

City of Salem
Community Development Department
555 Liberty Street SE, Room 305
Salem, OR 97301
(503) 588-6173



**Tree Conservation Plan
ADJUSTMENT
----- Exhibit N -----**

Received By:
DM:

SECTION 1 (To be completed by applicant)

Applicant Name: _____ Telephone: _____

Applicant Mailing Address: _____

Site Address: _____

Proposed Use or Type of Development: _____ Lot Size (sq. ft.): _____

Original TCP Case No. _____ Associated Subdivision/Partition Case No. _____

---- ADJUSTMENT REQUEST ----

Total number of trees on subject property **prior** to development: _____

Number of trees to be removed under original Tree Conservation Plan: _____

Number of additional trees to be removed under all previously-approved TCP Adjustments: _____

Number of trees to be removed under **this** TCP Adjustment: _____

Total number of trees to be removed: _____ **Total** number of trees to be retained: _____

Percent of original trees retained after this adjustment: _____ %

Description of trees to be removed (species and size [dbh]):

Reason for Adjustment (attach additional pages if needed):

Applicant Signature:

I hereby certify that the information contained herein and attached hereto is true and accurate.

SECTION 2 (To be completed by staff)

Is TCPA **inconsistent** with approved TCP (or most recently approved TCPA)? Yes No

Are more than 5 additional trees to be removed? Yes No

Are less than 25% of total trees retained? Yes No

Are riparian trees/native vegetation to be removed? Yes No

Are significant trees to be removed? Yes No

If "Yes" is checked for any of the above questions, refer to extended review. Otherwise, review over-the-counter.

- Check one of the following:
- Adjustment to be reviewed over-the-counter.
 - Adjustment to be referred to Current Planning for extended review.

SECTION 3 (To be completed by staff)

Staff Finding: Adequate staff review has been completed in order to issue a decision on the proposed Tree Conservation Plan Adjustment. The Urban Planning Administrator or designee hereby elects to: (Check appropriate box.)

Approve this adjustment to TCP _____ pursuant to SRC 68.110. Staff has established that all applicable requirements of SRC Chapter 68, Preservation of Trees and Vegetation, have been met or shall be met by conditions of approval. The applicant shall be subject to the requirements of this decision, which is binding on the property until the issuance of a Notice of Final Completion. Any conditions or replanting requirements imposed by this approval shall be in addition to, and not in lieu of, any other conditions or replanting requirements previously or subsequently required for the original Tree Conservation Plan and any concurrent adjustments made thereto.

Deny this adjustment to TCP _____ pursuant to SRC 68.110. The applicant has failed to demonstrate adequate justification for the removal of trees proposed for removal under this adjustment and/or the applicable requirements of SRC Chapter 68, Preservation of Trees and Vegetation, have not been met.

Approval of this Tree Conservation Plan Adjustment shall require compliance with the following conditions as authorized by SRC 68.110(b):

1. The property owner, developer, and all representatives thereof shall comply with the nine (9) **conditions attached hereto as Attachment 1.**
2. The subject property shall be re-planted with at least _____ trees of 1.5 inch caliper or greater, as required by the original Tree Conservation Plan and any subsequent adjustments.
3. The subject property shall be re-planted with an additional _____ trees of 1.5 inches caliper or greater, as a condition of the subject Tree Conservation Plan adjustment approval.
4. The property owner, developer, and all representatives thereof shall comply with the following additional condition(s):

Date of Decision: _____ Staff Person: _____

Staff Signature: _____

Appeals: The applicant may appeal the denial of a tree conservation plan adjustment by filing a written notice of appeal with the Planning Administrator, no later than thirty days after the date of the written decision. The appeal shall be heard by the Director of Community Development, whose decision is final.

Attachment 1: Additional Conditions of Approval
Attachment 2: Tree Conservation Plan Adjustment

ATTACHMENT 1 ADDITIONAL CONDITIONS OF APPROVAL

The submitted Tree Conservation Plan Adjustment is consistent with the provisions of SRC Chapter 68 and Chapter 132. The Tree Conservation Plan Adjustment is hereby approved, contingent upon issuance of construction permit(s). The developer, and all representatives thereof, shall comply with all applicable SRC Chapter 68 and Chapter 132 development standards, and shall comply with the following conditions:

1. The Tree Conservation Plan Adjustment, referenced above by Case File Number TCP-_____, is hereby approved and a copy attached hereto. The approved Tree Conservation Plan Adjustment is on file with the City of Salem, and is binding on the property.
2. No tree designated for removal on the approved Tree Conservation Plan Adjustment shall be removed prior to the Tree Conservation Plan Adjustment approval date.
3. Any changes to the approved Tree Conservation Plan Adjustment must be submitted to the Community Development Department in the form of another Tree Conservation Plan Adjustment application for review and approval.
4. No tree designated for preservation may be removed or critically damaged unless and until a Tree Conservation Plan Adjustment application is submitted to the Community Development Department and approval has been granted by the Planning Administrator.
5. Prior to and during any grubbing, grading and construction activities, all trees designated for preservation shall be protected from removal or critical damage. Trees designated for protection shall be clearly marked on-site.
6. During all grubbing, grading and construction activities, sturdy, high-visibility protective fencing shall be installed and maintained around all heritage trees (any tree designated as a heritage tree pursuant to SRC 86.010) and significant trees (rare, threatened or endangered trees of any size as defined or designated under state/federal law and included in the tree and vegetation technical manual, and Oregon white oaks [*Quercus garryana*] with a diameter at breast height [dbh] of 24 inches or greater) designated for preservation. The protective fencing shall be installed under the tree canopy such that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one-inch of dbh is protected. No grubbing, grading, construction, vehicle parking, or storage/disposal of materials/fill shall be allowed inside the protective fencing.
7. At the time of application to the Salem Public Works Department for a construction permit, and prior to any grading and/or construction on-site, a copy of the approved Tree Conservation Plan Adjustment shall be provided to the Salem Public Works Department with the construction and grading plans.
8. Prior to recordation of the Final Plat, a Final Tree Conservation Plan, including revisions that may result from an approved Adjustment, shall be submitted to the Community Development Department for review and an on-site INSPECTION.
9. Upon Final Plat recordation, the approved Final Tree Conservation Plan is binding on the lots created by partition/subdivision of the subject property. Adherence to the Final Tree Conservation Plan is required at the time of building permit application. All trees identified for preservation by the Final Tree Conservation Plan be protected as required above until issuance of a Notice of Final Completion for each affected parcel/lot.
10. The property shall be replanted as required by SRC Chapter 132 (see Exhibit N, Section 3, attached). Replanting must be illustrated on landscaping plans, and must occur before final inspection or issuance of Notice of Final Completion for the proposed development.