streets, foundations and retaining walls. Therefore, Trees 60279 and 60283 are identified as being impacted more than 30% of the critical root zone. According to the Arborist report a curb-tight sidewalk would reduce the encroachment below 30 percent and Arborist over site is needed during construction for Trees 60279 and 60283.

Tree 60777 is identified as being impacted more than 30% of the critical root zone. According to the Arborist, over site is needed during construction. Therefore, the following conditions of approval shall apply:

- Condition 43:** The applicant shall relocate a small section of sidewalk adjacent to the curb to reduce encroachment of Trees 60279 and 60283 as identified in the Arborist Report.
- Condition 44:** Trees 60279, 60283 and 60777 shall be protected and shall not be removed without further application for a Tree Removal Permit or Tree Variance. Construction and mitigation as outlined below and in the Arborist Report shall be followed until final occupancy is granted.

Several large retaining walls are proposed around the site. In order to adequately protect offsite trees and maintain encroachment below 30 percent on significant trees, modified retaining wall locations shall be consistent with the Arborist Report prepared.

Arborist Recommended Protections:

The applicant submitted a tree plan and Arborist Report (**Attachment C**) in conjunction with the proposal identifying a total of 36 significant trees (Oregon White Oak greater than 20 inches in diameter-at-breast height (dbh), or any other tree with a dbh of 30 inches or greater) on the property. The following are the recommendations from the Arborist Report:

- Tree protection fencing:
 - For trees on private property:

- Height: Provide a minimum 6-foot-high metal fence (chain-link or chain-link panels).
 - Posts & Spacing: Place concrete footers, steel footers, or metal t-posts no more than 10-feet apart.
 - Existing Grade: Install fencing flush with the initial undisturbed grade of the protection zone.
 - Locations: Install fencing as shown in Attachment 3 of Arborist Report in record.
- Tree protection signage:
 - Weatherproof tree protection signage shall be placed on tree protection fencing.
 - Signage should be placed at intervals of every third fence panel/section.
- Prevent protection zone impacts:
 - The following activities are prohibited within a protection zone:
 - Dumping of harmful chemicals and materials, such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, construction debris, or run-off;
 - Storage of materials such as building supplies, soil, rocks, or waste items; Placement of portable toilets, drop-boxes, or similar temporary items;
 - Parking of vehicles or equipment; and,
 - Excavation, trenching, grading, root pruning, or similar activities unless directed by an arborist present on site.
- Tree protection fencing maintenance and removal:
 - Maintenance: Maintain protection fencing in good effective condition at the approved and inspected location. Fencing that is damaged during site work shall be repaired and placed in the approved location prior to resuming work in the area. Failure to maintain tree protection fencing in the approved locations may result in a code violation.
 - Removal: Fencing may be removed when all building demolition activity that could cause damage or harm to trees and other vegetation has been completed and is no longer occurring on site (i.e., no use of heavy equipment; no delivery trucks and contractor vehicles driving or parking off driveway; no utility trenching; etc.).
- Erosion control. Straw wattles should be used as erosion control within and at the edges of the tree protection zones if required by the City of Salem. Do not trench or use sediment fencing at the edges or inside tree protection fencing.
- Project Arborist oversight. At this preliminary phase of the project, Arborist oversight may be required when excavating footings for retaining walls in the northeast corner, northwest corner, and southwest corner. If a curb tight sidewalk is not approved near trees 60777, 60279, and 60283, project arborist oversight may also be required during excavation. [Note, a curb tight sidewalk is approved.] If project oversight is required, then root pruning may be performed.
 - Excavation should be done slowly and methodically, several inches at a time to avoid root damage.
 - If roots are in direct conflict with proposed improvements, the arborist will guide the cutting of roots. A reciprocating saw with a clean, wood cutting blade should be used. The cut surface should then be covered with native soil.
 - Cut roots will be documented for the property owner. Post-construction treatment, such as providing supplemental watering and fertilizer may be recommended.

- Report sharing. Share this report in its entirety with the project team and construction staff.
- Additional tree protection measures. Additional tree protection measures consistent with the City of Salem tree code and industry standards.

In order to ensure that the construction activities align with the recommendations of the Arborist Report, the following condition of approval shall apply:

Condition 45: All trees identified for preservation including those off-site along property lines shall follow recommendations in the Arborist Report (Attachment C).

Condition 46: All trees designated for preservation shall have protective ground silt fencing encompassing 100-percent of their critical root zones. For all trees where construction is proposed within the critical root zone, the applicant shall either submit an arborist report documenting that disturbance up to a maximum of 30 percent of the critical root zone will not compromise the long-term health and stability of the tree; revise the plans to ensure the survival of the tree designated for preservation; or obtain approval of a new Tree Variance for additional removal of a significant tree.

Mitigation:

Lastly, the Arborist Report recommends mitigation for removal of trees on-site. The Arborist indicates no less than 98 trees should be planted as mitigation for the trees removed on-site. The landscaping standards require trees to be planted throughout the site. To ensure that at least 98 new trees will be planted, the following condition applies:

Condition 47: At the time of Building Permit, the applicant shall provide plans indicating no less than 98 additional trees will be planted across the four Lots.

With established conditions of approval, staff finds that the criteria *SRC 808.045(d)(1)(a)* is met.

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

Finding: No other options exist to provide the required grading, street connections or stormwater facility on site. The conditions above limit the number of significant trees removed on site, which is the minimum necessary to allow for the lawful development of the subject property. Therefore, this criterion is met

12. Analysis of Tree Removal Approval Criteria

SRC 808.030(d)(5): Removal of significant tree in connection with the construction of a development other than single family, two family, three family, four family, or cottage cluster. The removal of the significant tree is necessary for the construction of a development other than single family, two family, three family, four family, or cottage cluster and:

- (A) *Without approval of the tree removal permit the proposed development cannot otherwise meet the applicable development standards of the UDC without a variance or adjustment.*
- (B) *There are no reasonable design alternatives that would enable preservation of the tree. In determining whether there are no reasonable design alternatives, the following factors, which include but are not limited to the following, shall be considered:*
- (i) *Streets. The removal is necessary due to:*
 - aa. *The location and alignment of existing streets extended to the boundary of the subject property;*
 - bb. *The planned alignment of a street identified in the Salem Transportation System Plan (TSP);*
 - cc. *A street required to meet connectivity standards, to serve property where a flag lot accessway is not possible, or where a cul-de-sac would exceed maximum allowed length;*
 - dd. *Any relocation of the proposed street resulting in lots that do not meet lot standards;*
 - ee. *A required boundary street improvement.*
 - (ii) *Utilities. The removal is necessary due to existing or proposed utilities that cannot be relocated to an alternative location.*
 - (iii) *Site topography. The removal is necessary due to the topography of site which will require severe grading in the critical root zone of the tree in order to comply with maximum street or intersection grades, fire department access requirements, or Fair Housing Act or ADA accessibility standards.*

Finding: Eight trees are proposed for removal due to existing street locations and required widening of Lone Oak Road. The applicant has identified Tree Number 50370, 50621 and 50627 as being within the required grading needed to construct the required boundary street improvement for Lone Oak Road. These trees meet (B)(iii) of the criterion. The remaining six trees (60003, 60004, 60830, 60831 & 60883) are located within the required grading area for or extension of Eider Avenue. Eider Avenue is a required street to meet connectivity standards through the property, therefore meeting (B)(i)(cc). The criterion is met.

13. Conclusion

Based upon review of SRC Chapters 200, 205, 220, 250, 804, 808, and 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

Final approval of Subdivision, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, Tree Variance and Tree Removal Permit Case No. SUB-UGA-SPR-ADJ-DAP-TRV-TRP25-01 is hereby **APPROVED** subject to SRC Chapters 200, 205, 220, 250, 804, 808, and the applicable standards of the Salem Revised Code, conformance with the approved site plan included as Attachment B, and the following conditions of approval:

- Condition 1:** Prior to final plat, required right-of-way dedications and required easements shall be free and clear of encumbrances and liens unless an adjustment to SRC 200.050(d) is approved.
- Condition 2:** Prior to final plat approval, provide an engineered stormwater design pursuant to Salem Revised Code Chapter 71 and the Public Works Design Standards to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.
- Condition 3:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), construct stormwater facilities pursuant to Salem Revised Code Chapter 71 and the Public Works Design Standards to accommodate new impervious surfaces in rights-of-way and future impervious surfaces on all proposed lots.
- Condition 4:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend an 8-inch S-2 water main from Lone Oak Road SE, through the development site, to the existing S-2 water main in Wigeon Street SE (approximately 260-feet north-west). The main shall be designed and constructed in accordance with the Public Works Design Standards.
- Condition 5:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend an 8-inch S-3 water main from Lone Crest Street SE, through the development site, to the existing S-3 water main in Wigeon Street SE (approximately 115-feet west). The main shall be designed and constructed in accordance with the *Public Works Design Standards*.
- Condition 6:** Prior to final plat approval, provide an updated utility plan demonstrating how Proposed Lot 4 will be served by sanitary sewer.
- Condition 7:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend public sanitary sewer mains within the new internal streets, designed and constructed in accordance with the Public Works Design Standards, to serve each lot.
- Condition 8:** Prior to final plat approval or delayed pursuant to an improvement agreement per SRC 205.035(c)(7)(B), extend public stormwater mains within the new internal streets, designed and constructed in accordance with the *Public Works Design Standards*, to serve each lot.
- Condition 9:** Prior to final plat, all necessary (existing and proposed) access and utility easements must be shown and recorded on the final plat.
- Condition 10:** Prior to final plat, dedicate easements for existing and proposed public infrastructure on private property to current standards in Public Works Design Standards Section 1.8 (Easements).

- Condition 11:** On the final plat, convey land for dedication to equal a half-width right-of-way of 30-feet on the development side of Lone Oak Road SE, including sufficient right-of-way to accommodate public infrastructure at the property corners.
- Condition 12:** Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), construct a three-quarter-street improvement along the frontage of Lone Oak Road SE to collector street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. The three-quarter street improvement shall include modifications to the vertical curve of Lone Oak Road SE to ensure that intersection sight distance is provided along Lone Oak Road SE at the intersection with Eider Avenue SE.
- Condition 13:** On the final plat, dedicate a 60-foot-wide right-of-way for the extension of Lone Crest Street SE and Eider Avenue SE within the subject property as shown on the applicant's tentative plan.
- Condition 14:** Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), construct the extensions of Lone Crest Street SE and Eider Avenue SE through the site to local street standards as specified in the City Street Design Standards and consistent with the provisions in SRC Chapter 803. These streets are approved to have an alternative cross section as shown on the applicant's preliminary plans.
- Condition 15:** Prior to final plat or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), install street trees to the maximum extent feasible along Lone Oak Road SE and the extensions of Lone Crest Street SE and Eider Avenue SE within the subdivision.
- Condition 16:** Prior to issuance of Public Construction Permits, obtain any necessary street tree removal permit pursuant to SRC Chapter 86.
- Condition 17:** On all public streets with landscape strips less than 8 feet in width, the applicant shall:
- A. Install root barriers and utilize structural soil under the two adjacent sidewalks panels to the new tree planting (8-foot minimum width), to a depth of at least 3-feet;
 - B. Ensure the earth adjacent to the tree directly under the proposed sidewalk be removed and replaced with new structural soil material equal to 4.5 cubic yards per tree to allow roots to travel under the sidewalk nearest the root flare; and
 - C. Obtain approval from the Public Works Department for the species of tree to be planted within the reduced width landscape strip.
- Condition 18:** Prior to final plat approval or delayed pursuant to improvement agreement per SRC 205.035(c)(7)(B), the applicant shall design and construct one transit

stop along Lone Oak Road SE in a location approved by Cherrriots and the Public Works Department.

- Condition 19:** On the final plat, provide a 10-foot-wide public utility easement along the frontage of Lone Oak Road SE.
- Condition 20:** On the final plat, along the frontages of Lot 1 and Lot 2, provide a 5-foot-wide public utility easement along the frontage of the extensions of Lone Crest Street SE and southern frontage of Eider Avenue SE.
- Condition 21:** Prior to issuance of a Certificate of Occupancy for any structure on Lot 1 and Lot 2, provide up to a 10-foot public utility easement along the frontage of the extensions of Lone Crest Street SE and Eider Avenue SE where building setbacks are greater than 10-feet.
- Condition 22:** At time of Development on Lot 3 and Lot 4, a public utility easement shall be dedicated the frontage of Eider Avenue. The public utility easement width shall be established during Site Plan Review and dedicated by separate document, if required.
- Condition 23:** Prior to submittal of building permits for any lot within the proposed subdivision, the developer shall provide a final report from a geotechnical engineer that describes construction monitoring activities for all site earthwork and addresses the geotechnical considerations for each individual building lot.
- Condition 24:** Design and construct a storm drainage system at the time of development in compliance with Salem Revised Code (SRC) Chapter 71 and Public Works Design Standards (PWDS).
- Condition 25:** At the time of building permit, the applicant shall provide a landscaping plan demonstrating a minimum plant unit pursuant to SRC 807.
- Condition 26:** All ground floor windows on buildings facing Lone Crest Street SE or Eider Avenue SE shall not be mirrored or treated in a way as to block visibility into the buildings. In addition, they shall have a minimum visible transmittance of 37 percent.
- Condition 27:** Prior to building permit issuance, updated development plans shall be provided demonstrating that the solid waste service areas will be developed in compliance with all applicable development standards of SRC Chapter 800.
- Condition 28:** Prior to building permit issuance, updated development plans shall be provided demonstrating that a pedestrian connection is provided within 20 feet of the new transit stop.
- Condition 29:** All pedestrian connections outlined on the plans shall meet the design and materials standards of SRC 800.065(b).

- Condition 30:** At the time of building permit, a lighting plan for all pedestrian connections shall be provided.
- Condition 31:** Prior to issuance of any building permits, the final plat for the Woodland Heights Subdivision shall be recorded.
- Condition 32:** Prior to issuance of a building permit for the development which includes a common shared stormwater system, the applicant shall record a Shared Stormwater System Agreement which is in compliance with SRC 802.040.
- Condition 33:** Prior to issuance of a Building Permit, submit a site plan that demonstrates compliance with the Vision Clearance Standards in SRC Chapter 805.
- Condition 34:** At the time of building permit, the parking area of Lot 2 shall contain five percent interior landscaping to meet the standard.
- Condition 35:** At the time of building permit, Fire Department aerial access shall be provided.
- Condition 36:** Prior to building permit issuance, updated development plans shall be provided demonstrating compliance with the tree canopy standards in SRC 806.035(n)(3).
- Condition 37:** Prior to approval of landscape plans for the proposed development, the applicant shall demonstrate coordination with the local electric utility to ensure the compatibility of tree canopy and root systems with planned and existing utility infrastructure.
- Condition 38:** At the time of building permit, interior bike parking shall be provided in each unit and four exterior spaces shall be provided outside of Building 8.
- Condition 39:** At the time of building permit review, the applicant shall provide the location and installation details for the new bicycle racks indicating conformance with SRC 806.060.
- Condition 40:** At the time of building permit, adequate off-street loading spaces shall be provided.
- Condition 41:** The adjusted development standards, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to all applicable development requirements, unless adjusted through a future land use action.
- Condition 42:** Prior to issuance of a building permit, the applicant shall modify the site plan to ensure one-way driveway approaches comply with the maximum driveway width standards in SRC 804.050(b)(2), unless an adjustment is obtained.

- Condition 43:** The applicant shall relocate a small section of sidewalk adjacent to the curb to reduce encroachment of Trees 60279 and 60283 as identified in the Arborist Report.
- Condition 44:** Trees 60279, 60283 and 60777 shall be protected and shall not be removed without further application for a Tree Removal Permit or Tree Variance. Construction and mitigation as outlined below and in the Arborist Report shall be followed until final occupancy is granted.
- Condition 45:** All trees identified for preservation including those off-site along property lines shall follow recommendations in the Arborist Report (Attachment C).
- Condition 46:** All trees designated for preservation shall have protective ground silt fencing encompassing 100-percent of their critical root zones. For all trees where construction is proposed within the critical root zone, the applicant shall either submit an arborist report documenting that disturbance up to a maximum of 30 percent of the critical root zone will not compromise the long-term health and stability of the tree; revise the plans to ensure the survival of the tree designated for preservation; or obtain approval of a new Tree Variance for additional removal of a significant tree.

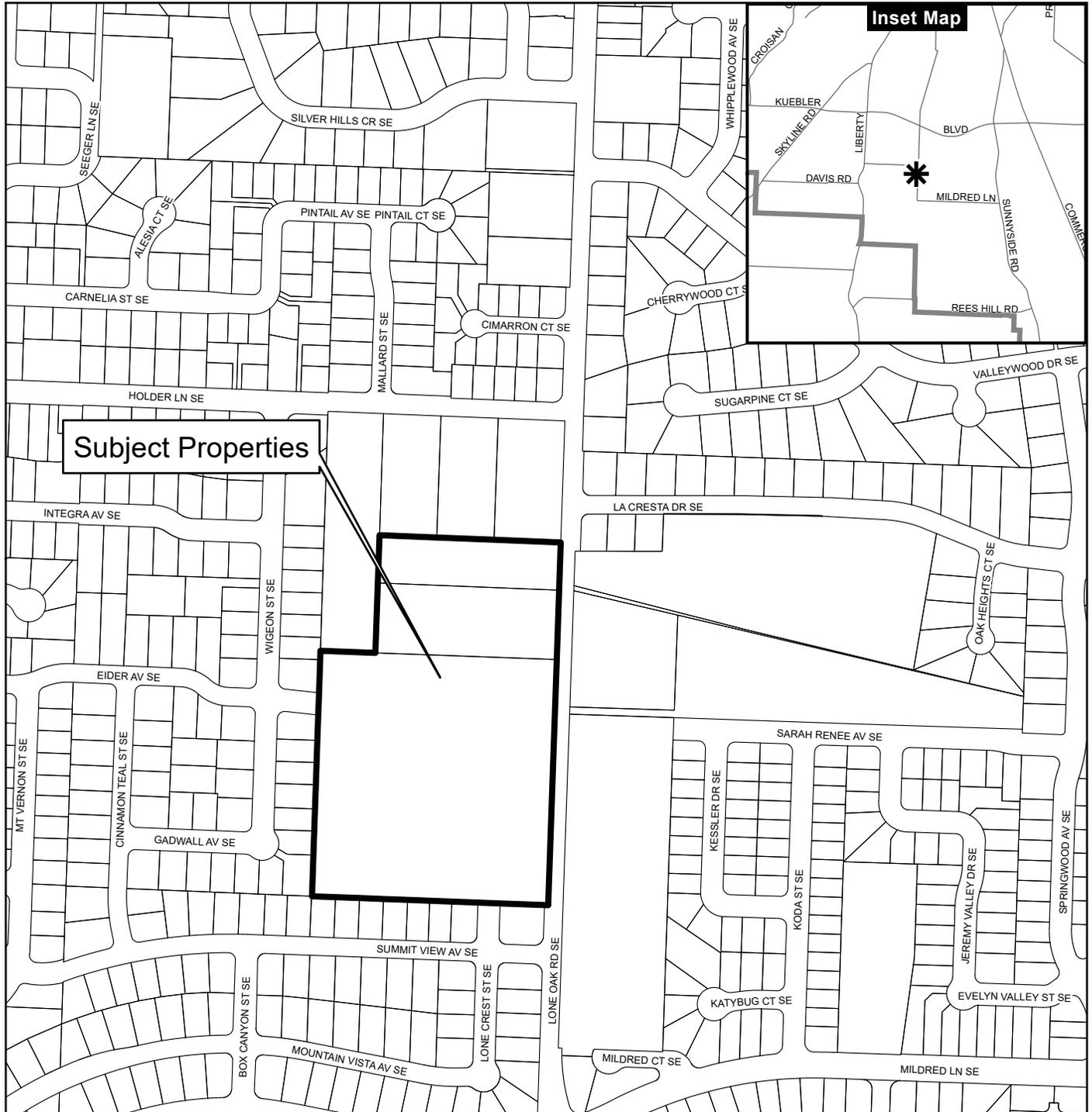


Olivia Dias, Current Planning Manager,
on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

- Attachments: A. Vicinity Map
B. Proposed Development Plans
C. Arborist Report

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

Vicinity Map 5559 Lone Oak Road SE



Subject Properties

Inset Map

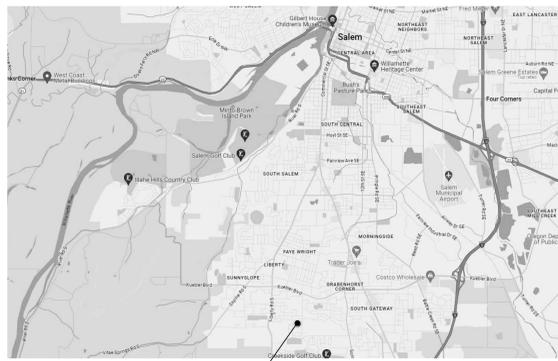
Legend

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



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VICINITY MAP
NOT TO SCALE



AREA MAP
NOT TO SCALE

UNIT INFORMATION

| BUILDING TYPE | UNITS PER BUILDING | | | | |
|---------------|--------------------|----------------|----------------|----------------|------------------|
| | Unit A (544sf) | Unit B (128sf) | Unit C (952sf) | Unit D (952sf) | Unit E (1,204sf) |
| BLDG TYPE 'A' | 6 | 6 | 6 | 6 | 6 |
| BLDG TYPE 'B' | 1 | 1 | 1 | 1 | 1 |
| BLDG TYPE 'C' | 1 | 1 | 1 | 1 | 1 |
| BLDG TYPE 'D' | 1 | 1 | 1 | 1 | 1 |
| BLDG TYPE 'E' | 1 | 1 | 1 | 1 | 1 |

| BUILDING NUMBER | AREA | HEIGHT | UNITS |
|-----------------|-----------|--------|-------|
| BLDG. 1 | 8,490 SF | 3T | 12 |
| BLDG. 2 | 8,490 SF | 3T | 12 |
| BLDG. 3 | 8,490 SF | 3T | 12 |
| BLDG. 4 | 8,490 SF | 3T | 12 |
| BLDG. 5 | 14,091 SF | 3T | 12 |
| BLDG. 6 | 8,490 SF | 3T | 12 |
| BLDG. 7 | 11,157 SF | 3T | 12 |
| BLDG. 8 | 4,192 SF | 3T | 6 |
| BLDG. 9 | 12,561 SF | 3T | 12 |
| BLDG. 10 | 11,157 SF | 3T | 12 |
| BLDG. 11 | 11,157 SF | 3T | 12 |
| BLDG. 12 | 14,091 SF | 3T | 12 |
| BLDG. 13 | 12,561 SF | 3T | 12 |
| BLDG. 14 | 11,157 SF | 3T | 12 |
| BLDG. 15 | 14,091 SF | 3T | 12 |
| BLDG. 16 | 8,490 SF | 3T | 12 |
| BLDG. 17 | 12,561 SF | 3T | 12 |
| BLDG. 18 | 12,561 SF | 3T | 12 |
| BLDG. 19 | 12,561 SF | 3T | 12 |

| BUILDING TYPE | BUILDING QUANTITY | PROPOSED UNIT COUNT (LOT 1) | | | | |
|---------------|-------------------|-----------------------------|--------|--------|--------|--------|
| | | Unit A | Unit B | Unit C | Unit D | Unit E |
| Studio | 6 | 6 | 0 | 0 | 0 | 0 |
| 1 Bed | 6 | 6 | 0 | 0 | 0 | 0 |
| 2 Bed | 0 | 0 | 12 | 0 | 0 | 0 |
| 3 Bed | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 11 | 6 | 24 | 48 | 42 | 12 |

| BUILDING TYPE | BUILDING QUANTITY | PROPOSED UNIT COUNT (LOT 2) | | | | |
|---------------|-------------------|-----------------------------|--------|--------|--------|--------|
| | | Unit A | Unit B | Unit C | Unit D | Unit E |
| Studio | 30 | 30 | 0 | 0 | 0 | 0 |
| 1 Bed | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 Bed | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 Bed | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 30 | 42 | 6 | 6 | 6 | 6 |

| BUILDING TYPE | BUILDING QUANTITY | PROPOSED UNIT COUNT (LOTS 3 & 4) | | | | |
|---------------|-------------------|----------------------------------|--------|-------------|--------|--------|
| | | Unit A | Unit B | Unit C | Unit D | Unit E |
| Studio | N/A | N/A | N/A | N/A | N/A | N/A |
| 1 Bed | N/A | N/A | N/A | N/A | N/A | N/A |
| 2 Bed | N/A | N/A | N/A | N/A </tbody | | |

LONE OAK ROAD MULTIFAMILY DEVELOPMENT PROJECT INFORMATION

APPLICANT:
BRAD HANKINS | DIRECTOR OF DEVELOPMENT
SANTE DEVELOPMENT, LLC
1220 20TH ST. SE, SUITE 310
SALEM, OR 97302
HANKINS@SANTEPARTNERS.COM
DIRECT: 503.510.8384

PROJECT: PARCEL NUMBER:
TAX MAP: 033116DA

TAX LOTS:
- 083N16DA00100
- 083N16DA00200
- 083N16DA00300

ZONING DESIGNATION:
MU-II: MIXED USE-II

SITE AREAS:
TOTAL SITE AREA: ~13.92 ACRES
~(580,220sf)

TOTAL BLDGS. FOOTPRINT: ~68,503sf
TOTAL LANDSCAPE AREA: ~164,010sf
GENERAL LANDSCAPE AREA: ~153,116sf
TOTAL PARKING LOT AREA: ~96,172sf
PROPOSED STREET AREA: ~84,055sf
PARKING LOT INTERIOR LANDSCAPE AREA: ~6,130sf

ALLOWED PARKING MAX:
1. MULTI FAMILY 1.2 SPACES PER STUDIO DWELLING UNITS - 36 X 1.2 = 43 SPACES
2. MULTI FAMILY 1.75 SPACES PER 1 BED, 2 BED & 3 BED DWELLING UNITS - 188 X 1.75 = 329 SPACES
3. OFFICE 1 SPACE PER 250 SF = 3,264SF / 250 = 13 SPACES
4. TOTAL ALLOWED - 385 PARKING SPACES.

| STANDARD SPACES: | LOT 1 | LOT 2 | LOT 3 | LOT 4 |
|-------------------------|-------|-------|-------|-------|
| FUTURE EV SPACES: | 76 | 39 | 0 | 0 |
| ADA / FUTURE EV SPACES: | 5 | 1 | 0 | 0 |
| ADA / NON-EV SPACES: | 6 | 6 | 0 | 0 |
| TOTAL: | 145 | 76 | 0 | 0 |

BUILDING HEIGHT:
MAXIMUM: 37' - 40'
PROPOSED: 37' - 40'

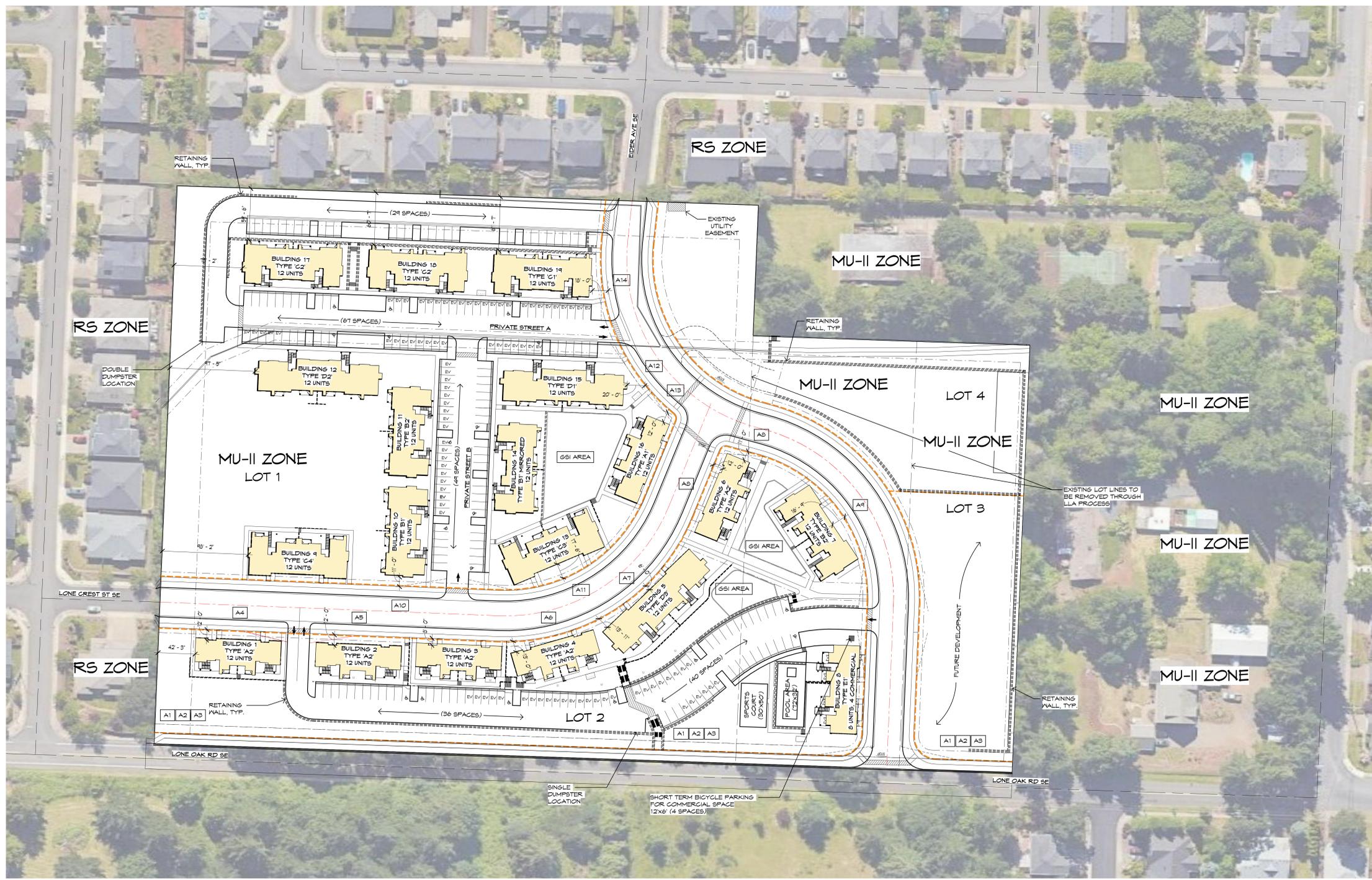
BUILDING QUANTITIES:
NO. OF 3-STORY 12-PLEX BUILDINGS: PROPOSED: 18 (216 UNITS)
NO. OF 3-STORY 8-PLEX VV COMMERCIAL ON 1ST LEVEL: PROPOSED: 1 (8 UNITS)

DWELLING UNITS:
PROPOSED: 224 UNITS
COMMERCIAL: 3,264sf
TOTAL: 224 UNITS

DWELLING UNIT DENSITY:
REQUIRED: 15 UNITS PER ACRE
PROVIDED: 16 UNITS PER ACRE

TRASH ENCLOSURE:
HEIGHT: 8'
SQUARE FOOTAGE: 3905F

SETBACKS:
1. BUILDING SETBACK (TABLE 534-3)
1. ABUTTING STREET SETBACK - 0' TO 10' MAX
2. SIDE: ZONE TO ZONE - NONE
3. REAR: ZONE TO ZONE - NONE
4. ACCESSORY STRUCTURE SETBACK (TABLE 534-3)
1. STREET - 10' MIN
2. SIDE: ZONE TO ZONE - NONE
3. REAR: ZONE TO ZONE - NONE
4. VEHICLE USE AREA SETBACK (TABLE 534-4)
1. STREET - 5' MIN
2. SIDE: ZONE TO ZONE - 5' MIN
3. REAR: ZONE TO ZONE - 5' MIN
4. BUILDING - NONE



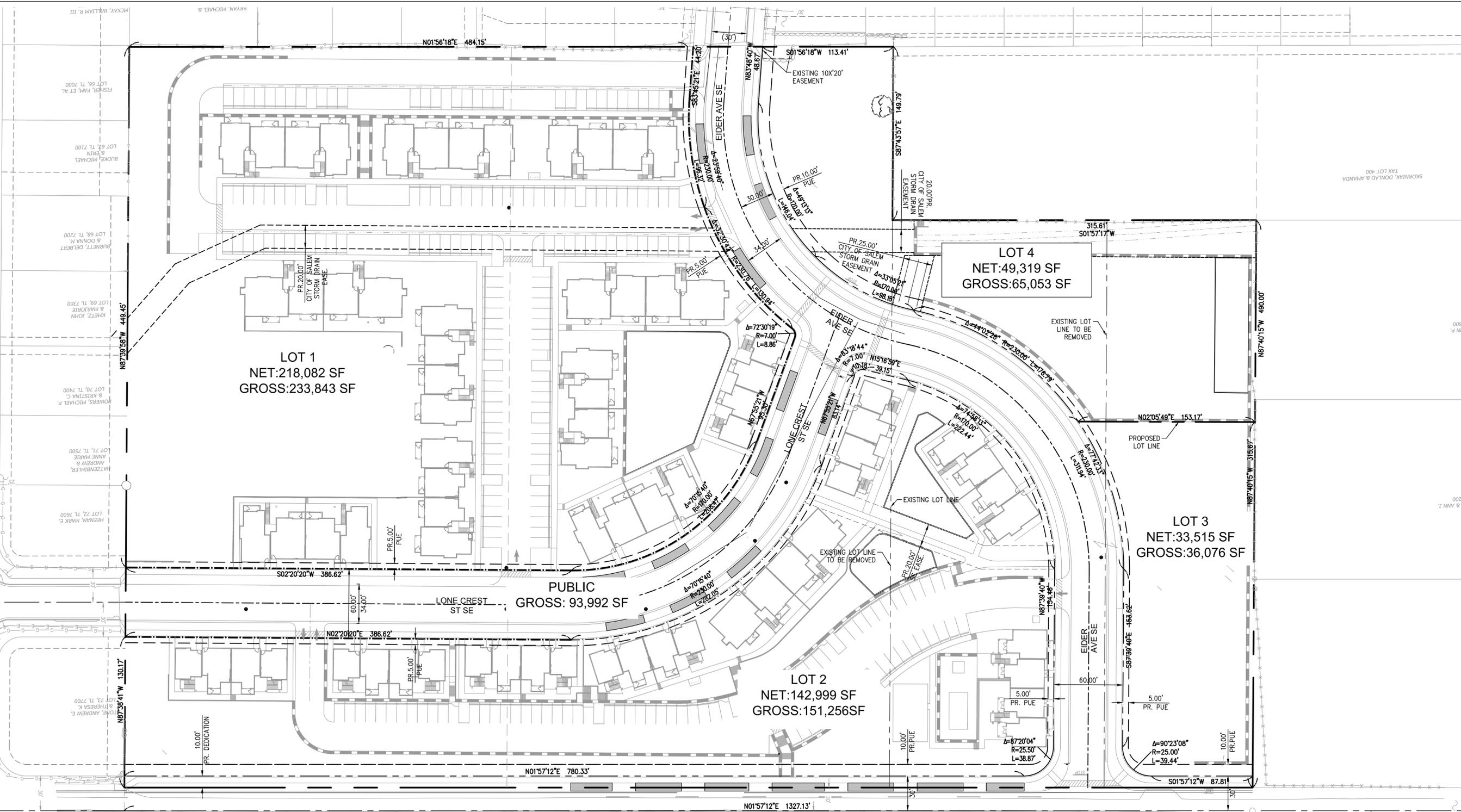
LEGEND

- STREET CENTERLINE
- PROPERTY
- SETBACK
- RETAINING WALL
- FUTURE EV CHARGING PARKING SPACE PER ORS 455.41T

ADJUSTMENT KEYNOTES

- A1 ELIMINATE MAXIMUM SETBACKS TO LONE OAK RD SE (SRC 534-015(f), TABLE 534-6)
- A2 ELIMINATE LONE OAK ROAD SE AS A PRIMARY STREET (SRC 534-015(f), TABLE 534-6)
- A3 ELIMINATE REQUIREMENT FOR VEHICLE USE AREAS TO BE BEHIND OR BESIDE BUILDINGS IN RELATION TO LONE OAK ROAD SE (SRC 534-015(f), TABLE 534-6)
- A4 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 12 FEET TO LONE CREST STREET SE FOR BUILDING 1 (SRC 534-015(f), TABLE 534-6)
- A5 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 12 FEET TO LONE CREST STREET SE FOR BUILDING 2 (SRC 534-015(f), TABLE 534-6)
- A6 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 12 FEET TO LONE CREST STREET SE FOR BUILDING 4 (SRC 534-015(f), TABLE 534-6)
- A7 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 14 FEET TO LONE CREST STREET SE FOR BUILDING 5 (SRC 534-015(f), TABLE 534-6)
- A8 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 12 FEET TO LONE CREST STREET SE AND FROM 10 FEET TO 11 FEET FACING EIDER AVENUE SE FOR BUILDING 6 (SRC 534-015(f), TABLE 534-6)
- A9 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 17 FEET TO EIDER AVENUE SE FOR BUILDING 7 (SRC 534-015(f), TABLE 534-6)
- A10 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 11 FEET TO LONE CREST STREET SE FOR BUILDING 10 (SRC 534-015(f), TABLE 534-6)
- A11 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 17 FEET TO LONE CREST STREET SE FOR BUILDING 13 (SRC 534-015(f), TABLE 534-6)
- A12 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 20 FEET TO EIDER AVENUE SE FOR BUILDING 15 (SRC 534-015(f), TABLE 534-6)
- A13 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 12 FEET TO EIDER AVENUE SE FOR BUILDING 16 (SRC 534-015(f), TABLE 534-6)
- A14 INCREASE THE MAXIMUM HORIZONTAL SEPARATION FROM 10 FEET TO 18 FEET TO EIDER AVENUE SE FOR BUILDING 14 (SRC 534-015(f), TABLE 534-6)





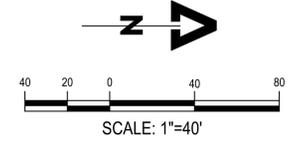
NOTICE TO EXCAVATORS:
 ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
 (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS
Dig Safely.
 Call the Oregon One-Call Center
 DIAL 811 or 1-800-332-2344

ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF THESE LINES OR STRUCTURES.
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENTS SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
 THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

| | GROSS | NET |
|--------------|----------------|----------------|
| LOT 1 | 233,843 | 218,082 |
| LOT 2 | 151,256 | 142,999 |
| LOT 3 | 36,076 | 33,515 |
| LOT 4 | 65,053 | 60,531 |
| PUBLIC | 93,992 | 93,992 |
| TOTAL | 486,228 | 455,127 |



7 OAKS
 ENGINEERING
 345 WESTFIELD ST. #107
 SALEM, OR. 97361
 503.568.8855
 ADMIN@7OAKSENGINEERING.COM

STAMP:

 RENEWS: 06/25/2025

| NO | DATE | ISSUE DESCRIPTION |
|----|------|-------------------|
| | | |
| | | |
| | | |
| | | |

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS AND NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.
 THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.
 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PROJECT NAME:
WOODLAND HEIGHTS SUBDIVISION
 PROJECT ADDRESS:
5559 LONE OAK RD SE
SALEM, OR 97306

SHEET TITLE:
PRELIMINARY PLAT

DATE:
 02/18/2025
 SHEET NUMBER:
C-12



Todd Prager & Associates LLC

MEMORANDUM

DATE: February 13, 2025 (*Revised from August 14, 2024*)

TO: Brad Hankins (Santé)

FROM: Christine Johnson, ASCA Registered Consulting Arborist® #823

RE: Tree Protection Plan for Lone Oak Subdivision

Summary

Lone Oak Subdivision is a multifamily development project proposed at 5559 Lone Oak Road SE in Salem, Oregon. The tree inventory resulted in over 500 trees at or near the development site, 337 of which are non-exempt trees 10-inches in diameter or greater, and 40 of which are significant trees.

Three hundred and one (302) non-exempt trees including 33 significant trees are proposed for removal because the design team has determined there are no reasonable design alternatives that would allow for their preservation. The removal of 302 non-exempt trees is required to be mitigated by the planting of 98 replacement trees. Thirty-five (35) non-exempt trees, including seven significant trees, will be preserved and protected. Retained trees should be protected with tree protection fencing and project arborist oversight during construction as described in this report.

This report has been revised based on comments received from the City of Salem. Revisions in the narrative report are italicized and underlined.

Background

The site is located at 5559 Lone Oak Road SE (tax IDs: 083W16DA00700, 083W16DA00800, 083W16DA00900). The property is 13.32 acres and zoned Mixed Use II (MU-II). Trees over 10 inches in diameter (DBH) exist on the property, requiring compliance with Section 808 (Preservation of Trees and Vegetation) of the Salem Development Code. Heritage trees do not exist on the property. The property is in Marion County. There are no applicable insect pest quarantines or control area orders related to this project.¹

This preliminary tree protection plan has been revised based on site plans dated February 6, 2025.

¹“Quarantines and Control Areas,” Oregon Department of Agriculture, accessed August 6, 2024, <https://www.oregon.gov/oda/programs/IPPM/Pages/Quarantines.aspx>.

Assignment

The scope of work provided to our firm was:

1. Identify the trees to be retained and removed during construction activities at the project site;
2. Develop a tree protection plan for the trees to be retained during construction; and
3. Provide findings that address the relevant tree preservation, removal, and protection requirements in the City of Salem Code.

Tree Inventory

The tree inventory was completed in May 2022 and updated in July 2024. There are 337 non-exempt trees within the project limits. The following information was collected for each tree: tree number, common name, scientific name, DBH (diameter at breast height), health condition, structural condition, significant tree² status, property status, pertinent comments, exemption status, and treatment based on the 2/6/2025 site plan. The tree numbers in the inventory in Attachment 1 correspond to the tree numbers on the tree protection plan in Attachment 3. The seven on-site significant trees to be protected are highlighted in green in Attachment 1 (trees 60279, 60283, 60451, 60452.2, 60449, 60777, and 70040).

Tree Removal

Of the 337 non-exempt trees, 302 trees are proposed for removal to facilitate the construction of buildings, roads, parking lots, sidewalks, utilities, and associated grading. Forty (40) significant trees are onsite and seven are being retained and protected. Of the 33 significant trees proposed for removal, three are in poor or very poor health and structural condition and are not suitable for preservation (trees 50960, 60287, and 60452.2). Table 1 summarizes the number of trees proposed for removal and protection.

Table 1 Summary of proposed tree removal.

| | Remove | Protect | Total | % Removal |
|-------------------------|---------------|----------------|--------------|------------------|
| Non-exempt on property* | <u>302</u> | <u>35</u> | 337 | 89% |
| Significant on property | <u>33</u> | <u>7</u> | 40 | 83% |

*includes significant trees

Based on the percentage of non-exempt trees proposed for removal, mitigation is required as described in the next section of this report. Thirty-three (33) significant trees are proposed for removal based on a determination by the design team that there are no reasonable design alternatives that would allow their preservation pursuant to SRC 808.030(d)(5).

Tree Mitigation (807.015(d)(2))

There are 337 non-exempt trees greater than 10-inches in diameter on the site. Thirty-five (35) trees are proposed for preservation. This is a preservation rate of 11 percent and a removal rate of 89 percent. Per SRC 807.015(d)(2), when more than 75 percent of the existing non-exempt

² Section 808.005. “Significant tree means: (a) A rare, threatened, or endangered tree of any size, as defined or designated under state or federal law and included in the tree and vegetation technical manual; (b) An Oregon white oak (*Quercus garryana*) with a dbh of 20 inches or greater; and (c) Any other tree with a dbh of 30 inches or greater, but excluding: (1) Tree of heaven (*Ailanthus altissima*); (2) Empress tree (*Paulownia tomentosa*); (3) Black cottonwood (*Populus trichocarpa*); and (4) Black locust (*Robinia pseudoacacia*).”

trees on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. A removal rate of 75 percent would be the removal of 253 trees; hence, there is an excess of 49 trees for removal. Therefore, 98 mitigation trees are required for the excess trees proposed for removal. Mitigation trees must be of a shade tree or evergreen variety.

Protection Measures During Construction (808.046)

The preliminary tree protection plan is in Attachment 3. The critical root zones³ for preserved trees are shown on the tree protection plan. All 35 trees can be retained and protected without encroaching beyond 30 percent of the critical root zone if the arborist recommendations can be met (Attachment 2).

Recommendation of curb-tight sidewalk

Curb tight sidewalks are recommended near two significant trees as shown on Attachment 3. Trees 60279 and 60283 are along Lone Crest Street SE and would benefit from a curb-tight sidewalk.

Recommendation of modified grading and retaining walls

Several large retaining walls are proposed around the site. In order to adequately protect offsite trees and maintain encroachment below 30 percent on protected non-exempt trees, modified retaining wall locations are recommended (Attachment 3).

The following tree protection measures are recommended:

1. Tree protection fencing:

- a. *For trees on private property:*
 - i. *Height:* Provide a minimum 6-foot-high metal fence (chain-link or chain-link panels).
 - ii. *Posts & Spacing:* Place concrete footers, steel footers, or metal t-posts no more than 10-feet apart.
 - iii. *Existing Grade:* Install fencing flush with the initial undisturbed grade of the protection zone.
 - iv. *Locations:* Install fencing as shown in Attachment 3.

2. Tree protection signage:

- a. Weatherproof tree protection signage shall be placed on tree protection fencing.
- b. Signage should be placed at intervals of every third fence panel/section.
- c. See Attachment 4 for an example tree protection sign.

3. Prevent protection zone impacts: The following activities are prohibited within a protection zone:

- a. Dumping of harmful chemicals and materials, such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, construction debris, or run-off;
- b. Storage of materials such as building supplies, soil, rocks, or waste items;
- c. Placement of portable toilets, drop-boxes, or similar temporary items;

³ Section 808.005. "Critical root zone means the circular area beneath a tree established to protect the tree's trunk, roots, branches, and soil to ensure the health and stability of the tree. The critical root zone measures one-foot in radius for every one-inch of dbh of the tree or, as an alternative for non-significant trees, may be specifically determined by an arborist."

- d. Parking of vehicles or equipment; and,
 - e. Excavation, trenching, grading, root pruning, or similar activities unless directed by an arborist present on site.
- 4. Tree protection fencing maintenance and removal:**
- a. *Maintenance:* Maintain protection fencing in good effective condition at the approved and inspected location. Fencing that is damaged during site work shall be repaired and placed in the approved location prior to resuming work in the area. Failure to maintain tree protection fencing in the approved locations may result in a code violation.
 - b. *Removal:* Fencing may be removed when all building demolition activity that could cause damage or harm to trees and other vegetation has been completed and is no longer occurring on site (i.e., no use of heavy equipment; no delivery trucks and contractor vehicles driving or parking off driveway; no utility trenching; etc.).
- 5. Erosion control.** Straw wattles should be used as erosion control within and at the edges of the tree protection zones if required by the City of Salem. Do not trench or use sediment fencing at the edges or inside tree protection fencing.
- 6. Project arborist oversight.** At this preliminary phase of the project, arborist oversight may be required when excavating footings for retaining walls in the northeast corner, northwest corner, and southwest corner. If a curb tight sidewalk is not approved near trees 60777, 60279, and 60283, project arborist oversight may also be required during excavation. If project oversight is required, then root pruning may be performed.
- a. Excavation should be done slowly and methodically, several inches at a time to avoid root damage.
 - b. If roots are in direct conflict with proposed improvements, the arborist will guide the cutting of roots. A reciprocating saw with a clean, wood cutting blade should be used. The cut surface should then be covered with native soil.
 - c. Cut roots will be documented for the property owner. Post-construction treatment, such as providing supplemental watering and fertilizer may be recommended.
- 7. Report sharing.** Share this report in its entirety with the project team and construction staff.
- 8. Additional tree protection measures.** Additional tree protection measures consistent with the City of Salem tree code and industry standards are in Attachment 5.

Conclusion

There are 337 non-exempt trees on the Lone Oak Project site. Based on the revised preliminary site plans dated February 6, 2025, 35 non-exempt trees are proposed to be preserved and protected and 302 non-exempt trees are proposed for removal. Seven (7) significant trees will be preserved and protected, and 33 significant trees will be removed. The design team has determined there are no reasonable design alternatives that would allow for the preservation of additional trees.

Ninety-eight (98) mitigation trees will be required because the non-exempt tree removal rate exceeds 75 percent. The trees to be retained should be protected according to the recommendations in this report.

Please contact me if you have any questions about the information outlined in this report.

Sincerely,



Christine Johnson

ASCA Registered Consulting Arborist® #823

ISA Board Certified Master Arborist® PN-8730B

ISA Tree Risk Assessment Qualified

ASCA Tree and Plant Appraisal Qualified

christine@toddprager.com |971.978.9381

Enclosures: Attachment 1 – Tree Inventory
 Attachment 2 – Encroachment Calculations for Protected Trees
 Attachment 3 – Tree Protection Plan
 Attachment 4 – Tree Protection Signage
 Attachment 5 – Tree Protection Recommendations
 Attachment 6 – Assumptions and Limiting Conditions



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|--------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|---|-----------------------|----------------------------------|
| 50370 | Oregon white oak | <i>Quercus garryana</i> | 48 | good | fair | yes | yes | diameter measures at 2', inclusion, dead branches 0 to 6" in diameter, codominant leaders at 3' | non-exempt | remove |
| 50371 | Oregon white oak | <i>Quercus garryana</i> | 16 | good | fair | no | yes | codominant stem with included bark at 10' | non-exempt | remove |
| 50440 | bigleaf maple | <i>Acer macrophyllum</i> | 8 | good | fair | no | yes | ivy covering base, one sided | exempt (<10-inch DBH) | remove |
| 50441 | Oregon white oak | <i>Quercus garryana</i> | 9 | fair | fair | no | yes | suppressed, one sided, codominant leaders at 8' | exempt (<10-inch DBH) | remove |
| 50445 | Oregon white oak | <i>Quercus garryana</i> | 17 | good | good | no | yes | | non-exempt | remove |
| 50447 | bigleaf maple | <i>Acer macrophyllum</i> | 20 | good | good | no | yes | | non-exempt | remove |
| 50451 | Oregon white oak | <i>Quercus garryana</i> | 16 | good | good | no | yes | ivy growing into low crown, CAUTION barbed wire covered by ivy | non-exempt | remove |
| 50456 | sweet cherry | <i>Prunus avium</i> | 12 | fair | fair | no | yes | Heavy lean, Multiple stems at ground level with included bark | non-exempt | remove |
| 50459 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | fair | no | yes | Ivy covering base | non-exempt | remove |
| 50537 | pear | <i>Pyrus sp.</i> | 8 | very poor | very poor | no | yes | Irreversible state of decline | exempt (<10-inch DBH) | remove |
| 50538 | pear | <i>Pyrus sp.</i> | 10 | very poor | very poor | no | yes | Irreversible state of decline | non-exempt | remove |
| 50539 | pear | <i>Pyrus sp.</i> | 10 | poor | poor | no | yes | Heavy lean, Multiple stems at ground level with included bark | non-exempt | remove |
| 50541 | bigleaf maple | <i>Acer macrophyllum</i> | 12 | good | fair | no | yes | co-dominant stems with included bark, J-root, self-corrected phototropic lean | non-exempt | remove |
| 50543 | Oregon white oak | <i>Quercus garryana</i> | 16 | fair | fair | no | yes | co-dominant stems with included bark at 10', thin, epicormic branches, dead branches 0 to 2" diameter | non-exempt | remove |
| 50544 | bigleaf maple | <i>Acer macrophyllum</i> | 10 | good | fair | no | yes | heavy lean, J root | non-exempt | remove |
| 50546 | sweet cherry | <i>Prunus avium</i> | 8 | fair | poor | no | yes | Heavy lean, Ivy covering base | exempt (<10-inch DBH) | remove |
| 50547 | sweet cherry | <i>Prunus avium</i> | 11 | fair | poor | no | yes | Heavy lean | non-exempt | remove |
| 50548 | sweet cherry | <i>Prunus avium</i> | 7 | fair | poor | no | yes | Heavy lean | exempt (<10-inch DBH) | remove |
| 50549 | sweet cherry | <i>Prunus avium</i> | 7 | very poor | very poor | no | yes | Heavy lean, Irreversible state of decline | exempt (<10-inch DBH) | remove |
| 50550 | sweet cherry | <i>Prunus avium</i> | 9 | fair | poor | no | yes | Included bark, Multiple stems at ground level, Heavy lean | exempt (<10-inch DBH) | remove |
| 50551 | sweet cherry | <i>Prunus avium</i> | 9 | fair | poor | no | yes | Heavy lean, Co-dominant stems with included bark | exempt (<10-inch DBH) | remove |
| 50552 | sweet cherry | <i>Prunus avium</i> | 7 | fair | poor | no | yes | Heavy lean | exempt (<10-inch DBH) | remove |
| 50554 | sweet cherry | <i>Prunus avium</i> | 9 | fair | poor | no | yes | Included bark, Multiple stems at ground level, Heavy lean | exempt (<10-inch DBH) | remove |
| 50555 | Oregon white oak | <i>Quercus garryana</i> | 11 | good | good | no | yes | Ivy covering base | non-exempt | remove |
| 50556 | Oregon white oak | <i>Quercus garryana</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 50557 | Oregon white oak | <i>Quercus garryana</i> | 8 | fair | poor | no | yes | Suppressed, Fruiting bodies on stem | exempt (<10-inch DBH) | remove |
| 50558 | sweet cherry | <i>Prunus avium</i> | 11 | poor | poor | no | yes | Heavy lean | non-exempt | remove |
| 50559 | sweet cherry | <i>Prunus avium</i> | 11 | poor | poor | no | yes | deadwood, Heavy lean | non-exempt | remove |
| 50560 | sweet cherry | <i>Prunus avium</i> | 12 | poor | poor | no | yes | Heavy lean, Ivy covering base | non-exempt | remove |
| 50561 | sweet cherry | <i>Prunus avium</i> | 11 | fair | poor | no | yes | Included bark, Multiple stems at ground level, Heavy lean | non-exempt | remove |
| 50563 | Oregon white oak | <i>Quercus garryana</i> | 13 | good | good | no | yes | | non-exempt | remove |
| 50564 | sweet cherry | <i>Prunus avium</i> | 11 | fair | poor | no | yes | deadwood, Basal decay | non-exempt | remove |
| 50566 | Oregon white oak | <i>Quercus garryana</i> | 7 | fair | fair | no | yes | Suppressed, Heavy lean | exempt (<10-inch DBH) | remove |
| 50567 | Oregon white oak | <i>Quercus garryana</i> | 16 | good | fair | no | yes | Multiple stems at ground level | non-exempt | remove |
| 50568 | Oregon white oak | <i>Quercus garryana</i> | 12 | good | fair | no | yes | Heavy lean | non-exempt | remove |
| 50569 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | good | no | yes | Ivy covering base | exempt (<10-inch DBH) | remove |
| 50572 | Oregon white oak | <i>Quercus garryana</i> | 13 | fair | fair | no | yes | Thin crown, Ivy covering base | non-exempt | remove |
| 50573 | Oregon white oak | <i>Quercus garryana</i> | 10 | fair | fair | no | yes | Thin crown, Co-dominant stems with included bark | non-exempt | remove |
| 50574 | Oregon white oak | <i>Quercus garryana</i> | 8 | fair | fair | no | yes | Thin crown | exempt (<10-inch DBH) | remove |
| 50575 | bigleaf maple | <i>Acer macrophyllum</i> | 10 | good | good | no | yes | Co-dominant stems with included bark | non-exempt | remove |
| 50576 | Oregon white oak | <i>Quercus garryana</i> | 8 | fair | fair | no | yes | Thin crown | exempt (<10-inch DBH) | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|--|-----------------------|----------------------------------|
| 50577 | Oregon white oak | <i>Quercus garryana</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 50578 | bigleaf maple | <i>Acer macrophyllum</i> | 12 | good | fair | no | yes | Co-dominant stems with included bark | non-exempt | remove |
| 50579 | bigleaf maple | <i>Acer macrophyllum</i> | 15 | good | good | no | yes | deadwood | non-exempt | remove |
| 50580 | bigleaf maple | <i>Acer macrophyllum</i> | 14 | good | good | no | yes | | non-exempt | remove |
| 50581 | Douglas fir | <i>Pseudotsuga menziesii</i> | 15 | good | fair | no | yes | Included bark, Suppressed | non-exempt | remove |
| 50582 | Douglas fir | <i>Pseudotsuga menziesii</i> | 20 | good | good | no | yes | Ivy covering base | non-exempt | remove |
| 50583 | bigleaf maple | <i>Acer macrophyllum</i> | 11 | good | fair | no | yes | Co-dominant stems with included bark | non-exempt | remove |
| 50584 | bigleaf maple | <i>Acer macrophyllum</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 50585 | bigleaf maple | <i>Acer macrophyllum</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 50586 | bigleaf maple | <i>Acer macrophyllum</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 50588 | sweet cherry | <i>Prunus avium</i> | 8 | fair | poor | no | yes | Thin crown, Heavy lean, Co-dominant stems with included bark | exempt (<10-inch DBH) | remove |
| 50589 | sweet cherry | <i>Prunus avium</i> | 8 | fair | poor | no | yes | Heavy lean | exempt (<10-inch DBH) | remove |
| 50590 | bigleaf maple | <i>Acer macrophyllum</i> | 8 | good | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 50591 | bigleaf maple | <i>Acer macrophyllum</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 50592 | sweet cherry | <i>Prunus avium</i> | 8 | fair | fair | no | yes | deadwood, Heavy lean | exempt (<10-inch DBH) | remove |
| 50593 | sweet cherry | <i>Prunus avium</i> | 10 | poor | fair | no | yes | Thin crown, Heavy lean | non-exempt | remove |
| 50594 | sweet cherry | <i>Prunus avium</i> | 11 | fair | fair | no | yes | Thin crown, Heavy lean | non-exempt | remove |
| 50596 | Oregon white oak | <i>Quercus garryana</i> | 15 | fair | fair | no | yes | deadwood, Broken branches | non-exempt | remove |
| 50598 | Oregon white oak | <i>Quercus garryana</i> | 9 | poor | poor | no | yes | Thin crown, Heavy lean | exempt (<10-inch DBH) | remove |
| 50599 | bigleaf maple | <i>Acer macrophyllum</i> | 11 | good | good | no | yes | deadwood | non-exempt | remove |
| 50600 | bigleaf maple | <i>Acer macrophyllum</i> | 13 | good | good | no | yes | deadwood | non-exempt | remove |
| 50601 | bigleaf maple | <i>Acer macrophyllum</i> | 11 | good | good | no | yes | Co-dominant stems with included bark | non-exempt | remove |
| 50602 | bigleaf maple | <i>Acer macrophyllum</i> | 9 | good | good | no | yes | deadwood | exempt (<10-inch DBH) | remove |
| 50603 | bigleaf maple | <i>Acer macrophyllum</i> | 7 | fair | fair | no | yes | deadwood, Thin crown | exempt (<10-inch DBH) | remove |
| 50604 | bigleaf maple | <i>Acer macrophyllum</i> | 16 | fair | fair | no | yes | Thin crown, Co-dominant stems with included bark | non-exempt | remove |
| 50605 | Oregon white oak | <i>Quercus garryana</i> | 12 | fair | poor | no | yes | Thin crown, Broken branches, Over extended limbs | non-exempt | remove |
| 50608 | Oregon white oak | <i>Quercus garryana</i> | 13 | good | good | no | yes | deadwood | non-exempt | remove |
| 50609 | Oregon white oak | <i>Quercus garryana</i> | 7 | fair | fair | no | yes | Thin crown, Ivy covering base | exempt (<10-inch DBH) | remove |
| 50610 | Oregon white oak | <i>Quercus garryana</i> | 7 | good | fair | no | yes | Co-dominant stems with included bark | exempt (<10-inch DBH) | remove |
| 50611 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | good | no | yes | deadwood | exempt (<10-inch DBH) | remove |
| 50612 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | good | no | yes | deadwood | exempt (<10-inch DBH) | remove |
| 50613 | Oregon white oak | <i>Quercus garryana</i> | 14 | good | good | no | yes | deadwood | non-exempt | remove |
| 50614 | Oregon white oak | <i>Quercus garryana</i> | 12 | good | fair | no | yes | deadwood, Decay in stem at 7' | non-exempt | remove |
| 50615 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | good | no | yes | Included bark, Heavy lean | non-exempt | remove |
| 50620 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | good | no | yes | Included bark, Multiple stems at ground level | non-exempt | remove |
| 50621 | bigleaf maple | <i>Acer macrophyllum</i> | 53 | fair | fair | yes | yes | deadwood, Basal decay, Four large stems at 4' with wide spread crown | non-exempt | remove |
| 50624 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | good | no | yes | deadwood | non-exempt | remove |
| 50625 | bigleaf maple | <i>Acer macrophyllum</i> | 14 | good | fair | no | yes | Heavy lean, Co-dominant stems with included bark | non-exempt | remove |
| 50626 | bigleaf maple | <i>Acer macrophyllum</i> | 14 | good | good | no | yes | | non-exempt | remove |
| 50627 | Oregon white oak | <i>Quercus garryana</i> | 22 | good | fair | yes | yes | Ivy covering base, Heavy lean to south | non-exempt | remove |
| 50629 | Oregon white oak | <i>Quercus garryana</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 50630 | Oregon white oak | <i>Quercus garryana</i> | 15 | good | fair | no | yes | deadwood | non-exempt | remove |
| 50632 | Oregon white oak | <i>Quercus garryana</i> | 12 | good | good | no | yes | Ivy covering base | non-exempt | remove |
| 50633 | Oregon white oak | <i>Quercus garryana</i> | 8 | fair | poor | no | yes | Heavy lean, Ivy covering base | exempt (<10-inch DBH) | remove |
| 50636 | Oregon white oak | <i>Quercus garryana</i> | 13 | good | good | no | yes | Ivy covering base | non-exempt | remove |
| 50644 | bigleaf maple | <i>Acer macrophyllum</i> | 16 | good | good | no | yes | | non-exempt | remove |
| 50645 | bigleaf maple | <i>Acer macrophyllum</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 50646 | Oregon white oak | <i>Quercus garryana</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 50648 | Oregon white oak | <i>Quercus garryana</i> | 8 | poor | poor | no | yes | Thin crown, Broken branches | exempt (<10-inch DBH) | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|--|-----------------------|----------------------------------|
| 50649 | Oregon white oak | <i>Quercus garryana</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 50651 | Douglas fir | <i>Pseudotsuga menziesii</i> | 17 | good | fair | no | yes | Co-dominant top | non-exempt | remove |
| 50652 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | good | good | no | yes | | non-exempt | remove |
| 50665 | Oregon white oak | <i>Quercus garryana</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 50665.1 | Oregon white oak | <i>Quercus garryana</i> | 10 | poor | poor | no | yes | thin crown | non-exempt | remove |
| 50735 | bigleaf maple | <i>Acer macrophyllum</i> | 13 | fair | fair | no | yes | multiple stems: 8,8,5,4,3; included bark | non-exempt | remove |
| 50735.1 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | good | no | yes | added 2024 | exempt (<10-inch DBH) | remove |
| 50737 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | good | no | yes | added 2024, codominant at 5' | exempt (<10-inch DBH) | remove |
| 50866 | apple | <i>Malus sp.</i> | 15 | fair | fair | no | yes | diameter taken at 2', heavy sapsuckers, codominant stems | non-exempt | remove |
| 50869 | Douglas fir | <i>Pseudotsuga menziesii</i> | 39 | good | good | yes | yes | over extended branches over house, steep slope | non-exempt | remove |
| 50926 | Douglas fir | <i>Pseudotsuga menziesii</i> | 23 | good | good | no | yes | heavy debris around trunk | non-exempt | remove |
| 50927 | cottonwood | <i>Populus trichocarpa</i> | 31 | fair | poor | no | yes | multiple stems:20,17,16; inclusion, heavy lean, thin, history of branch failure | non-exempt | remove |
| 50928 | Oregon white oak | <i>Quercus garryana</i> | 14 | good | good | no | yes | | non-exempt | remove |
| 50940 | grand fir | <i>Abies grandis</i> | 9 | fair | fair | no | yes | added 2024, codominant at 7', DBH estimated, blackberry in lower crown, not tagged | exempt (<10-inch DBH) | remove |
| 50941 | Douglas fir | <i>Pseudotsuga menziesii</i> | 32 | good | fair | yes | yes | codominant stem with included bark | non-exempt | remove |
| 50942 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 50943 | black walnut | <i>Juglans nigra</i> | 14 | fair | poor | no | yes | multiple stems:11,8; with included bark, thin crown | non-exempt | remove |
| 50944 | Douglas fir | <i>Pseudotsuga menziesii</i> | 31 | good | good | yes | yes | broken branches | non-exempt | remove |
| 50945 | bigleaf maple | <i>Acer macrophyllum</i> | 14 | good | fair | no | yes | codominant top with included bark | non-exempt | remove |
| 50946 | Oregon white oak | <i>Quercus garryana</i> | 9 | fair | fair | no | yes | thin crown, high crown | exempt (<10-inch DBH) | remove |
| 50947 | bigleaf maple | <i>Acer macrophyllum</i> | 12 | good | good | no | yes | J root | non-exempt | remove |
| 50948 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | fair | no | yes | one sided | exempt (<10-inch DBH) | remove |
| 50949 | Oregon white oak | <i>Quercus garryana</i> | 14 | very poor | very poor | no | yes | irreversible state of decline, lost large leader | non-exempt | remove |
| 50951 | Oregon white oak | <i>Quercus garryana</i> | 14 | good | good | no | yes | ivy covering base and lower crown | non-exempt | remove |
| 50952 | Oregon white oak | <i>Quercus garryana</i> | 21 | good | fair | yes | yes | DBH estimated, CAUTION poison oak, codominant stem with included bark, Ivy covering base, deadwood | non-exempt | remove |
| 50953 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | fair | fair | no | yes | thin, one-sided, discolored foliage | exempt (<10-inch DBH) | remove |
| 50953.1 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | added 2024 | exempt (<10-inch DBH) | remove |
| 50954 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | fair | poor | no | yes | codominant stem with included bark | non-exempt | remove |
| 50955 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | fair | no | yes | small codominant stem at base | non-exempt | remove |
| 50956 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | fair | fair | no | yes | small codominant stem at base, discolored foliage | non-exempt | remove |
| 50957 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | fair | no | yes | ivy growing into low crown | non-exempt | remove |
| 50958 | Oregon white oak | <i>Quercus garryana</i> | 9 | good | good | no | yes | one-sided | exempt (<10-inch DBH) | remove |
| 50959 | Oregon white oak | <i>Quercus garryana</i> | 14 | fair | fair | no | yes | broken branch, codominant stems with included bark, one-sided | non-exempt | remove |
| 50960 | black walnut | <i>Juglans nigra</i> | 33 | poor | poor | yes | yes | Thin crown, Broken branches | non-exempt | remove |
| 50961 | apple | <i>Malus sp.</i> | 13 | fair | fair | no | yes | diameter measured at 2', included bark, one dead stem, crossing branches | non-exempt | remove |
| 50962 | blue spruce | <i>Picea pungens</i> | 16 | good | gf | no | yes | sweeping trunk, self corrected phototropic lean | non-exempt | remove |
| 50963 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | fair | no | yes | bowed trunk, one-sided | non-exempt | remove |
| 50964 | blue spruce | <i>Picea pungens</i> | 7 | very poor | very poor | no | yes | added 2024, suppressed, lean, thin | exempt (<10-inch DBH) | remove |
| 50965 | Douglas fir | <i>Pseudotsuga menziesii</i> | 17 | good | good | no | yes | 1" girdling root on east side, dead branches 0 to 2" | non-exempt | remove |
| 50966 | Douglas fir | <i>Pseudotsuga menziesii</i> | 21 | fair | good | no | yes | dead branches 0 to 3" | non-exempt | remove |
| 50967 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | fair | fair | no | yes | suppressed, thin, bowed trunk | non-exempt | remove |
| 51016 | Douglas fir | <i>Pseudotsuga menziesii</i> | 32 | fair | fair | yes (offsite) | no | ivy covering stem, thin crown, DBH estimated, trunk wound S side with ganoderma conk | non-exempt | PROTECT |
| 51017 | grand fir | <i>Abies grandis</i> | 19 | poor | poor | no | yes | ivy covering stem, thin crown, DBH estimated, blackened bark, dead branches | non-exempt | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|---|-----------------------|----------------------------------|
| 51018 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | dead | dead | no | yes | failed north | exempt (<10-inch DBH) | remove |
| 51019 | grand fir | <i>Abies grandis</i> | 9 | poor | poor | no | yes | thin crown, ivy covering base, narrow crown | exempt (<10-inch DBH) | remove |
| 51020 | grand fir | <i>Abies grandis</i> | 7 | fair | fair | no | yes | suppressed | exempt (<10-inch DBH) | remove |
| 51021 | Douglas fir | <i>Pseudotsuga menziesii</i> | 23 | good | good | no | yes | self-corrected phototropic lean, one-sided | non-exempt | remove |
| 51022 | grand fir | <i>Abies grandis</i> | 16 | good | fair | no | yes | epicormic branches, narrow crown | non-exempt | remove |
| 51024 | English walnut | <i>Juglans regia</i> | 15 | fair | poor | no | yes | decay in stem, heavy crown lean, thin crown, overextended branches | non-exempt | remove |
| 51025 | Douglas fir | <i>Pseudotsuga menziesii</i> | 27 | good | good | no | no | | non-exempt | PROTECT |
| 51026 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | dead | dead | no | yes | standing dead | exempt (dead) | remove |
| 51026.1 | black walnut | <i>Juglans nigra</i> | 26 | poor | fair | no | no | tree on adjacent property, dead branches, DBH estimated, greater than 10' from property line | n/a | PROTECT |
| 51026.2 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | poor | poor | no | yes | added 2024, crooked trunk at 8', 15' west of 51026, suppressed, location approximated by arborist | exempt (<10-inch DBH) | remove |
| 51028 | Oregon white oak | <i>Quercus garryana</i> | 11 | fair | fair | no | yes | dead branches 0 to 2", one-sided | non-exempt | remove |
| 51029 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | fair | good | no | yes | added 2024, thin, discolored foliage | exempt (<10-inch DBH) | remove |
| 51030 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | fair | no | yes | slight self-corrected phototropic lean, buried trunk flare | non-exempt | remove |
| 51031 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | fair | no | yes | buried trunk flare, crooked trunk | exempt (<10-inch DBH) | remove |
| 51032 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | fair | no | yes | ivy growing into low crown, crooked trunk, buried trunk flare | exempt (<10-inch DBH) | remove |
| 51033 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | fair | no | yes | crooked trunk, one-sided, buried trunk flare | exempt (<10-inch DBH) | remove |
| 51037 | Oregon white oak | <i>Quercus garryana</i> | 11 | good | good | no | yes | ivy covering base | non-exempt | remove |
| 51039 | black walnut | <i>Juglans nigra</i> | 25 | poor | poor | no | yes | Multiple stems at ground level, Thin crown, ivy covering base | non-exempt | remove |
| 51040 | Oregon white oak | <i>Quercus garryana</i> | 12 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 51041 | black walnut | <i>Juglans nigra</i> | 26 | dead | dead | no | yes | | exempt (dead) | remove |
| 51041.1 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | good | no | yes | location approximated by arborist | non-exempt | remove |
| 51042 | Oregon white oak | <i>Quercus garryana</i> | 8 | fair | fair | no | yes | ivy growing into crown | exempt (<10-inch DBH) | remove |
| 51043 | n/a | n/a | 0 | n/a | n/a | n/a | n/a | tree does not exist | n/a | n/a |
| 51049 | Douglas fir | <i>Pseudotsuga menziesii</i> | 18 | good | good | no | yes | | non-exempt | remove |
| 51050 | Oregon white oak | <i>Quercus garryana</i> | 8 | poor | poor | no | yes | added 2024, suppressed, one sided, dead branches 0 to 1" | exempt (<10-inch DBH) | remove |
| 51051 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | fair | no | yes | added 2024, one sided | exempt (<10-inch DBH) | remove |
| 51052 | Oregon white oak | <i>Quercus garryana</i> | 9 | fair | fair | no | yes | thin, codominant top with included bark, one sided | exempt (<10-inch DBH) | remove |
| 51053 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | good | good | no | yes | | non-exempt | remove |
| 51054 | Oregon white oak | <i>Quercus garryana</i> | 9 | fair | poor | no | yes | cavity at base N side, codominant at 6', one-sided | exempt (<10-inch DBH) | remove |
| 51055 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | fair | no | yes | one sided | exempt (<10-inch DBH) | remove |
| 51056 | Oregon white oak | <i>Quercus garryana</i> | 11 | fair | fair | no | yes | one sided, dead branches 0 to 2" | non-exempt | remove |
| 51057 | Oregon white oak | <i>Quercus garryana</i> | 11 | good | fair | no | yes | one sided | non-exempt | remove |
| 51058 | oneseed hawthorn | <i>Crataegus monogyna</i> | 8 | fair | fair | no | yes | codominant leader:6.5, crossing branches | exempt (<10-inch DBH) | remove |
| 51059 | Oregon white oak | <i>Quercus garryana</i> | 9 | fair | fair | no | yes | dead branches 0 to 1", one sided | exempt (<10-inch DBH) | remove |
| 51060 | Oregon white oak | <i>Quercus garryana</i> | 17 | good | fair | no | yes | codominant stems:15,8, inclusion, one sided | non-exempt | remove |
| 51061 | Oregon white oak | <i>Quercus garryana</i> | 13 | good | fair | no | yes | codominant top with included bark, one sided | non-exempt | remove |
| 51062 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | good | fair | yes | yes | deadwood, one sided, epicormic branches, DBH estimated, CAUTION poison oak | non-exempt | remove |
| 51063 | Douglas fir | <i>Pseudotsuga menziesii</i> | 28 | good | fair | no | yes | DBH estimated, CAUTION poison oak, one sided, broken branches | non-exempt | remove |
| 51064 | Douglas fir | <i>Pseudotsuga menziesii</i> | 34 | good | good | yes | yes | | non-exempt | remove |
| 51065 | Douglas fir | <i>Pseudotsuga menziesii</i> | 48 | good | good | yes | yes | ivy covering base, DBH estimated, CAUTION poison oak | non-exempt | remove |
| 51067 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | fair | poor | no | yes | contorted stem, suppressed | non-exempt | remove |



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| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|---|-----------------------|----------------------------------|
| 51070 | Oregon white oak | <i>Quercus garryana</i> | 10 | fair | fair | no | yes | thin crown, one sided | non-exempt | remove |
| 51077 | black walnut | <i>Juglans nigra</i> | 28 | fair | fair | no | yes | multiple stems: 17,15,13,10; basal decay, overextended branched, thin crown | non-exempt | remove |
| 51077.1 | Ponderosa pine | <i>Pinus ponderosa</i> | 20 | good | good | no | no | tree on adjacent property, greater than 10' from property line | n/a | PROTECT |
| 51078 | English walnut | <i>Juglans nigra</i> | 33 | good | fair | yes | yes | significant basal decay with large cavity, basal decay, overextended branched, thin crown | non-exempt | remove |
| 51090 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | fair | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 51093 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | Ivy growing into low crown | exempt (<10-inch DBH) | remove |
| 51094 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | good | no | yes | Ivy growing into low crown | non-exempt | remove |
| 51097 | black walnut | <i>Juglans nigra</i> | 23 | fair | poor | no | yes | Multiple stems at ground level with included bark, Ivy covering base, Heavy lean | non-exempt | remove |
| 51098 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | fair | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 51099 | Douglas fir | <i>Pseudotsuga menziesii</i> | 26 | good | good | no | yes | deadwood | non-exempt | remove |
| 51100 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | fair | no | yes | Ivy growing into lo, Codominant stems with included bark | non-exempt | remove |
| 60002 | Douglas fir | <i>Pseudotsuga menziesii</i> | 18 | good | fair | no | yes | self corrected phototropic lean/bowed trunk; roots covered by pavement within 6' of trunk | non-exempt | remove |
| 60003 | Douglas fir | <i>Pseudotsuga menziesii</i> | 34 | good | good | yes | yes | roots covered by pavement within 6' of trunk | non-exempt | remove |
| 60004 | Douglas fir | <i>Pseudotsuga menziesii</i> | 45 | good | good | yes | yes | ivy covering base, roots covered by pavement within 6' of trunk | non-exempt | remove |
| 60043 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60044 | Oregon white oak | <i>Quercus garryana</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 60055 | sweet cherry | <i>Prunus avium</i> | 8 | poor | very poor | no | yes | Basal decay | exempt (<10-inch DBH) | remove |
| 60055.1 | Oregon white oak | <i>Quercus garryana</i> | 14 | fair | fair | no | yes | Thin crown, location approximated by arborist | non-exempt | remove |
| 60055.3 | sweet cherry | <i>Prunus avium</i> | 10 | fair | poor | no | yes | Basal decay, location approximated by arborist | non-exempt | remove |
| 60056 | sweet cherry | <i>Prunus avium</i> | 8 | poor | poor | no | yes | Basal decay | exempt (<10-inch DBH) | remove |
| 60057 | sweet cherry | <i>Prunus avium</i> | 9 | fair | fair | no | yes | deadwood | exempt (<10-inch DBH) | remove |
| 60059 | sweet cherry | <i>Prunus avium</i> | 10 | fair | poor | no | yes | Included bark, Ivy covering base | non-exempt | remove |
| 60060 | sweet cherry | <i>Prunus avium</i> | 8 | fair | poor | no | yes | Included bark, Ivy covering base | exempt (<10-inch DBH) | remove |
| 60061 | sweet cherry | <i>Prunus avium</i> | 10 | fair | poor | no | yes | Included bark, Thin crown | non-exempt | remove |
| 60062 | sweet cherry | <i>Prunus avium</i> | 10 | fair | poor | no | yes | Heavy lean, Ivy covering base | non-exempt | remove |
| 60063 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | fair | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60066 | Douglas fir | <i>Pseudotsuga menziesii</i> | 20 | good | good | no | yes | | non-exempt | remove |
| 60067 | Douglas fir | <i>Pseudotsuga menziesii</i> | 36 | good | fair | yes | yes | Ivy covering base, deadwood | non-exempt | remove |
| 60068 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | fair | fair | no | yes | Suppressed | non-exempt | remove |
| 60069 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | fair | poor | no | yes | Suppressed | non-exempt | remove |
| 60070 | Douglas fir | <i>Pseudotsuga menziesii</i> | 22 | good | good | no | yes | | non-exempt | remove |
| 60071 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | fair | good | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60072 | Douglas fir | <i>Pseudotsuga menziesii</i> | 24 | good | good | no | no | deadwood, tree on adjacent property | n/a | PROTECT |
| 60073 | Douglas fir | <i>Pseudotsuga menziesii</i> | 24 | good | good | no | yes | deadwood | non-exempt | remove |
| 60073.1 | Douglas fir | <i>Pseudotsuga menziesii</i> | 24 | good | good | no | yes | deadwood, location approximated by arborist | non-exempt | remove |
| 60074 | Douglas fir | <i>Pseudotsuga menziesii</i> | 38 | good | good | yes | yes | deadwood | non-exempt | remove |
| 60075 | Douglas fir | <i>Pseudotsuga menziesii</i> | 22 | good | good | no | yes | | non-exempt | remove |
| 60076 | sweet cherry | <i>Prunus avium</i> | 8 | fair | poor | no | yes | Basal decay | exempt (<10-inch DBH) | remove |
| 60082 | sweet cherry | <i>Prunus avium</i> | 8 | poor | poor | no | yes | Decay in stem, Ivy covering base | exempt (<10-inch DBH) | remove |
| 60083 | pear | <i>Pyrus sp.</i> | 8 | poor | poor | no | yes | Decay in stem, Heavy lean | exempt (<10-inch DBH) | remove |
| 60084 | Oregon white oak | <i>Quercus garryana</i> | 11 | good | fair | no | yes | Ivy covering base | non-exempt | remove |
| 60090 | sweet cherry | <i>Prunus avium</i> | 8 | fair | poor | no | yes | Heavy lean, Ivy covering base, same as 60092 | exempt (<10-inch DBH) | remove |
| 60091 | sweet cherry | <i>Prunus avium</i> | 8 | poor | poor | no | yes | Heavy lean, Ivy covering base | exempt (<10-inch DBH) | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|--|-----------------------|----------------------------------|
| 60092 | sweet cherry | <i>Prunus avium</i> | 10 | fair | fair | no | yes | Codominant stem with included bark, Ivy covering base | non-exempt | PROTECT |
| 60102 | Oregon white oak | <i>Quercus garryana</i> | 7 | good | fair | no | BOUNDARY | deadwood | exempt (<10-inch DBH) | retain |
| 60103 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | good | no | yes | Ivy covering base | exempt (<10-inch DBH) | retain |
| 60104 | Oregon white oak | <i>Quercus garryana</i> | 18 | good | fair | no | yes | Multiple stems at ground level, Ivy covering base | non-exempt | PROTECT |
| 60105 | cottonwood | <i>Populus trichocarpa</i> | 8 | good | good | no | yes | Ivy covering base | exempt (<10-inch DBH) | retain |
| 60122 | Oregon white oak | <i>Quercus garryana</i> | 12 | good | fair | no | yes | Ivy covering base | non-exempt | remove |
| 60124 | Oregon white oak | <i>Quercus garryana</i> | 15 | fair | poor | no | yes | Ivy covering base | non-exempt | remove |
| 60279 | Douglas fir | <i>Pseudotsuga menziesii</i> | 44 | good | good | yes | yes | Ivy covering base | non-exempt | PROTECT |
| 60280 | Oregon white oak | <i>Quercus garryana</i> | 10 | very poor | very poor | no | yes | Multiple stems at ground level, Ivy covering base | non-exempt | remove |
| 60281 | Douglas fir | <i>Pseudotsuga menziesii</i> | 16 | good | fair | no | yes | Ivy covering base | non-exempt | remove |
| 60282 | bigleaf maple | <i>Acer macrophyllum</i> | 8 | good | fair | no | yes | Wire in stem | exempt (<10-inch DBH) | remove |
| 60283 | Oregon white oak | <i>Quercus garryana</i> | 48 | fair | fair | yes | yes | Included bark, Multiple stems at ground level, Ivy covering base | non-exempt | PROTECT |
| 60285 | Oregon white oak | <i>Quercus garryana</i> | 10 | poor | fair | no | yes | Suppressed | non-exempt | remove |
| 60287 | Douglas fir | <i>Pseudotsuga menziesii</i> | 50 | poor | fair | yes | yes | Thin crown | non-exempt | remove |
| 60288 | bigleaf maple | <i>Acer macrophyllum</i> | 10 | fair | fair | no | yes | Suppressed, Heavy lean | non-exempt | remove |
| 60289 | sweet cherry | <i>Prunus avium</i> | 8 | fair | poor | no | yes | Suppressed, Heavy lean | exempt (<10-inch DBH) | remove |
| 60290 | bigleaf maple | <i>Acer macrophyllum</i> | 11 | good | fair | no | yes | Included bark, Multiple stems at ground level | non-exempt | remove |
| 60291 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 60292 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | fair | no | yes | Ivy covering base | non-exempt | remove |
| 60293 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | fair | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60294 | Douglas fir | <i>Pseudotsuga menziesii</i> | 22 | good | fair | no | yes | Codominant stems with included bark | non-exempt | remove |
| 60295 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60296 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60298 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60299 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | fair | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60300 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60301 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60302 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60303 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | fair | fair | no | yes | Suppressed, Codominant stem with included bark | exempt (<10-inch DBH) | remove |
| 60304 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60305 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | fair | fair | no | yes | Suppressed, Codominant stem with included bark | exempt (<10-inch DBH) | remove |
| 60306 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60307 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60308 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | fair | no | yes | Codominant stem with included bark | exempt (<10-inch DBH) | remove |
| 60309 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | fair | no | yes | Swelling at base | exempt (<10-inch DBH) | remove |
| 60310 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | fair | no | yes | Suppressed, Codominant stem with included bark | exempt (<10-inch DBH) | remove |
| 60311 | Douglas fir | <i>Pseudotsuga menziesii</i> | 17 | good | good | no | yes | | non-exempt | remove |
| 60312 | Douglas fir | <i>Pseudotsuga menziesii</i> | 17 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60314 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | fair | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60315 | Douglas fir | <i>Pseudotsuga menziesii</i> | 16 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60316 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | poor | poor | no | yes | Decay in stem, Fruiting bodies on stem | non-exempt | remove |
| 60317 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | good | good | no | yes | | non-exempt | remove |
| 60318 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | good | no | yes | | non-exempt | remove |
| 60321 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | good | good | no | yes | | non-exempt | remove |
| 60322 | Douglas fir | <i>Pseudotsuga menziesii</i> | 21 | good | good | no | yes | | non-exempt | remove |
| 60323 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | good | fair | no | yes | Codominant top with included bark | non-exempt | remove |
| 60324 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60325 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|--|-----------------------|----------------------------------|
| 60326 | Douglas fir | <i>Pseudotsuga menziesii</i> | 17 | good | good | no | yes | | non-exempt | remove |
| 60327 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 60328 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | fair | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60329 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | good | good | no | yes | | non-exempt | remove |
| 60330 | Douglas fir | <i>Pseudotsuga menziesii</i> | 19 | good | good | no | yes | | non-exempt | remove |
| 60331 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60332 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | fair | no | yes | Codominant stem with included bark | exempt (<10-inch DBH) | remove |
| 60333 | Oregon white oak | <i>Quercus garryana</i> | 9 | good | fair | no | yes | Ivy covering base | exempt (<10-inch DBH) | remove |
| 60334 | Oregon white oak | <i>Quercus garryana</i> | 7 | good | fair | no | yes | Ivy covering base | exempt (<10-inch DBH) | remove |
| 60339 | Douglas fir | <i>Pseudotsuga menziesii</i> | 20 | good | good | no | yes | | non-exempt | remove |
| 60341 | Douglas fir | <i>Pseudotsuga menziesii</i> | 17 | good | fair | no | yes | Crossing branches, Hawthorn growing into crown | non-exempt | remove |
| 60342 | Oregon white oak | <i>Quercus garryana</i> | 9 | good | good | no | yes | Included bark | exempt (<10-inch DBH) | remove |
| 60343 | Oregon white oak | <i>Quercus garryana</i> | 7 | good | good | no | yes | Ivy covering base | exempt (<10-inch DBH) | remove |
| 60360 | flowering pear | <i>Pyrus calleryana</i> | 7 | fair | poor | no | yes | Heavy lean, Decay in stem | exempt (<10-inch DBH) | retain |
| 60363 | cottonwood | <i>Populus trichocarpa</i> | 12 | fair | fair | no | yes | Ivy covering base | non-exempt | PROTECT |
| 60376 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | fair | fair | no | yes | Trunk sweep | non-exempt | remove |
| 60377 | Douglas fir | <i>Pseudotsuga menziesii</i> | 23 | good | good | no | yes | deadwood | non-exempt | remove |
| 60378 | Douglas fir | <i>Pseudotsuga menziesii</i> | 20 | good | fair | no | yes | deadwood | non-exempt | remove |
| 60379 | Douglas fir | <i>Pseudotsuga menziesii</i> | 29 | good | good | no | yes | Ivy growing into low crown | non-exempt | remove |
| 60381 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | poor | poor | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60382 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60383 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | good | no | yes | Ivy growing into low crown | exempt (<10-inch DBH) | remove |
| 60384 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | good | no | yes | Ivy growing into low crown | non-exempt | remove |
| 60386 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | Ivy growing into low crown | non-exempt | remove |
| 60387 | Douglas fir | <i>Pseudotsuga menziesii</i> | 15 | good | good | no | yes | | non-exempt | remove |
| 60388 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | good | no | yes | | non-exempt | remove |
| 60389 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60390 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 60391 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60392 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60393 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | fair | no | yes | Codominant stems with included bark | non-exempt | remove |
| 60394 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 60395 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | good | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60396 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60397 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60398 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 60399 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 60400 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60401 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 60402 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | fair | fair | no | yes | Codominant stem with included bark | exempt (<10-inch DBH) | remove |
| 60403 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60404 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60405 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60406 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60407 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | fair | no | yes | Codominant branches at base | non-exempt | remove |
| 60408 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60409 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60410 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 60411 | Douglas fir | <i>Pseudotsuga menziesii</i> | 16 | good | good | no | yes | | non-exempt | remove |
| 60412 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|--|-----------------------|----------------------------------|
| 60413 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | good | no | yes | | non-exempt | remove |
| 60414 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60415 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60416 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60417 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 60418 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60418.1 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | location approximated by arborist | non-exempt | remove |
| 60420 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60421 | Douglas fir | <i>Pseudotsuga menziesii</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60422 | Douglas fir | <i>Pseudotsuga menziesii</i> | 16 | good | good | no | yes | | non-exempt | remove |
| 60423 | Douglas fir | <i>Pseudotsuga menziesii</i> | 16 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60424 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60425 | Douglas fir | <i>Pseudotsuga menziesii</i> | 11 | good | fair | no | yes | Codominant stem with included bark | non-exempt | remove |
| 60427 | Douglas fir | <i>Pseudotsuga menziesii</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60428 | Douglas fir | <i>Pseudotsuga menziesii</i> | 20 | good | good | no | yes | deadwood | non-exempt | remove |
| 60429 | bigleaf maple | <i>Acer macrophyllum</i> | 15 | good | fair | no | yes | Included bark, Multiple stems at ground level | non-exempt | remove |
| 60430 | sweet cherry | <i>Prunus avium</i> | 7 | good | fair | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60431 | sweet cherry | <i>Prunus avium</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60432 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | dead | dead | no | yes | | exempt (dead) | remove |
| 60433 | Douglas fir | <i>Pseudotsuga menziesii</i> | 14 | good | fair | no | yes | Ivy covering base | non-exempt | remove |
| 60434 | Douglas fir | <i>Pseudotsuga menziesii</i> | 13 | good | good | no | yes | | non-exempt | remove |
| 60435 | Douglas fir | <i>Pseudotsuga menziesii</i> | 8 | poor | poor | no | yes | Suppressed | exempt (<10-inch DBH) | remove |
| 60436 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 60437 | Douglas fir | <i>Pseudotsuga menziesii</i> | 22 | good | fair | no | yes | Included bark, Multiple stems at ground level | non-exempt | remove |
| 60438 | Douglas fir | <i>Pseudotsuga menziesii</i> | 15 | good | good | no | yes | | non-exempt | remove |
| 60439 | Oregon white oak | <i>Quercus garryana</i> | 14 | poor | poor | no | yes | Irreversible state of decline | non-exempt | remove |
| 60440 | sweet cherry | <i>Prunus avium</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60441 | bigleaf maple | <i>Acer macrophyllum</i> | 10 | good | fair | no | yes | Included bark | non-exempt | remove |
| 60442 | Oregon white oak | <i>Quercus garryana</i> | 10 | fair | fair | no | yes | Included bark | non-exempt | remove |
| 60443 | Douglas fir | <i>Pseudotsuga menziesii</i> | 47 | fair | fair | yes | yes | deadwood, Thin crown | non-exempt | remove |
| 60444 | Douglas fir | <i>Pseudotsuga menziesii</i> | 54 | poor | fair | yes | yes | deadwood, Thin crown | non-exempt | remove |
| 60445 | Douglas fir | <i>Pseudotsuga menziesii</i> | 28 | poor | fair | no | yes | Thin crown, Heavy lean | non-exempt | remove |
| 60446 | Douglas fir | <i>Pseudotsuga menziesii</i> | 30 | fair | fair | yes | yes | Included bark, Multiple stems at ground level | non-exempt | remove |
| 60447 | Douglas fir | <i>Pseudotsuga menziesii</i> | 42 | fair | fair | yes | yes | deadwood | non-exempt | remove |
| 60448 | Douglas fir | <i>Pseudotsuga menziesii</i> | 48 | poor | fair | yes | yes | deadwood, Thin crown | non-exempt | remove |
| 60449 | Douglas fir | <i>Pseudotsuga menziesii</i> | 48 | poor | poor | yes | yes | Irreversible state of decline | non-exempt | PROTECT |
| 60450 | sweet cherry | <i>Prunus avium</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60451 | Douglas fir | <i>Pseudotsuga menziesii</i> | 62 | poor | fair | yes | yes | Thin crown, Co-dominant stems with included bark | non-exempt | PROTECT |
| 60452 | Oregon white oak | <i>Quercus garryana</i> | 24 | fair | fair | yes | yes | Included bark, Multiple stems at ground level, Ivy covering base | non-exempt | remove |
| 60452.1 | Oregon white oak | <i>Quercus garryana</i> | 11 | fair | fair | no | yes | Thin crown, location approximated by arborist | non-exempt | PROTECT |
| 60452.2 | Oregon white oak | <i>Quercus garryana</i> | 22 | poor | poor | yes | yes | Thin crown, Ivy covering base, location approximated by arborist | non-exempt | PROTECT |
| 60453 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60454 | Douglas fir | <i>Pseudotsuga menziesii</i> | 53 | fair | fair | yes | yes | Co-dominant stems with included bark | non-exempt | remove |
| 60455 | Douglas fir | <i>Pseudotsuga menziesii</i> | 15 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 60456 | Douglas fir | <i>Pseudotsuga menziesii</i> | 14 | fair | fair | no | yes | Thin crown, Ivy covering base | non-exempt | remove |
| 60457 | Douglas fir | <i>Pseudotsuga menziesii</i> | 17 | fair | fair | no | yes | Thin crown, Ivy covering base | non-exempt | remove |
| 60507 | casara | <i>Rhamnus purshiana</i> | 7 | good | fair | no | yes | Included bark, Decay in stem | exempt (<10-inch DBH) | PROTECT |
| 60508 | cottonwood | <i>Populus trichocarpa</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 60509 | cottonwood | <i>Populus trichocarpa</i> | 9 | good | fair | no | yes | Heavy lean | exempt (<10-inch DBH) | PROTECT |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|----------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|---|------------------------------|----------------------------------|
| 60510 | cottonwood | <i>Populus trichocarpa</i> | 7 | dead | dead | no | yes | | exempt (dead, <10-inch DBH)) | PROTECT |
| 60511 | cottonwood | <i>Populus trichocarpa</i> | 10 | good | good | no | yes | | non-exempt | PROTECT |
| 60512 | cottonwood | <i>Populus trichocarpa</i> | 9 | good | good | no | yes | tree information estimated | exempt (<10-inch DBH) | PROTECT |
| 60512 | cottonwood | <i>Populus trichocarpa</i> | 9 | dead | dead | no | yes | | exempt (<10-inch DBH) | PROTECT |
| 60513 | cottonwood | <i>Populus trichocarpa</i> | 7 | good | good | no | yes | tree information estimated | exempt (<10-inch DBH) | PROTECT |
| 60513 | cottonwood | <i>Populus trichocarpa</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | PROTECT |
| 60514 | cottonwood | <i>Populus trichocarpa</i> | 16 | good | good | no | yes | | non-exempt | PROTECT |
| 60515 | cottonwood | <i>Populus trichocarpa</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | PROTECT |
| 60516 | cottonwood | <i>Populus trichocarpa</i> | 15 | good | good | no | yes | | non-exempt | PROTECT |
| 60517 | cottonwood | <i>Populus trichocarpa</i> | 31 | fair | fair | no | yes | Thin crown, Large galls in stem | non-exempt | PROTECT |
| 60518 | cottonwood | <i>Populus trichocarpa</i> | 13 | good | good | no | yes | | non-exempt | PROTECT |
| 60519 | cottonwood | <i>Populus trichocarpa</i> | 27 | good | fair | no | yes | Co-dominant stems with included bark | non-exempt | PROTECT |
| 60520 | cottonwood | <i>Populus trichocarpa</i> | 37 | good | fair | no | yes | deadwood, Co-dominant stems with included bark | non-exempt | PROTECT |
| 60527 | cottonwood | <i>Populus trichocarpa</i> | 7 | good | fair | no | yes | Basal decay | exempt (<10-inch DBH) | PROTECT |
| 60528 | cottonwood | <i>Populus trichocarpa</i> | 49 | fair | poor | no | yes | Co-dominant stems with included bark, Ivy covering base | non-exempt | PROTECT |
| 60529 | cottonwood | <i>Populus trichocarpa</i> | 25 | good | fair | no | yes | Ivy covering base, Heavy crown lean | non-exempt | PROTECT |
| 60530 | cottonwood | <i>Populus trichocarpa</i> | 6 | good | good | no | yes | tree information estimated | exempt (<10-inch DBH) | PROTECT |
| 60531 | cottonwood | <i>Populus trichocarpa</i> | 8 | good | fair | no | yes | Suppressed, Heavy crown lean | exempt (<10-inch DBH) | PROTECT |
| 60532 | cottonwood | <i>Populus trichocarpa</i> | 20 | good | good | no | yes | | non-exempt | PROTECT |
| 60533 | cottonwood | <i>Populus trichocarpa</i> | 31 | good | good | no | yes | | non-exempt | PROTECT |
| 60534 | cottonwood | <i>Populus trichocarpa</i> | 24 | good | good | no | yes | | non-exempt | PROTECT |
| 60535 | cottonwood | <i>Populus trichocarpa</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | PROTECT |
| 60537 | cottonwood | <i>Populus trichocarpa</i> | 22 | good | fair | no | yes | Ivy covering base | non-exempt | PROTECT |
| 60538 | cottonwood | <i>Populus trichocarpa</i> | 35 | good | fair | no | yes | Included bark, Multiple stems at ground level | non-exempt | remove |
| 60538.1 | cottonwood | <i>Populus trichocarpa</i> | 22 | good | fair | no | yes | Heavy lean, location approximated by arborist | non-exempt | remove |
| 60539 | cottonwood | <i>Populus trichocarpa</i> | 18 | good | poor | no | yes | Heavy lean | non-exempt | remove |
| 60540 | cottonwood | <i>Populus trichocarpa</i> | 11 | good | poor | no | yes | Heavy lean | non-exempt | remove |
| 60540.1 | cottonwood | <i>Populus trichocarpa</i> | 22 | good | good | no | yes | location approximated by arborist | non-exempt | PROTECT |
| 60541 | cottonwood | <i>Populus trichocarpa</i> | 23 | dead | dead | no | yes | | exempt (dead) | remove |
| 60542 | cottonwood | <i>Populus trichocarpa</i> | 16 | good | good | no | yes | | non-exempt | PROTECT |
| 60543 | cottonwood | <i>Populus trichocarpa</i> | 22 | fair | poor | no | yes | Basal decay, Included bark, Multiple stems at ground level, Ivy covering base | non-exempt | PROTECT |
| 60546 | casara | <i>Rhamnus purshiana</i> | 10 | poor | poor | no | yes | deadwood, Multiple stems at ground level, Thin crown | non-exempt | remove |
| 60547 | casara | <i>Rhamnus purshiana</i> | 7 | very poor | very poor | no | yes | Irreversible state of decline | exempt (<10-inch DBH) | remove |
| 60549 | sweet cherry | <i>Prunus avium</i> | 9 | fair | poor | no | yes | Heavy lean | exempt (<10-inch DBH) | remove |
| 60550 | sweet cherry | <i>Prunus avium</i> | 9 | fair | poor | no | yes | Heavy lean | exempt (<10-inch DBH) | remove |
| 60553 | sweet cherry | <i>Prunus avium</i> | 14 | poor | poor | no | yes | Heavy lean, Broken branches | non-exempt | remove |
| 60554 | sweet cherry | <i>Prunus avium</i> | 10 | fair | very poor | no | yes | Heavy lean | non-exempt | remove |
| 60555 | cottonwood | <i>Populus trichocarpa</i> | 14 | fair | poor | no | yes | Heavy lean | non-exempt | remove |
| 60556 | cottonwood | <i>Populus trichocarpa</i> | 15 | fair | poor | no | yes | Heavy lean | non-exempt | remove |
| 60557 | Oregon white oak | <i>Quercus garryana</i> | 8 | very poor | very poor | no | yes | Irreversible state of decline, 10" stem hung up in crown | exempt (<10-inch DBH) | remove |
| 60558 | cottonwood | <i>Populus trichocarpa</i> | 15 | fair | poor | no | yes | Heavy lean, Ivy covering base | non-exempt | remove |
| 60559 | cottonwood | <i>Populus trichocarpa</i> | 29 | fair | poor | no | yes | Multiple stems at ground level, Heavy lean, Ivy covering base | non-exempt | remove |
| 60560 | cottonwood | <i>Populus trichocarpa</i> | 12 | fair | poor | no | yes | Basal decay | non-exempt | remove |
| 60561 | cottonwood | <i>Populus trichocarpa</i> | 17 | fair | poor | no | yes | Basal decay, Included bark, Multiple stems at ground level | non-exempt | remove |
| 60562 | sweet cherry | <i>Prunus avium</i> | 12 | good | good | no | yes | | non-exempt | remove |
| 60563 | cottonwood | <i>Populus trichocarpa</i> | 14 | good | good | no | yes | | non-exempt | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|---|-----------------------|----------------------------------|
| 60564 | sweet cherry | <i>Prunus avium</i> | 11 | good | fair | no | yes | Multiple stems at ground level | non-exempt | remove |
| 60565 | cottonwood | <i>Populus trichocarpa</i> | 23 | good | good | no | yes | | non-exempt | remove |
| 60566 | sweet cherry | <i>Prunus avium</i> | 9 | fair | good | no | yes | Thin crown | exempt (<10-inch DBH) | PROTECT |
| 60567 | cottonwood | <i>Populus trichocarpa</i> | 54 | good | fair | no | yes | Co-dominant stems with included bark | non-exempt | PROTECT |
| 60569 | sweet cherry | <i>Prunus avium</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | PROTECT |
| 60571 | sweet cherry | <i>Prunus avium</i> | 10 | good | fair | no | yes | Included bark, Multiple stems at ground level | non-exempt | PROTECT |
| 60572 | sweet cherry | <i>Prunus avium</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | PROTECT |
| 60573 | cottonwood | <i>Populus trichocarpa</i> | 26 | fair | fair | no | yes | Large gall at base | non-exempt | PROTECT |
| 60574 | sweet cherry | <i>Prunus avium</i> | 7 | fair | fair | no | yes | Suppressed | exempt (<10-inch DBH) | PROTECT |
| 60574.1 | sweet cherry | <i>Prunus avium</i> | 8 | poor | poor | no | yes | Thin crown | exempt (<10-inch DBH) | PROTECT |
| 60575 | cottonwood | <i>Populus trichocarpa</i> | 8 | dead | dead | no | yes | | exempt (<10-inch DBH) | PROTECT |
| 60576 | sweet cherry | <i>Prunus avium</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | PROTECT |
| 60577 | cottonwood | <i>Populus trichocarpa</i> | 10 | fair | fair | no | yes | Suppressed | non-exempt | PROTECT |
| 60578 | cottonwood | <i>Populus trichocarpa</i> | 33 | good | fair | no | yes | Co-dominant stems with included bark | non-exempt | PROTECT |
| 60579 | cottonwood | <i>Populus trichocarpa</i> | 23 | good | good | no | yes | | non-exempt | PROTECT |
| 60614 | Oregon white oak | <i>Quercus garryana</i> | 7 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60615 | cottonwood | <i>Populus trichocarpa</i> | 15 | good | good | no | yes | | non-exempt | remove |
| 60617 | sweet cherry | <i>Prunus avium</i> | 9 | good | fair | no | yes | Multiple stems at ground level, Heavy lean | exempt (<10-inch DBH) | remove |
| 60618 | sweet cherry | <i>Prunus avium</i> | 8 | good | fair | no | yes | Multiple stems at ground level | exempt (<10-inch DBH) | remove |
| 60619 | sweet cherry | <i>Prunus avium</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60622 | sweet cherry | <i>Prunus avium</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60623 | sweet cherry | <i>Prunus avium</i> | 7 | good | good | no | yes | Heavy lean | exempt (<10-inch DBH) | remove |
| 60641 | pear | <i>Pyrus sp.</i> | 8 | poor | poor | no | yes | Multiple stems at ground level, Ivy covering base | exempt (<10-inch DBH) | remove |
| 60642 | Oregon white oak | <i>Quercus garryana</i> | 13 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 60648.1 | pear | <i>Pyrus sp.</i> | 10 | fair | fair | no | yes | Broken branches, location approximated by arborist | non-exempt | remove |
| 60654 | pear | <i>Pyrus sp.</i> | 11 | poor | poor | no | yes | Multiple stems at ground level, broken branches | non-exempt | remove |
| 60656 | pear | <i>Pyrus sp.</i> | 11 | poor | poor | no | yes | Ivy covering base, Thin crown | non-exempt | remove |
| 60659 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | fair | no | yes | Codominant stem with included bark | exempt (<10-inch DBH) | remove |
| 60671 | Oregon white oak | <i>Quercus garryana</i> | 14 | good | fair | no | yes | Heavy lean | non-exempt | remove |
| 60673 | Oregon white oak | <i>Quercus garryana</i> | 18 | good | fair | no | yes | diameter measured at 3', codominant leaders | non-exempt | remove |
| 60674 | n/a | n/a | 0 | n/a | n/a | n/a | n/a | tree does not exist | n/a | n/a |
| 60720 | Douglas fir | <i>Pseudotsuga menziesii</i> | 44 | good | fair | yes | yes | self corrected phototropic lean | non-exempt | remove |
| 60721 | Oregon white oak | <i>Quercus garryana</i> | 15 | fair | fair | no | yes | suppressed, self corrected phototropic lean, one sided | non-exempt | remove |
| 60721.1 | Oregon white oak | <i>Quercus garryana</i> | 7 | good | fair | no | yes | self corrected phototropic lean | exempt (<10-inch DBH) | remove |
| 60726 | Oregon white oak | <i>Quercus garryana</i> | 18 | fair | poor | no | yes | Previous large failed stem at base, Epicormic response in crown | non-exempt | remove |
| 60735 | apple | <i>Malus sp.</i> | 14 | fair | poor | no | yes | Failed stem, Multiple stems at ground level, Heavy lean | non-exempt | remove |
| 60750 | pear | <i>Pyrus sp.</i> | 13 | poor | poor | no | yes | Multiple stems at ground level, Broken branches, Thin crown | non-exempt | remove |
| 60756 | sweet cherry | <i>Prunus avium</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 60757 | sweet cherry | <i>Prunus avium</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60758 | sweet cherry | <i>Prunus avium</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60759 | sweet cherry | <i>Prunus avium</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60761 | sweet cherry | <i>Prunus avium</i> | 11 | good | good | no | yes | | non-exempt | remove |
| 60763 | Douglas fir | <i>Pseudotsuga menziesii</i> | 33 | good | good | yes | yes | deadwood | non-exempt | remove |
| 60764 | Douglas fir | <i>Pseudotsuga menziesii</i> | 45 | good | good | yes | yes | deadwood | non-exempt | remove |
| 60765 | Douglas fir | <i>Pseudotsuga menziesii</i> | 26 | good | good | no | yes | deadwood | non-exempt | remove |
| 60766 | Douglas fir | <i>Pseudotsuga menziesii</i> | 34 | good | fair | yes | yes | deadwood, Ivy covering stem | non-exempt | remove |
| 60767 | Douglas fir | <i>Pseudotsuga menziesii</i> | 29 | good | good | no | yes | deadwood | non-exempt | remove |
| 60768 | Douglas fir | <i>Pseudotsuga menziesii</i> | 27 | good | good | no | yes | deadwood | non-exempt | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|--|-----------------------|----------------------------------|
| 60769 | Douglas fir | <i>Pseudotsuga menziesii</i> | 36 | good | good | yes | yes | deadwood | non-exempt | remove |
| 60771 | bigleaf maple | <i>Acer macrophyllum</i> | 16 | good | good | no | yes | Heavy lean | non-exempt | remove |
| 60772 | sweet cherry | <i>Prunus avium</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60773 | Douglas fir | <i>Pseudotsuga menziesii</i> | 16 | fair | fair | no | yes | Suppressed | non-exempt | remove |
| 60774 | Douglas fir | <i>Pseudotsuga menziesii</i> | 44 | good | good | yes | yes | deadwood | non-exempt | remove |
| 60775 | Douglas fir | <i>Pseudotsuga menziesii</i> | 12 | fair | fair | no | yes | Suppressed | non-exempt | remove |
| 60776 | Douglas fir | <i>Pseudotsuga menziesii</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60777 | Douglas fir | <i>Pseudotsuga menziesii</i> | 64 | fair | fair | yes | yes | dead branches 0 to 6", thin crown, ivy covering base, inaccessible, DBH estimated, exaggerated trunk flare | non-exempt | PROTECT |
| 60777.3 | bigleaf maple | <i>Acer macrophyllum</i> | 10 | good | fair | no | yes | codominant stems with included bark, ivy covering base, DBH estimated, inaccessible | non-exempt | PROTECT |
| 60779 | pear | <i>Pyrus sp.</i> | 13 | fair | fair | no | yes | multiple stems:10, 8; thin, heavy sapsuckers | non-exempt | remove |
| 60780 | Oregon white oak | <i>Quercus garryana</i> | 14 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 60781 | Douglas fir | <i>Pseudotsuga menziesii</i> | 24 | good | good | no | yes | | non-exempt | remove |
| 60782 | Douglas fir | <i>Pseudotsuga menziesii</i> | 28 | good | good | no | yes | | non-exempt | remove |
| 60785 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | good | no | yes | | non-exempt | remove |
| 60797 | cottonwood | <i>Populus trichocarpa</i> | 40 | fair | fair | no | yes | roots buried by retaining wall, dead ivy covering stem | non-exempt | PROTECT |
| 60797.1 | n/a | n/a | 0 | n/a | n/a | n/a | n/a | tree does not exist | n/a | n/a |
| 60797.2 | incense cedar | <i>Calocedrus decurrens</i> | 36 | good | good | yes (offsite) | no | tree on neighboring property, above retaining wall | n/a | PROTECT |
| 60797.3 | incense cedar | <i>Calocedrus decurrens</i> | 36 | good | good | yes (offsite) | no | tree on neighboring property, above retaining wall | n/a | PROTECT |
| 60799 | n/a | n/a | 0 | n/a | n/a | n/a | n/a | tree does not exist | n/a | n/a |
| 60830 | bigleaf maple | <i>Acer macrophyllum</i> | 33 | good | fair | yes | yes | Co-dominant stems at 15' with included bark, heavy lean to north, trunk wound 12" by 36" on N side | non-exempt | remove |
| 60831 | silver maple | <i>Acer saccharinum</i> | 42 | very poor | very poor | yes | yes | irreversible state of decline, burls, trunk cavity, DBH estimated | non-exempt | remove |
| 60856 | sweet cherry | <i>Prunus avium</i> | 7 | fair | fair | no | yes | Heavy lean, Thin crown, estimated due to blackberry | exempt (<10-inch DBH) | remove |
| 60857 | apple | <i>Malus sp.</i> | 16 | poor | poor | no | yes | Multiple stems at ground level, ivy in crown, Broken branches | non-exempt | remove |
| 60858 | Oregon white oak | <i>Quercus garryana</i> | 17 | fair | fair | no | yes | Multiple stems at ground level:14, 10, DBH estimated due to blackberry, inaccessible | non-exempt | remove |
| 60859 | Oregon white oak | <i>Quercus garryana</i> | 10 | good | good | no | yes | DBH Estimated due to blackberry, inaccessible | non-exempt | remove |
| 60860 | apple | <i>Malus sp.</i> | 26 | very poor | very poor | no | yes | Irreversible state of decline | non-exempt | remove |
| 60861 | apple | <i>Malus sp.</i> | 10 | poor | poor | no | yes | Ivy in crown, Decay in stem | non-exempt | remove |
| 60862 | English hawthorn | <i>Crataegus monogyna</i> | 16 | dead | dead | no | yes | | exempt (dead) | remove |
| 60863 | casara | <i>Rhamnus purshiana</i> | 10 | poor | poor | no | yes | Thin crown, Ivy covering base | non-exempt | remove |
| 60881 | Oregon white oak | <i>Quercus garryana</i> | 9 | very poor | very poor | no | yes | Main stem broken | exempt (<10-inch DBH) | remove |
| 60882 | Douglas fir | <i>Pseudotsuga menziesii</i> | 16 | good | good | no | yes | | non-exempt | remove |
| 60883 | black walnut | <i>Juglans nigra</i> | 38 | fair | fair | yes | yes | Multiple stems at ground level, Included bark | non-exempt | remove |
| 60884 | black walnut | <i>Juglans nigra</i> | 23 | poor | poor | no | yes | Thin crown, Multiple stems at ground level | non-exempt | remove |
| 60885 | black walnut | <i>Juglans nigra</i> | 26 | fair | fair | no | yes | Multiple stems at ground level with included bark | non-exempt | remove |
| 60886 | Oregon white oak | <i>Quercus garryana</i> | 9 | good | good | no | yes | Multiple stems at ground level with included bark | exempt (<10-inch DBH) | remove |
| 60890 | Oregon white oak | <i>Quercus garryana</i> | 14 | good | good | no | yes | | non-exempt | remove |
| 60891 | Oregon white oak | <i>Quercus garryana</i> | 10 | fair | fair | no | yes | Thin, Codominant top with included bark | non-exempt | remove |
| 60892 | Oregon white oak | <i>Quercus garryana</i> | 10 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 60893 | black walnut | <i>Juglans nigra</i> | 7 | poor | poor | no | yes | Multiple stems at ground level, hawthorn growing into canopy | exempt (<10-inch DBH) | remove |
| 60894 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 60895 | Oregon white oak | <i>Quercus garryana</i> | 12 | good | good | no | yes | Ivy covering base | non-exempt | remove |
| 60896 | Oregon white oak | <i>Quercus garryana</i> | 13 | fair | fair | no | yes | Thin crown, deadwood | non-exempt | remove |
| 60897 | Douglas fir | <i>Pseudotsuga menziesii</i> | 28 | good | good | no | yes | | non-exempt | remove |
| 60898 | Douglas fir | <i>Pseudotsuga menziesii</i> | 28 | good | good | no | yes | | non-exempt | remove |



Attachment 1 - Tree Inventory

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Comments | Exemption Status | Treatment based on 2/6/2025 Plan |
|----------|-------------------|--------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|--|-----------------------|----------------------------------|
| 60901 | black walnut | <i>Juglans nigra</i> | 14 | poor | poor | no | yes | Thin crown, Broken branches, Multiple stems at ground level | non-exempt | remove |
| 60904 | black walnut | <i>Juglans nigra</i> | 19 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 60905 | black walnut | <i>Juglans nigra</i> | 16 | dead | dead | no | yes | | exempt (dead) | remove |
| 60907 | black walnut | <i>Juglans nigra</i> | 24 | poor | poor | no | yes | Thin crown | non-exempt | remove |
| 60909 | black walnut | <i>Juglans nigra</i> | 16 | poor | poor | no | yes | Multiple stems at base, Included bark, Thin crown | non-exempt | remove |
| 60909.1 | western red cedar | <i>Thuja plicata</i> | 22 | poor | poor | no | no | Tree on adjacent property | non-exempt | remove |
| 70028 | Norway spruce | <i>Picea abies</i> | 26 | good | good | no | no | ivy covering base, dead ivy at base, retaining wall covering roots on W side | non-exempt | PROTECT |
| 70040 | Oregon white oak | <i>Quercus garryana</i> | 26 | fair | poor | yes | yes | thin crown, broken branches, decay in stem | non-exempt | PROTECT |
| 80012 | Oregon white oak | <i>Quercus garryana</i> | 10 | poor | poor | no | yes | Thin crown, Codominant top | non-exempt | remove |
| 80023 | Oregon white oak | <i>Quercus garryana</i> | 8 | fair | fair | no | yes | Thin crown | exempt (<10-inch DBH) | remove |
| 80026 | Oregon white oak | <i>Quercus garryana</i> | 13 | good | good | no | yes | Codominant top with included bark | non-exempt | remove |
| 80028 | black walnut | <i>Juglans nigra</i> | 15 | good | fair | no | yes | Low codominant branch covered in ivy | non-exempt | remove |
| 80029 | Oregon white oak | <i>Quercus garryana</i> | 11 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 80030 | Oregon white oak | <i>Quercus garryana</i> | 14 | fair | fair | no | yes | Thin crown, lvy growing on stem | non-exempt | remove |
| 80031 | Oregon white oak | <i>Quercus garryana</i> | 10 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 80036 | Oregon white oak | <i>Quercus garryana</i> | 8 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 80038 | black walnut | <i>Juglans nigra</i> | 19 | poor | poor | no | yes | Multiple stems at ground level, One large dead stem, Thin crown | non-exempt | remove |
| 80050 | Ponderosa pine | <i>Pinus ponderosa</i> | 16 | good | good | no | no | tree on adjacent property | non-exempt | PROTECT |
| 80050.1 | bigleaf maple | <i>Acer macrophyllum</i> | 20 | good | good | no | no | Tree on adjacent property, location approximated by arborist | non-exempt | PROTECT |
| 80050.2 | grand fir | <i>Abies grandis</i> | 26 | poor | fair | no | no | Tree on adjacent property, location approximated by arborist | non-exempt | PROTECT |
| 80051 | Oregon white oak | <i>Quercus garryana</i> | 11 | poor | poor | no | no | poor, lvy covering base | non-exempt | PROTECT |
| 80052 | Oregon white oak | <i>Quercus garryana</i> | 10 | fair | fair | no | yes | Thin crown | non-exempt | remove |
| 80053 | Oregon white oak | <i>Quercus garryana</i> | 9 | good | good | no | yes | | exempt (<10-inch DBH) | remove |
| 80054 | Ponderosa pine | <i>Pinus ponderosa</i> | 12 | good | good | no | no | Tree on adjacent property | n/a | PROTECT |

¹DBH is the trunk diameter in inches. DBH was estimated for trees that were offsite on private property.

²Health and Structure are rated as good, fair, poor, very poor, to dead.

³Significant notes whether or not trees are "significant" per SRC Section 808.005: Section 808.005. "Significant tree means: (a) A rare, threatened, or endangered tree of any size, as defined or designated under state or federal law and included in the tree and vegetation technical manual; (b) An Oregon white oak (*Quercus garryana*) with a dbh of 20 inches or greater; and (c) Any other tree with a dbh of 30 inches or greater, but excluding: (1) Tree of heaven (*Ailanthus altissima*); (2) Empress tree (*Paulownia tomentosa*); (3) Black cottonwood (*Populus trichocarpa*); and (4) Black locust (*Robinia pseudoacacia*).



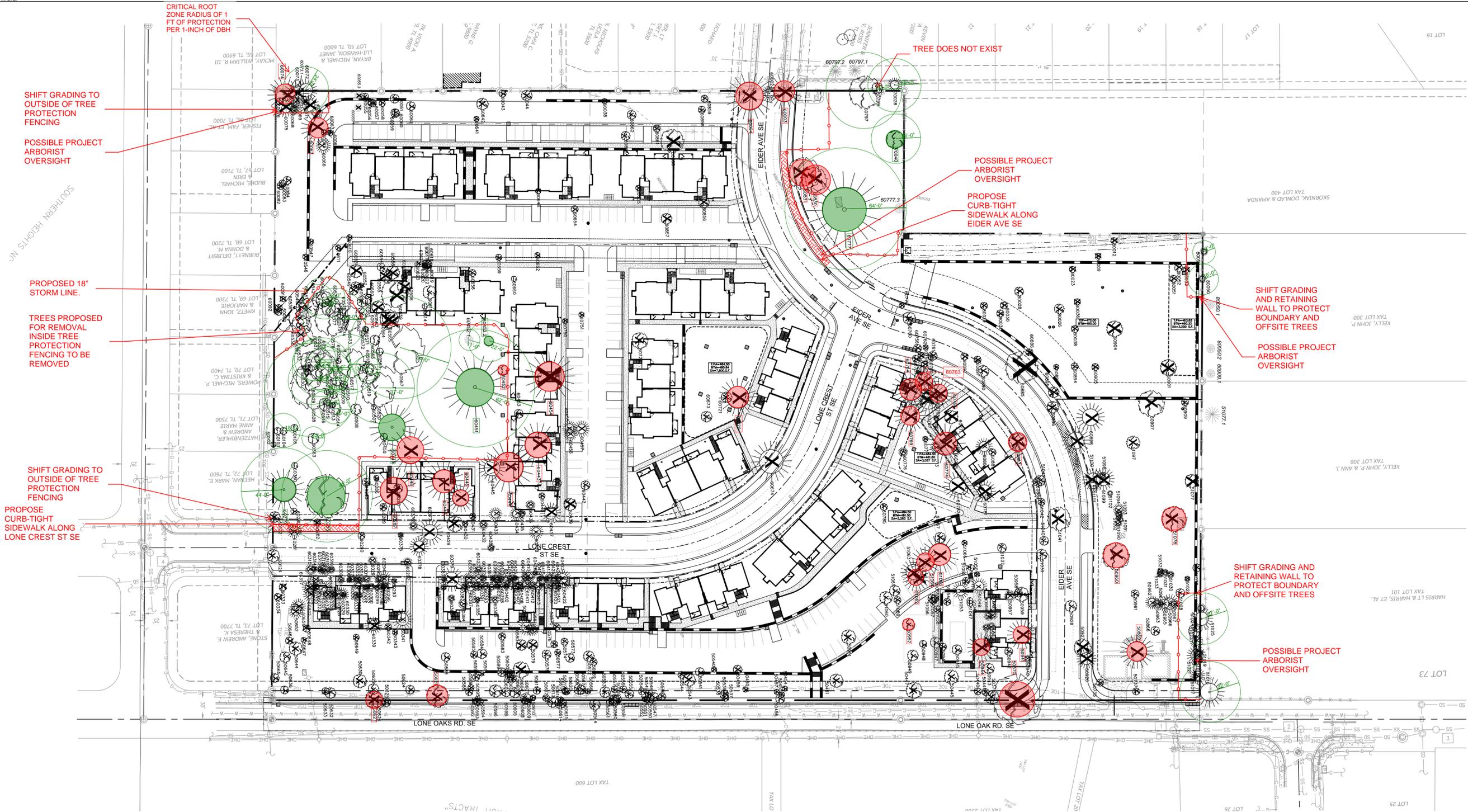
Attachment 2 - Encroachment Calculations for Protected Trees

| Tree No. | Common Name | Scientific Name | ¹ DBH | Health ² | Structure ² | Significant ³ | Property Status | Exemption Status | Treatment based on 2/6/2025 Plan | Critical Root Zone | Encroachment | Percent Encroachment | Comment |
|----------|------------------|------------------------------|------------------|---------------------|------------------------|--------------------------|-----------------|------------------|----------------------------------|--------------------|--------------|----------------------|---|
| 60092 | sweet cherry | <i>Prunus avium</i> | 10 | fair | fair | no | yes | non-exempt | PROTECT | 314 | 0 | 0 | |
| 60279 | Douglas fir | <i>Pseudotsuga menziesii</i> | 44 | good | good | yes | yes | non-exempt | PROTECT | 6079 | 216 | 4% | encroachment calculations based on modified grading and curb tight sidewalk |
| 60283 | Oregon white oak | <i>Quercus garryana</i> | 48 | fair | fair | yes | yes | non-exempt | PROTECT | 7235 | 1575 | 22% | encroachment calculations based on modified grading and curb tight sidewalk |
| 60449 | Douglas fir | <i>Pseudotsuga menziesii</i> | 48 | poor | poor | yes | yes | non-exempt | PROTECT | 7235 | 545 | 8% | |
| 60451 | Douglas fir | <i>Pseudotsuga menziesii</i> | 62 | poor | fair | yes | yes | non-exempt | PROTECT | 12070 | 2731 | 23% | |
| 60452.1 | Oregon white oak | <i>Quercus garryana</i> | 11 | fair | fair | no | yes | non-exempt | PROTECT | 380 | 0 | 0 | |
| 60452.2 | Oregon white oak | <i>Quercus garryana</i> | 22 | poor | poor | yes | yes | non-exempt | PROTECT | 1520 | 183 | 12% | |
| 60511 | cottonwood | <i>Populus trichocarpa</i> | 10 | good | good | no | yes | non-exempt | PROTECT | 314 | 0 | 0 | |
| 60514 | cottonwood | <i>Populus trichocarpa</i> | 16 | good | good | no | yes | non-exempt | PROTECT | 804 | 0 | 0 | |
| 60516 | cottonwood | <i>Populus trichocarpa</i> | 15 | good | good | no | yes | non-exempt | PROTECT | 707 | 0 | 0 | |
| 60517 | cottonwood | <i>Populus trichocarpa</i> | 31 | fair | fair | no | yes | non-exempt | PROTECT | 3018 | 0 | 0 | |
| 60518 | cottonwood | <i>Populus trichocarpa</i> | 13 | good | good | no | yes | non-exempt | PROTECT | 531 | 0 | 0 | |
| 60519 | cottonwood | <i>Populus trichocarpa</i> | 27 | good | fair | no | yes | non-exempt | PROTECT | 2289 | 0 | 0 | |
| 60520 | cottonwood | <i>Populus trichocarpa</i> | 37 | good | fair | no | yes | non-exempt | PROTECT | 4299 | 0 | 0 | |
| 60528 | cottonwood | <i>Populus trichocarpa</i> | 49 | fair | poor | no | yes | non-exempt | PROTECT | 7539 | 0 | 0 | |
| 60529 | cottonwood | <i>Populus trichocarpa</i> | 25 | good | fair | no | yes | non-exempt | PROTECT | 1963 | 0 | 0 | |
| 60532 | cottonwood | <i>Populus trichocarpa</i> | 20 | good | good | no | yes | non-exempt | PROTECT | 1256 | 0 | 0 | |
| 60533 | cottonwood | <i>Populus trichocarpa</i> | 31 | good | good | no | yes | non-exempt | PROTECT | 3018 | 0 | 0 | |
| 60534 | cottonwood | <i>Populus trichocarpa</i> | 24 | good | good | no | yes | non-exempt | PROTECT | 1809 | 0 | 0 | |
| 60537 | cottonwood | <i>Populus trichocarpa</i> | 22 | good | fair | no | yes | non-exempt | PROTECT | 1520 | 0 | 0 | |
| 60539 | cottonwood | <i>Populus trichocarpa</i> | 18 | good | poor | no | yes | non-exempt | PROTECT | 1017 | 0 | 0 | |
| 60540 | cottonwood | <i>Populus trichocarpa</i> | 11 | good | poor | no | yes | non-exempt | PROTECT | 380 | 0 | 0 | |
| 60540.1 | cottonwood | <i>Populus trichocarpa</i> | 22 | good | good | no | yes | non-exempt | PROTECT | 1520 | 0 | 0 | |
| 60542 | cottonwood | <i>Populus trichocarpa</i> | 16 | good | good | no | yes | non-exempt | PROTECT | 804 | 114 | 14% | |
| 60543 | cottonwood | <i>Populus trichocarpa</i> | 22 | fair | poor | no | yes | non-exempt | PROTECT | 1520 | 251 | 17% | |
| 60567 | cottonwood | <i>Populus trichocarpa</i> | 54 | good | fair | no | yes | non-exempt | PROTECT | 9156 | 2008 | 22% | |
| 60571 | sweet cherry | <i>Prunus avium</i> | 10 | good | fair | no | yes | non-exempt | PROTECT | 314 | 14 | 4% | |
| 60573 | cottonwood | <i>Populus trichocarpa</i> | 26 | fair | fair | no | yes | non-exempt | PROTECT | 2123 | 103 | 5% | |
| 60577 | cottonwood | <i>Populus trichocarpa</i> | 10 | fair | fair | no | yes | non-exempt | PROTECT | 314 | 0 | 0 | |
| 60578 | cottonwood | <i>Populus trichocarpa</i> | 33 | good | fair | no | yes | non-exempt | PROTECT | 3419 | 0 | 0 | |
| 60579 | cottonwood | <i>Populus trichocarpa</i> | 23 | good | good | no | yes | non-exempt | PROTECT | 1661 | 0 | 0 | |
| 60777 | Douglas fir | <i>Pseudotsuga menziesii</i> | 64 | fair | fair | yes | yes | non-exempt | PROTECT | 12861 | 2188 | 17% | encroachment calculations based on modified grading and curb tight sidewalk |
| 60777.3 | bigleaf maple | <i>Acer macrophyllum</i> | 10 | good | fair | no | yes | non-exempt | PROTECT | 314 | 0 | 0 | |
| 60797 | cottonwood | <i>Populus trichocarpa</i> | 40 | fair | fair | no | yes | non-exempt | PROTECT | 5024 | 0 | 0 | no encroachment if grading can be modified |
| 70040 | Oregon white oak | <i>Quercus garryana</i> | 26 | fair | poor | yes | yes | non-exempt | PROTECT | 2123 | 0 | 0 | |

¹DBH is the trunk diameter in inches. DBH was estimated for trees that were offsite on private property.

²Health and Structure are rated as good, fair, poor, very poor, to dead.

³Significant notes whether or not trees are "significant" per SRC Section 808.005: "Significant tree means: (a) A rare, threatened, or endangered tree of any size, as defined or designated under state or federal law and included in the tree and vegetation technical manual; (b) An Oregon white oak (*Quercus garryana*) with a dbh of 20 inches or greater; and (c) Any other tree with a dbh of 30 inches or greater, but excluding: (1) Tree of heaven (*Ailanthus altissima*); (2) Empress tree (*Paulownia tomentosa*); (3) Black cottonwood (*Populus trichocarpa*); and (4) Black locust (*Robinia pseudoacacia*).



TREE PROTECTION SPECIFICATIONS:

- PRECONSTRUCTION CONFERENCE. PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST IN A TIMELY MANNER TO REVIEW THE TREE PROTECTION PLAN, VERIFY THAT TREES TO BE RETAINED ARE IDENTIFIED WITH NUMBERED TAGS ON THE GROUND, AND TO INSPECT AND VERIFY THE INSTALLATION OF TREE PROTECTION MEASURES.
 - FENCING. TREES TO REMAIN ON SITE SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING AS DEPICTED ON SITE PLANS IN ORDER TO PREVENT INJURY TO TREE TRUNKS OR ROOTS, OR SOIL COMPACTION WITHIN THE ROOT PROTECTION AREA. FENCES SHALL BE A MINIMUM OF 6-FOOT HIGH 2-INCH CHAIN LINK MESH SECURED TO METAL POSTS DRIVEN INTO THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST PRIOR TO OPENING, ADJUSTING OR REMOVING TREE PROTECTION FENCING.
 - TREE PROTECTION ZONE. WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:
 - GRADE CHANGE OR CUT AND FILL;
 - NEW IMPERVIOUS SURFACES;
 - UTILITY OR DRAINAGE FIELD PLACEMENT;
 - STAGING OR STORAGE OF MATERIALS AND EQUIPMENT;
 - VEHICLE MANEUVERING
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO WORKING BENEATH PROTECTED TREE DRIPLINES. ROOT PROTECTION ZONES MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING AND SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS.

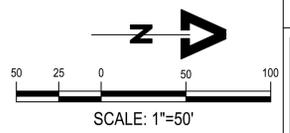
- TREE AND STUMP REMOVAL. TREES TO BE REMOVED SHALL BE CLEARLY IDENTIFIED WITH TREE-MARKING PAINT OR OTHER METHODS APPROVED IN ADVANCE BY THE PROJECT ARBORIST. WITHIN TREE PROTECTION ZONES, TREE REMOVAL SHALL BE PERFORMED WITH HAND TOOLS ONLY AND TREES SHALL BE DIRECTIONALLY FELLED OR SURGICALLY REMOVED TO AVOID DAMAGE TO REMAINING NEARBY TREES. THE STUMPS OF THESE PARTICULAR TREES SHALL REMAIN IN THE GROUND, BE REMOVED APPROXIMATELY 6-INCHES BELOW THE GROUND SURFACE USING A STUMP GRINDER, OR ELSE EXTRACTED FROM THE GROUND UNDER ARBORIST SUPERVISION.
- PRUNING. PRUNING MAY BE NEEDED TO PROVIDE OVERHEAD CLEARANCE AND TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY WHERE PRUNING IS NECESSARY ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS PREPARED FOR CONSTRUCTION. TREE REMOVAL AND PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- EXCAVATION AND ROOT PRUNING. EXCAVATION BENEATH PROTECTED TREE DRIPLINES SHALL BE AVOIDED IF ALTERNATIVES ARE AVAILABLE. IF EXCAVATION IS UNAVOIDABLE, THE PROJECT ARBORIST SHALL EVALUATE THE PROPOSED EXCAVATION TO DETERMINE METHODS TO MINIMIZE IMPACTS TO TREES. ROOT PRUNING SHALL BE DIRECTED AND DOCUMENTED BY THE PROJECT ARBORIST.
- LANDSCAPING. FOLLOWING CONSTRUCTION AND WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCH OF MULCH BENEATH THE DRIPLINE OF PROTECTED TREES IN A MINIMUM 5-FOOT RADIUS AROUND TREE TRUNKS; DO NOT PILE MULCH DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED WITHIN THE GRASS-FREE MULCH RINGS. IF IRRIGATION IS USED, USE DRIP IRRIGATION OR LOW FLOW EMITTERS INSTALLED AT NATIVE GRADE (NO TRENCHING) ONLY BENEATH THE DRIPLINES OF PROTECTED TREES. LANDSCAPING SHALL BE PERFORMED BY HAND AND WITH HAND TOOLS ONLY BENEATH PROTECTED TREE DRIPLINES; ADJUST THE LOCATION OF PLANTS TO AVOID TREE TOO IMPACTS.
- QUALITY ASSURANCE. A QUALIFIED ARBORIST SHOULD SUPERVISE PRIOR EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENCRUSH ON RETAINED TREES. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CITY FOLLOWING EACH SITE VISIT PERFORMED DURING CONSTRUCTION.
- REASSESSMENT. TREES THAT ARE RETAINED WITH SITE IMPROVEMENT WORK SHOULD BE REASSESSED IN TERMS OF FUTURE HOME PLANS; ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECT MEASURES MAY BE NEEDED.

LEGEND:

- X: DENOTE REMOVAL OF TREE
- ONSITE SIGNIFICANT TREE PROPOSED FOR REMOVAL
- ONSITE SIGNIFICANT TREE PROPOSED FOR PROTECTION
- TREE PROTECTION FENCING
- TREE ADDED BY PROJECT ARBORIST, LOCATION APPROXIMATE
- DECIDUOUS TREE ADDED BY PROJECT ARBORIST
- CONIFEROUS TREE ADDED BY PROJECT ARBORIST

| TREE PRESERVATION | |
|--|-----|
| TOTAL ONSITE SIGNIFICANT TREES | 40 |
| TOTAL REMOVED ONSITE SIGNIFICANT TREES | 33 |
| TOTAL ONSITE NON-EXEMPT TREES | 337 |
| TOTAL ONSITE TREES REMOVED | 302 |
| PERCENTAGE OF TREES PRESERVED | 10% |

REVISED 2025-02-13



7 OAKS ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
#4115P
OREGON
NOV 13, 2018
KIMBERLY JOHNSON

RENEWS: 06/25/2025

345 WESTFIELD ST. #107
SALEM, OR 97361
ADMIN@7OAKSENGINEERING.COM

STAMP:

| NO | DATE | ISSUE DESCRIPTION |
|----|------|-------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DESIGNERS AND NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND USER ASSUME RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CC BY: DRAWN BY:

PROJECT NAME: WOODLAND HEIGHTS SUBDIVISION
PROJECT ADDRESS: 5559 LONE OAK RD SE
SALEM, OR 97306

SHEET TITLE: TREE PLAN

DATE: 01/07/2024
SHEET NUMBER: C-9

STOP!
DO NOT MOVE THIS FENCE.

TREE PROTECTION ZONE

Inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the project arborist.

For questions regarding tree protection please call the project arborist:
Todd Prager & Associates, LLC
todd@toddprager.com
971.295.4835

Attachment 5 - Tree Protection Recommendations

The following recommendations will help to ensure that the trees to be retained are adequately protected:

Before Construction Begins

1. **Notify all contractors of the tree protection procedures.** For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
 - a. Hold a tree protection meeting with all contractors to explain the goals of tree protection.
 - b. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined in the current edition of the *Guide for Plant Appraisal* plus any resulting fines by government agencies.
 - c. The penalty should be paid to the owner of the property.
2. **Fencing.**
 - a. Establish fencing around each tree or group of trees to be retained.
 - b. The fencing should be put in place before the ground is cleared to protect the trees and the soil around the trees from disturbance.
 - c. Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
 - d. Fencing should consist of 6-foot-high chain-link fencing secured to concrete footers, steel footers, or metal t-posts to prevent it from being moved by contractors, sagging or falling down.
 - e. Fencing should remain in the position that is established by the project arborist and not be moved without approval from the project arborist until final project approval.
3. **Signage.**
 - a. All tree protection fencing should be provided with signage so that all contractors understand the purpose of the fencing.
 - b. Signage should be placed on every other fence panel.
 - c. Signage should be weathered and secured to fencing.
 - d. Signage has been included in Attachment 4.

During Construction

1. Protection Guidelines Within the Tree Protection Zones.

- a. No traffic should be allowed within the tree protection zones. This includes but is not limited to vehicle, heavy equipment, or even repeated foot traffic.
 - b. No storage of materials including but not limiting to soil, construction material, or waste from the site should be permitted within the tree protection zones. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
 - c. Construction trailers should not to be parked/placed within the tree protection zones.
 - d. No vehicles should be allowed to park within the tree protection zones.
 - e. No activity should be allowed that will cause soil compaction within the tree protection zones.
2. The trees should be protected from any cutting, skinning or breaking of branches, trunks, or woody roots.
 3. The project arborist should be notified prior to the cutting of woody roots from trees that are to be retained to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots should be immediately covered with soil or mulch to prevent them from drying out.
 4. No grade changes should be allowed within the tree protection zones.
 5. Trees that have woody roots cut should be provided supplemental water during the summer months.
 6. Any necessary passage of utilities through the tree protection zones should be by means of tunneling under woody roots by hand digging or boring with oversight by the project arborist.
 7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

After Construction

1. **Carefully landscape the areas within the tree protection zones.** Do not allow trenching for irrigation or other utilities within the tree protection zones.
2. **Carefully plant new plants within the tree protection zones.** Avoid cutting the woody roots of trees that are retained.
3. **Irrigation.** Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting, or the irrigation is approved by the project arborist.
4. **Drainage.** Provide adequate drainage within the tree protection zones and do not alter soil hydrology significantly from existing conditions for the trees to be retained.
5. **Inspect landscape for pests and disease.** Provide for the ongoing inspection and treatment of insect and disease populations that can damage the retained trees and plants.
6. **Fertilization.** The retained trees may need to be fertilized if recommended by the project arborist.
7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

Attachment 6 - Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The site plans and construction information provided by Santé and their consultants was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to:
 - Identify the trees to be retained and removed during construction activities at the project site;
 - Develop a tree protection plan for the trees to be retained during construction; and
 - Provide findings that address the relevant tree preservation, removal, and protection requirements in the City of Salem Code.