

NOTICE OF DECISION

PLANNING DIVISION
planning@cityofsalem.net



Si necesita ayuda para comprender esta información, por favor llame

503-588-6173

DECISION OF THE PLANNING ADMINISTRATOR

TREE VARIANCE CASE NO.: TRV25-04

APPLICATION NO.: 25-114405-PLN

NOTICE OF DECISION DATE: September 10, 2025

REQUEST: A Tree Regulation Variance to remove one Significant tree and encroach upon more than 30 percent of the Critical Root Zone of three Significant trees for the development of a new single-family dwelling. The subject property is approximately 0.44 acres in size, zoned RS (Single-Family Residential), and located at 1230 21st Street NE (Marion County Assessor's Map and Tax Lot Number: 073W24CB / 11000).

APPLICANT: David Holmes

LOCATION: 1230 21st St NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapter 808.045(d)(1) – Tree Regulation Variance

FINDINGS: The findings are in the attached Decision dated September 10, 2025.

DECISION: The **Planning Administrator APPROVED** Tree Variance Case No. TRV25-04 subject to the following conditions of approval:

- Condition 1:** Removal of Tree 2 is authorized. The remaining trees shall remain unless an additional permit or application authorizes removal.
- Condition 2:** Prior to issuance of building permits, all impacted roots measuring at least one inch in diameter shall be pruned in compliance with the arborist's standards.
- Condition 3:** Prior to issuance of building permits and throughout construction, all exposed root areas shall be covered with burlap or similar material in compliance with the arborist's standards.
- Condition 4:** Prior to issuance of building permits, an irrigation system shall be installed for trees specified by the arborist.
- Condition 5:** Prior to issuance of building permits, protective fencing shall be installed around the CRZ of each protected tree, and no dirt or other materials shall be placed within the Critical Root Zone of any protected tree.
- Condition 6:** Vehicles and machinery can only traverse within a CRZ of any protected tree over a protective covering a minimum of three-quarter

inches thick in compliance with the arborist's recommendations.

Condition 7: Prior to final occupancy or prior to March 31, 2026, provide deep root fertilization for Trees 3, 5, 6, and 12 in compliance with the arborist's recommendations, or provide evidence of a prepaid contract for the work to be performed.

The rights granted by the attached decision must be exercised, or an extension granted, by September 26, 2027, or this approval shall be null and void.

Application Deemed Complete:	<u>August 21, 2025</u>
Notice of Decision Mailing Date:	<u>September 10, 2025</u>
Decision Effective Date:	<u>September 26, 2025</u>
State Mandate Date:	<u>December 19, 2025</u>

Case Manager: Quincy Miller, gmiller@cityofsalem.net, 503-584-4676

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, in person at 440 Church St SE, Salem OR 97312, by mail P.O. Box 14300 Salem, OR 97309, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Thursday, September 25, 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 Chapter 808. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

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, 440 Church St SE, Salem, during regular business hours.

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF)	FINDINGS & ORDER
TREE REGULATION VARIANCE)	
CASE NO. TRV25-04)	
1230 21 ST STREET NE)	SEPTEMBER 10, 2025

In the matter of the application for a Tree Variance submitted by the applicant, David Holmes of Green Structures NW, LLC, on behalf of the property owners, Gene and Rosalyn McKeown-Ice, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A Tree Regulation Variance for four significant trees impacted by development of a single-family dwelling.

Request: A Tree Regulation Variance to remove one significant tree and encroach upon more than 30 percent of the Critical Root Zone of three significant trees for the development of a new single-family dwelling. The subject property is approximately 0.44 acres in size, zoned RS (Single-Family Residential), and located at 1230 21st Street NE (Marion County Assessor's Map and Tax Lot Number: 073W24CB / 11000).

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

PROCEDURAL FINDINGS

1. Background

On May 21, 2025, an application for a Dwelling Permit (25-110671-DW) was submitted for a new single-family dwelling at 1230 21st Street NE. On May 27, 2025, Code Enforcement visited the property to investigate reports of development done without a permit. A "Stop Work" order was issued along with verbal corrections to remove materials stored within the Critical Root Zone (CRZ) of the significant trees on the property, and that protective fencing be installed per SRC 808.046(a).

After the applicant contacted a certified arborist and provided a comprehensive tree inventory, it was determined that a Tree Regulation Variance would be necessary for development of the property due to the presence of multiple significant trees. The applicant has removed materials from the Critical Root Zone and installed protective fencing per City of Salem Zoning Inspector.

On July 11, 2025, a consolidated application for four Tree Regulation Variances was filed for the subject property. After additional information was provided by the applicant, the application was deemed complete for processing on August 21, 2025. The 120-day state mandated decision deadline for this consolidated application is December 19, 2025.

The findings from the certified arborist are included as **Attachment B** and the applicant's written statements addressing the approval criteria of the Salem Revised Code (SRC) are included in the record.

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: 25 114405.

3. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Northeast Neighbors (NEN) Neighborhood Association.

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

Neighborhood Association Comment: Notice of the application was provided to the neighborhood association pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. The Neighborhood Association provided comments indicating their concerns, which was later clarified that it was a comment from a portion of the executive board. These comments are addressed below with the other concerns brought by the public.

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), (iv), (vi), & (vii), to the address of the subject property and all property owners and tenants within 250 feet of the subject property. As of the date of completion of this staff report, nine comments were received from neighboring property owners. Four comments expressed support for the variance, with the remaining comments having concerns regarding the actions of the developer, long-term health of the impacted trees, impacts to the Critical Root Zone (CRZ) of trees, and applicability of Tree Regulation Variances and SRC Chapter 808.

The comments and staff's responses are summarized as follows:

Developer Actions: Comments received expressed concerns regarding actions of the developer prior to submitting the application for a Tree Regulation Variance.

Staff Response: City Staff identified a Code Compliance case on the subject property. A "Stop Work" order was issued for work without permits and verbal corrections were provided to the contractor for encroachment into the Critical Root Zone (CRZ) of the significant trees. The contractor removed materials from the CRZ and installed protective fences as requested. Voluntary compliance is the City of Salem's primary remedy for most code compliance

violations, where the contractor adhered to the verbal correction and stopped work. A Tree Variance application was then submitted, which included an Arborist Report (**Attachment B**) detailing the health of the trees.

Based on the Arborist Report, there was minimal damage to any of the trees' Critical Root Zones. The intent of the Tree Code (SRC Chapter 808) is to preserve trees, maintain their functional value, and increase tree canopy over time. As the impact to the CRZ was minimal, and the conditions of approval will ensure the trees provide the same functional value as they did in the past, voluntary compliance has been satisfied.

Long-Term Health of Trees: Comments received expressed concerns about the impacts to all trees on the property and their Critical Root Zones (CRZs), especially those located closest to the development.

Staff Response: Based on the Arborist Report (**Attachment B**), there was minimal damage to the any of the trees' Critical Root Zones. The arborist provided measures to increase the overall health of the trees impacted and additional recommendations to be implemented for the remainder of the construction. The certified arborist believes the trees will continue to remain in good health with the conditions of approval listed below.

Applicability of SRC Chapter 808: Comments received expressed concerns about the applicability of SRC Chapter 808 and meeting applicable approval criteria for work done prior to submittal.

Staff Response: According to the applicant and based on recent staff visits, the four subject trees have not been removed. A verbal correction was provided to the applicant which included applying for a Tree Variance for the encroachment into the Critical Root Zone. Tree 2 as shown on the arborist's "Tree Inventory Map" in **Attachment B** is a hazardous tree, which could have been removed pursuant to a Tree Removal Permit meeting the approval criteria of SRC 808.030(d)(1). Since the applicant is responding to the verbal correction from the Code Compliance officer, the removal of this tree is addressed below as part of this consolidated application.

4. City Department Comments

City of Salem Building and Safety Division – Reviewed the proposal and indicated no objections.

City of Salem Development Services Division – Reviewed the proposal and indicated no objections.

City of Salem Fire Department – Reviewed the proposal and indicated no objections.

5. Public Agency Comments

As of the date of this decision, no comments from public agencies have been received.

DECISION CRITERIA FINDINGS

6. Analysis of Tree Regulation Variance Approval Criteria

Salem Revised Code (SRC) 808.045(d) sets forth the following criteria that must be met before approval can be granted to a request for a Tree Regulation Variance. In this case, the applicant has requested to address the hardship criterion 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 the removal of one significant tree and to encroach more than 30 percent into the Critical Root Zone (CRZ) of three other significant trees to facilitate development of a new single-family dwelling on the property. Elwood's Tree Service has provided a report (**Attachment B**) identifying 16 significant trees near the proposed single-family dwelling foundation. As identified in the report, Tree 1, Tree 2, Tree 5, and Tree 6 have more than 30 percent of their CRZ impacted. The report also includes analysis of Tree 3, Tree 4, Tree 10, and Tree 12, which have 30 percent or less of their CRZ impacted.

Since Tree 3, Tree 4, Tree 10, and Tree 12 have 30 percent or less of their CRZ being impacted, a Tree Regulation Variance is not required for these trees. However, the arborist has provided a summary of each tree and actions required to ensure the future health of each tree. These recommendations are listed below as conditions of approval that will be required to be met prior to issuance of final occupancy.

The applicant is proposing to remove one 27-inch diameter-at-breast-height (dbh) Oregon White Oak tree (Tree 2). Based on the Arborist Report, Tree 2 had experienced significant damage from an ice storm in 2021, with more than 50 percent of the canopy currently failing. The tree has a significant visible scar and a crack on the main stem which cannot be cabled or otherwise rectified. Per the arborist, the encroachment into the CRZ did not cause the tree's health to deteriorate, and they have provided an ISA Risk Assessment which recommends removal of the tree.

The applicant is also proposing to encroach upon 30 percent or more of the Critical Root Zone of three trees (Tree 1, Tree 5, and Tree 6). Tree 1 is an approximately 24-inch dbh Oregon White Oak that has approximately 35 percent of its CRZ encroached upon for the construction of the single-family dwelling. Per the Arborist Report, damage to the root system has been minimal and the proposed amount of encroachment will not negatively impact the overall health of the tree, if the conditions of approval below are followed.

Tree 5 is an approximately 27-inch dbh Oregon White Oak, and Tree 6 is an approximately 32-inch dbh Oregon White Oak, both of which have their CRZ encroached upon more than 30 percent for the construction of the single-family dwelling. Per the Arborist Report, due to a previously existing foundation from a garage constructed decades ago, all new root growth for these trees is likely to have grown in different directions due to the compaction of the soil. Due to this previously existing garage, the excavation for the foundation for the construction of the single-family dwelling resulted in minimal root cutting. Per the arborist, the encroachment for

these trees is just over 30 percent, and with the additional conditions of approval, the long-term health of these trees will not be compromised.

The subject property is approximately 18,972 square feet in area, approximately 63 feet in width, 344 feet in depth, and has seven significant Oregon White Oak trees located on it, with one significant Oregon White Oak located adjacent to the subject property on the north side, and three significant Oregon White Oaks located adjacent to the subject property on the south side. Due to the location of these trees on and adjacent to the subject property, the buildable area for the property is greatly reduced due to the protection standards of SRC 808.046(a), which requires a ground silt fence to encompass 100 percent of each protected tree's CRZ, and encroachment of up to 30 percent of a protected tree's CRZ only allowed with a report from a certified arborist.

Based on the Arborist Report submitted, and to ensure the long-term health of the trees with impacts to their Critical Root Zones (CRZ), the following conditions as recommended by the arborist apply:

- Condition 1:** Removal of Tree 2 is authorized. The remaining trees shall remain unless an additional permit or application authorizes removal.
- Condition 2:** Prior to issuance of building permits, all impacted roots measuring at least one inch in diameter shall be pruned in compliance with the arborist's standards.
- Condition 3:** Prior to issuance of building permits and throughout construction, all exposed root areas shall be covered with burlap or similar material in compliance with the arborist's standards.
- Condition 4:** Prior to issuance of building permits, an irrigation system shall be installed for trees specified by the arborist.
- Condition 5:** Prior to issuance of building permits, protective fencing shall be installed around the CRZ of each protected tree, and no dirt or other materials shall be placed within the Critical Root Zone of any protected tree.
- Condition 6:** Vehicles and machinery can only traverse within a CRZ of any protected tree over a protective covering a minimum of three-quarter inches thick in compliance with the arborist's recommendations.
- Condition 7:** Prior to final occupancy or prior to March 31, 2026, provide deep root fertilization for Trees 3, 5, 6, and 12 in compliance with the arborist's recommendations, or provide evidence of a prepaid contract for the work to be performed.

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

Finding: The proposed Tree Variance is required due to the development of a new single-family dwelling on the subject property and the presence of multiple significant trees adjacent

to the proposed development. The applicant and property owner have collaborated with a licensed arborist to determine the location of each significant tree and its corresponding Critical Root Zone, as well as the best ways to rectify any impacts which may have occurred during the early excavation of the foundation and determining what is required to ensure the long-term health of all trees on the property.

As the proposed development is encroaching upon more than 30 percent of the CRZ for three Oregon White Oaks, each tree requires approval of a Tree Variance. While some other trees on and adjacent to the subject property have impacts to their CRZs less than 30 percent, these do not require additional Tree Variances, as the report provided by the licensed arborist states the long-term health and stability of these trees will not be negatively affected along with the recommended treatments, satisfying SRC 808.046(a)(3)(A). The tree proposed for removal had pre-existing damage from a storm several years ago, and while its removal is not due to the proposed development, its location presents a hazard to the neighboring property and proposed development on the subject property per the arborist. No other trees are required to obtain Tree Variances for the proposed development. Any subsequent removals or encroachments beyond what has been specified in this decision will require approval of a Tree Removal Permit or Tree Variance per SRC Chapter 808.

Therefore, due to the location and size of the significant trees on the subject and adjacent properties, and the location of the proposed development and excavation related to the proposed foundation, as described in the findings above and as conditioned, the applicant's requested variances to remove one significant tree and encroach upon more than 30 percent of the CRZ of three other significant trees in the minimum necessary to allow for the otherwise lawful development of the property.

7. Conclusion

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

IT IS HEREBY ORDERED

Tree Regulation Variance Case No. TRV25-04 is hereby **APPROVED** subject to SRC Chapter 808, the applicable standards of the Salem Revised Code, and the following conditions of approval:

- Condition 1:** Removal of Tree 2 is authorized. The remaining trees shall remain unless an additional permit or application authorizes removal.
- Condition 2:** Prior to issuance of building permits, all impacted roots measuring at least one inch in diameter shall be pruned in compliance with the arborist's standards.
- Condition 3:** Prior to issuance of building permits and throughout construction, all exposed root areas shall be covered with burlap or similar material in compliance with the arborist's standards.

- Condition 4:** Prior to issuance of building permits, an irrigation system shall be installed for trees specified by the arborist.
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- Condition 7:** Prior to final occupancy or prior to March 31, 2026, provide deep root fertilization for Trees 3, 5, 6, and 12 in compliance with the arborist's recommendations, or provide evidence of a prepaid contract for the work to be performed.

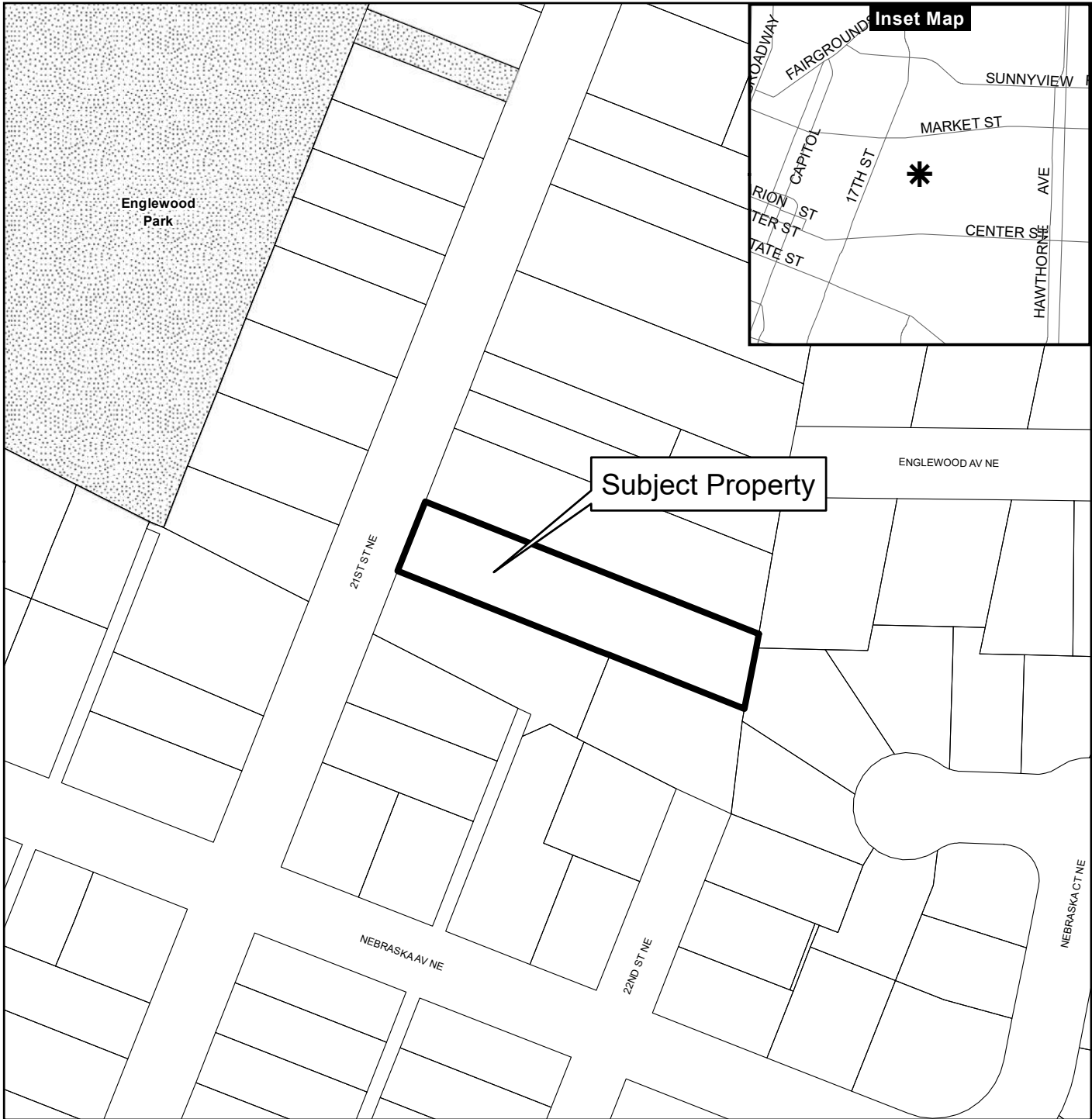


Quincy Miller, AICP, Planner I, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments: A. Vicinity Map
B. Arborist Report

Vicinity Map

1230 21st Street NE



Legend

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

Parks



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Elwood's TREE SERVICE

Green Structure NW
Attn: Tim Korte & Colby Korte
1230 21st St NE
Salem, OR 97301
Tim@GreenStructuresNW.com
Colbykorte@hotmail.com

Attn: City Planners

RE: Oregon White Oak (*Quercus garryana*)

I am reaching out to you today as a certified arborist with a keen eye for the intricate dance between development and our cherished natural resources.

We find ourselves at a bit of a crossroads with one of our clients, whose contractor has embarked on the ambitious journey of constructing a new home. However, in his enthusiasm, he took it upon himself to dig out the foundation without securing a full permit from the city. In his eagerness to forge ahead, he inadvertently ventured into the critical root zone of several magnificent Oregon white oak trees. As we all know, these trees are not just beautiful; they are the guardians of our landscape, deserving of our utmost care and respect.

Upon my examination of the site, I am relieved to report that the damage to the roots appears to be minimal. The resilience of the Oregon white oak is remarkable, and I believe we can navigate this challenge with a thoughtful approach. I propose the following remedy to ensure the well-being of these majestic trees:

1. ****Root Pruning:**** Any roots measuring 1 inch in diameter or larger should be pruned correctly to minimize stress on the trees. This precise action will help them rebound and continue to thrive.
2. ****Protection of Exposed Areas:**** I recommend covering the exposed root areas with burlap. This will provide a protective barrier while also allowing for some air exchange and moisture retention.



3. ****Drip Irrigation System:**** To support the oaks during their recovery, we should install a drip irrigation system near the cut bank area. This will ensure they receive adequate moisture as they adapt to their altered environment.

4. ****Soil Management:**** One of the oaks still has approximately 20 yards of soil piled around its critical root zone. I suggest we carefully relocate this soil away from the tree's drip line, maintaining about 3 inches from grade. This will help alleviate any potential suffocation of the roots while still providing some soil cover.

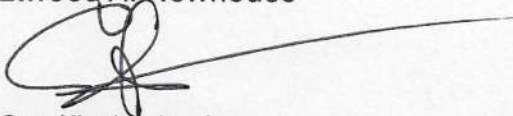
5. ****Traffic Management:**** Lastly, to prevent any further strain on the trees, I recommend that any machinery traffic in the root zones is managed with the use of three-quarter inch plywood. This will distribute weight and minimize compaction, allowing the oaks to continue their sturdy stand.

With these measures in place, I am confident that we can foster a harmonious balance between development and the preservation of our cherished trees. I appreciate your attention to this matter and your commitment to safeguarding the natural beauty of Salem.

Thank you for considering these recommendations. I look forward to collaborating with you to ensure a successful project that honors both our client's vision and the integrity of our beloved oak trees.

Sincerely,

Elwood A. Newhouse



Certified Arborist

PNW #0735

Elwood's TREE SERVICE

Tree inventory list

DBH- Diameter breast height

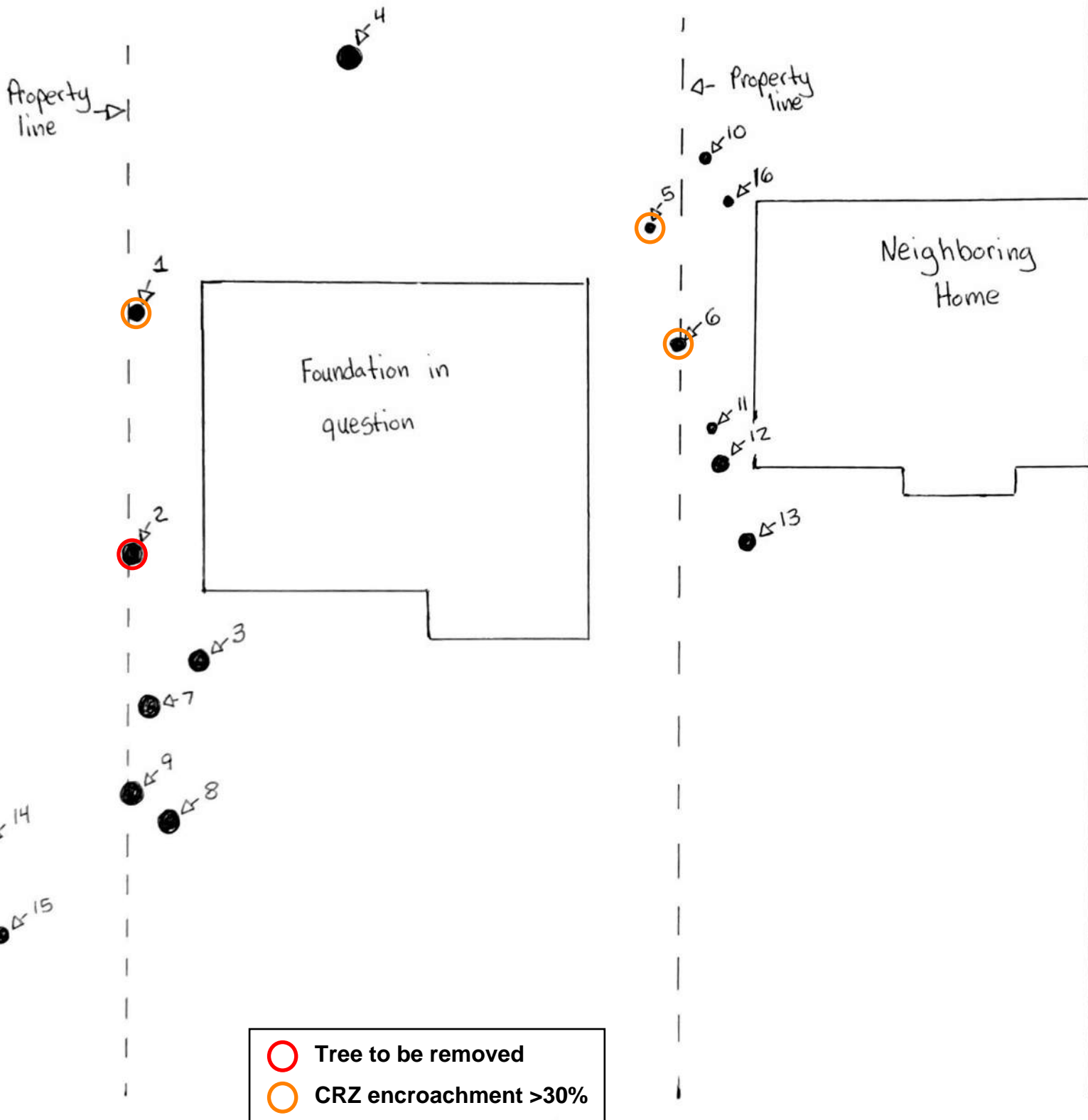
DFF- Distance from foundation

CRZ- Critical root zone

Inventory #	DBH	CRZ	DFF
1.	23.64"	23' 7.68"	4.66'
2.	27.22"	27' 2.64"	4.66'
3.	27.38"	27' 4.56"	9.33'
4.	41.00"	41'	35.33'
5.	27.07"	27' 0.84"	14.41'
6.	32.00"	32'	9.5'
7.	19.50"	19' 6"	17.58'
8.	25.63"	25' 7.56"	41.41'
9.	23.24"	23' 2.88"	39.25'
10.	27.70"	27' 8.4"	23.58'
11.	13.29"	13' 3.48"	13.54'
12.	33.51"	33' 6.12"	15.75'
13.	23.88"	23' 10.56"	26.83'
14.	24.36"	24' 4.32"	39.33'
15.	19.02"	19' 0.24"	51.33'
16.	13.29"	13' 3.48"	16.08'



Tree Inventory Map



Elwood's TREE SERVICE

Gene Ice

Tree inventory: 1

Health summary:

In past years this Oregon white oak experienced significant top failure at approximately 35ft and is now predominantly epicormic growth crown. The result of this large failure is a vastly smaller canopy size than originally, requiring less of a root plate to support the significantly decreased canopy size and will continue in good health despite the CRZ being affected at approximately 35%.

Best regards,

Dalton Lethco- Willis



Certified Arborist

ISA ID: PN-10342A



Elwood's TREE SERVICE

Gene Ice

Tree inventory: 2

Health summary:

This particular Oregon white oak is considered a hazard due to the significant failure as a result of the ice storm in 2021 with more than 50% of the canopy failing. This failure has left a significant scar, and a crack traveling down the main stem of the tree. Unfortunately, there is no possibility of cabling as there is no stem to cable it back to, and it is considered improper to install bolts without cables overhead per the ISA. Furthermore, this exposed heartwood will eventually begin decaying, only worsening the safety of the remaining lateral loaded canopy posing risk to the new proposed home to be built. It is our suggestion that this tree needs to be removed for the safety of all, and we have provided an ISA Risk Assessment form to stand by that opinion.

Best regards,

Dalton Lethco- Willis



Certified Arborist

ISA ID: PN-10342A



Elwood's TREE SERVICE

Gene Ice

Tree inventory: 3

Health summary:

Oregon white oak number 3 is going to go through some rather significant stress mostly in part to the questionable pruning that was done prior to this project beginning by another tree service. Oversized pruning cuts, taking what looks to be some topping cuts, and opening excessive afternoon sun exposure to the interior bark these will all pose stress on the tree along with the CRZ being affected an estimated 25-28% (below the City of Salem's allowed 30%). We do suggest aiding in the survival of this tree by contacting a spray service to perform a deep root fertilization. Without the questionable pruning I don't feel the CRZ impact would have vastly affected the health of this oak but the combination of the two raises the risk for the tree.

Best regards,

Dalton Lethco- Willis



Certified Arborist

ISA ID: PN-10342A



Elwood's TREE SERVICE

Gene Ice

Tree inventory: 4

Health summary:

This Oregon white oak is generally in healthy condition minus a medium to large failure that occurred within the last 4-5 years resulting in some slight decline on the south side of the tree. As for the CRZ impact, it is less than 10% and will not have a long-lasting impact on the overall health of the tree.

Best regards,

Dalton Lethco- Willis



Certified Arborist

ISA ID: PN-10342A



Elwood's TREE SERVICE

Gene Ice

Tree inventory: 5/6

Health summary:

The two of these Oregon white oaks based on the generalized CRZ calculation are over 30% of impact. Although there was previously a foundation of an old garage in close proximity to these trees as shown in photos provided to us by the builder. This foundation when put in decades ago the builders at that point due to low education/care for trees would have cut all the roots prior to pouring the foundation and any new root growth from then to now would've likely grown in a different direction due to the compaction of the soil this was also shown based on the lack of roots cut when the foundation trench was dug out for this recent project. It is our opinion that although these both were technically over the 30% based on generalized calculations, they won't show significant stress in years to come with the impact that they received. I do suggest having deep root fertilization done to better aid in the future health of these two significant white oaks.

Best regards,

Dalton Lethco- Willis



Certified Arborist

ISA ID: PN-10342A



Elwood's **TREE SERVICE**

Gene Ice

Tree inventory: 10

Health summary:

The CRZ impact for this tree is below 15% and will not have an effect on the future health of this Oregon white oak.

Best regards,

Dalton Lethco- Willis



Certified Arborist

ISA ID: PN-10342A



Elwood's TREE SERVICE

Gene Ice

Tree inventory: 12

Health summary:

The CRZ impact for this Oregon white oak is below the City of Salem's allowed 30% and is estimated to be between 20-25%. The impact of the CRZ won't have an impact on the future health of this tree though I do suggest getting deep root fertilization done for this tree as well to better aid in the future health of the tree.

Best regards,

Dalton Lethco- Willis



Certified Arborist

ISA ID: PN-10342A





Basic Tree Risk Assessment Form

Client Gene Ice Date 7-30-25 Time 3:18pm
 Address/Tree location 1230 - 21st St NE Tree no. 2 Sheet of
 Tree species Oregon White Oak (Quercus garryana) dbh 27.22" Height 80-85' Crown spread dia. 30-35'
 Assessor(s) Elwoods Tree Service (Dalton Bethco) Tools used Diameter tape, Probe, Binoculars Time frame

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Neighboring home	None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	No	
2	Vehicles	None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	Yes	Yes
3			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Site Factors

History of failures 50% of the canopy failed in previous years Topography Flat ☒ Slope ☐ % Aspect
 Site changes None ☒ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe Recently not to do with this grade change
 Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☐ Pavement over roots ☒ 15 % Describe
 Prevailing wind direction SW Common weather Strong winds ☐ Ice ☒ Snow ☐ Heavy rain ☐ Describe

Tree Health and Species Profile

Vigor Low ☐ Normal ☒ High ☐ Foliage None (seasonal) ☐ None (dead) ☐ Normal 98% Chlorotic % Necrotic 2 %
 Pests/Biotic Abiotic
 Species failure profile Branches ☐ Trunk ☒ Roots ☐ Describe

Load Factors

Wind exposure Protected ☐ Partial ☒ Full ☐ Wind funneling ☐ Relative crown size Small ☐ Medium ☐ Large ☐
 Crown density Sparse ☒ Normal ☐ Dense ☐ Interior branches Few ☐ Normal ☐ Dense ☐ Vines/Mistletoe/Moss ☐
 Recent or expected change in load factors 50% of the tree failed causing a fracture down main stem putting risk to remaining tree

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☒ LCR %
 Dead twigs/branches ☒ 2 % overall Max. dia.
 Broken/Hangers Number Max. dia.
 Over-extended branches ☐
Pruning history
 Crown cleaned ☐ Thinned ☐ Raised ☐
 Reduced ☐ Topped ☐ Lion-tailed ☐
 Flush cuts ☐ Other heading cuts in past

Cracks ☐ Lightning damage ☐
 Codominant ☐ Included bark ☐
 Weak attachments ☐ Cavity/Nest hole % circ.
 Previous branch failures ☐ Similar branches present ☐
 Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
 Conks ☐ Heartwood decay ☐
 Response growth

Condition(s) of concern

Part Size Fall Distance

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Part Size Fall Distance

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☐
 Codominant stems ☐ Included bark ☐ Cracks ☒
 Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐
 Lightning damage ☐ Heartwood decay ☐ Conks/Mushrooms ☐
 Cavity/Nest hole % circ. Depth Poor taper ☐
 Lean ° Corrected?
 Response growth

Condition(s) of concern Crack traveling down main stem

Part Size 50% (remaining canopy) Fall Distance 30-40'

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒

Likelihood of failure Improbable ☐ Possible ☒ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth Stem girdling ☐
 Dead ☐ Decay ☐ Conks/Mushrooms ☐
 Ooze ☐ Cavity % circ.
 Cracks ☐ Cut/Damaged roots ☐ Distance from trunk
 Root plate lifting ☐ Soil weakness ☐
 Response growth

Condition(s) of concern

Part Size Fall Distance

Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐

Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

[illegible]

Matrix I. Likelihood matrix.

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

Matrix 2. Risk rating matrix.

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

Notes, explanations, descriptions

Showing failure/missing portion of stem/
Crack starting down trunk of tree

Mitigation options

- | | | |
|---|---------------|----|
| 1. Remove tree (Highly suggested) | Residual risk | 0% |
| 2. Perform significant reduction cuts (Cannot due to city 30% rule) | Residual risk | |
| 3. | Residual risk | |
| 4. | Residual risk | |

Overall tree risk rating Low ☐ Moderate ☐ High ☒ Extreme ☐

Overall residual risk None ☒ Low ☐ Moderate ☐ High ☐ Extreme ☐ Recommended inspection interval N/A

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

Inspection limitations ☒None ☐Visibility ☐Access ☐Vines ☐Root collar buried Describe _____

