1	IN THE MUNICIPAL COURT OF THE CITY OF SALEM					
2	COUNTY OF MARION - STATE OF OREGON					
3						
4 5	IN THE MATTER OF AN)	Case No.:	21-122759-00-C	C	
6)	AFFIDAVI'	T IN SUPPORT		
7	APPLICATION FOR AN)) OF AN ADMINISTRATIVE) WARRANT			
8	ADMINISTRATIVE WARRANT)				
9)				
0						
11	STATE OF OREGON)					
12	,	SS.				
13	COUNTY OF MARION)					
14	I, Anthony Hinkle, being first duly sw	orn upo	on oath, her	eby declare unde	r penalty	
15	of perjury that the following information is true and accurate to the best of my					
16	information and belief:					
17						
18	1. I am a sworn Reserve Police Officer and a Code Enforcement Officer II with the					
19	City of Salem, and have been employed as such for the past four (4) years. I					
20	have Reserve Police Officer and Code Compliance continued training and					
21	education through the Salem Police Department and the City of Salem					
22	Community Development Code Compliance Division, as well as with the Oregon					
23	Code Enforcement Association. I an	n author	rized and re	sponsible for enf	orcing	
24	the Salem Revised Code (SRC) inc	luding S	RC Chapte	r 808, specific to		
25	preservation of trees and vegetation	١.				
26						
27	2. In my training and work as a Reserv	e Police	e Officer an	d Code Enforcem	ient	
28	Officer II for the City of Salem, I have gained specialized training and knowledge					
29	regarding the provisions of the Sale	m Revis	sed Code re	lating to preserva	ation of	
30	tree and vegetation requirements, ir	ncluding	but not lim	ited to, SRC Cha	pter 808	
31	(Preservation of Trees and Vegetati	ion), and	d SRC Cha	oter 110 (Zoning	Code).	

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3. In my work as a Reserve Police Officer and Code Enforcement Officer II I have conducted inspections at over one-hundred (100) properties within the City of Salem. The primary purpose of my inspections is to determine compliance with provisions of the Salem Revised Code, which includes SRC Chapter 808 (Preservation of Trees and Vegetation), and Chapter 110 (Zoning Code). Additionally, my inspections may include evidence collection and documenting violations of the SRC, determining who the responsible party of a violation is, notifying the responsible party about the violation, posting notices/orders in accordance with the provisions of the SRC, issuing correction notices, issuing enforcement orders, issuing civil penalties, issuing infraction and criminal citations, and monitoring compliance with previously issued correction notices and orders.

- 4. On December 4, 2021, the City of Salem's City Council received a citizen complaint via email alleging that there was a crew "across the street from the new Costco at the 30 acre field by 2832 Marietta St SE ... prepping to cut down 150 trees many of which are white oaks." I personally reviewed this email on December 6, 2021.
- 5. Due to the complaint received on December 4, 2021, On December 6, 2021, I was directed by Code Compliance Division Manager Suzanne Reynolds and Planning Administrator Lisa Anderson-Ogilvie to respond to the location to investigate the complaint.
- 6. On December 6, 2021, I accessed the City of Salem's Geographic Information System (GIS) called GeoPlanIT to get an aerial view of 2832 Marietta St SE. While in GeoPlanIT I also accessed the records for the lots immediately connected to 2832 Marietta St. SE. According to GeoPlanIT the lots immediately connected to 2832 Marietta St. SE are: 2792 Marietta St SE (Taxlot# 083W12C000301), 2828 Marietta St SE (Taxlot# 083W12C000500), 2832 Marietta St SE (Taxlot# 083W12C000400), and an unaddressed parcel of land identified by Taxlot# 083W12C0002200 (herein after collectively referred to as

"The Property"). It should be noted that according to the Marion County
Assessors Office website, 2792 Marietta St SE comprises two tax lots, when
referring to this address your affiant is only referring to Taxlot 083W12C000301
which is located on the south side of Marietta St SE.

- 7. On December 6th, 2021, I utilized my authorized access to the Marion County Assessor's Office website and logged onto the Marion County Assessor's Office website to review the public records for the contiguous lots addressed at 2792 Marietta St SE, 2828 Marietta St SE, 2832 Marietta St SE, and an unaddressed parcel of land identified by Taxlot# 083W12C002200, Salem, Marion County, Oregon. According to the Marion County Assessor's Office web-based information system, Kathy D. Clark, Carol D Plain, and Kenneth Clark are the owners of the contiguous lots addressed at 2792 Marietta St SE, 2828 Marietta St SE, 2832 Marietta St SE, and an unaddressed parcel of land identified by Taxlot# 083W12C002200, Salem, Oregon, and Kimberly Clark-Chaffey is listed as an additional owner of 2828 Marietta St SE and 2832 Marietta St SE, Salem, Oregon. I have also subsequently verified on the Marion County Assessor's Office website that these lots are contiguous by using the GIS Interactive View feature on the website.
- 8. The Property is further described as being accessed by driving southbound on Commercial Street SE to Kuebler Street SE. Once at Kuebler Street SE, turn eastbound, or left and continue on Kuebler Street SE until reaching 27th Avenue SE. Turn northbound, or left on 27th Avenue SE. The Taxlot#083W12C002200 will be on the east side of 27th Avenue SE, or on the right-hand side of 27th Avenue SE. As you proceed northbound on 27th Avenue SE, you will next come to the property otherwise described as 2792 Marietta Street SE, which runs to the corner of 27th Avenue SE and Marietta Street SE. Once at the intersection of 27th Avenue SE and Marietta Street SE, turn eastbound, or right, and you will come to three residences, the second and third east most residences are also described as the property of 2828 Marietta Street SE and 2832 Marietta Street

SE. The property continues to the east past the intersection Strong Road SE, until reaching the east edge of The Property, which has buildings along the boundary belonging to 3002 Marietta Street SE, which is on the south side of Marietta Street SE. The Property is additionally described in the photograph below.



9. On December 6th, 2021 at approximately 1300 hours. I stopped at the intersection of Marietta St SE and Strong Rd SE and looked to the south at The Property from the shoulder of the roadway. I observed several downed trees which appeared to be oak trees based on the thick, furrowed bark on them. I noted that the bases of the downed trees were cut neatly and evenly, as if done by a chainsaw or a similar cutting tool. I believe these trees were removed from 2792 Marietta St SE (Taxlot# 083W12C000301) based on my location and vantage point. I took several photos which are attached below. The first photograph is a 2021 aerial map obtained from GeoPlanIT which I have marked with an arrow to indicate where I took photographs from and with red circles

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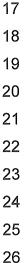
around trees where I believe the trees were originally standing prior to removal based on my observations. The remaining photographs were taken by me from the shoulder of the roadway.







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10.1 then traveled southbound on 27th Av SE, stopping in front of 4625 27th Av SE, I looked to the east toward The Property and observed several downed trees which appeared to be oak trees based on the thick, furrowed bark on them. I noted that the bases of the downed trees were cut neatly and evenly, as if done by a chainsaw or a similar cutting tool. I believe these trees were removed from 2792 Marietta St SE (Taxlot# 083W12C000301) and an unaddressed parcel of land identified by Taxlot# 083W12C002200 based on my location and vantage point. I took several photos which are attached below. The first photograph is a 2021 aerial map obtained from GeoPlanIT which I have marked with an arrow to indicate where I took photographs from and with red circles around trees where I believe the trees were originally standing prior to removal based on my observations. The remaining photographs were taken by me from the shoulder of the roadway.

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11. Finally, I traveled to the south end of The Property and observed the property from Kuebler Blvd SE, looking north. I observed what appeared to be approximately eleven (11) trees that had been cut down. This vantage point provided a largely uninhibited and wide view of the property. I believe these trees were removed from 2792 Marietta St SE (Taxlot# 083W12C000301) and an unaddressed parcel of land identified by Taxlot# 083W12C002200 based on my location and vantage point. I took several photos which are attached below. The first photograph is a 2021 aerial map obtained from GeoPlanIT which I have marked with an arrow to indicate where I took photographs from and with red circles around trees where I believe the trees were originally standing prior to removal based on my observations. The remaining photographs were taken by me from an open grassy area adjacent to Kuebler Blvd SE.

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- 12. On December 6, 2021, after making my observations of The Property, I provided the photographs I had taken to Code Compliance Division Manager Suzanne Reynolds. I am aware from previous conversations that Compliance Division Manager Suzanne Reynolds has over twenty (20) years of experience investigating and enforcing violations of the SRC Chapter 808 relating to preservation of trees and vegetation, which includes identifying the species, size and number of trees removed. Using her training and experience, Ms. Reynolds was able to identify multiple trees in the photographs I took of The Property as Oregon white oaks by observing the bark on the trees. According to Ms. Reynolds, Oregon white oaks are differentiated from red oaks by their pointed and raised bark, compared to the more rounded and tight bark on a red oak.
- 13. On December 20^{th,} 2021 I utilized my authorized access to the Marion County Assessor's Office website and logged onto the Marion County Assessor's Office website to review the public records for the contiguous lots addressed at 2792 Marietta St SE, 2828 Marietta St SE, 2832 Marietta St SE, and an unaddressed parcel of land identified by Taxlot# 083W12C002200, Salem, Marion County, Oregon to determine the square footage of each lot and then the total square footage of the contiguous lots on The Property. According to the Marion County Assessor's Office website, the total lot size (represented in both acreage and separately in square footage) for each lot is as follows below:
 - o 2792 Marietta St SE: 19.03 acres, 828,947 square feet.
 - o 2828 Marietta St SE: 0.57 acres, 24,829 square feet.
 - o 2832 Marietta St SE: 0.62 acres, 27,007 square feet.
 - o Taxlot# 083W12C002200: 14.48 acres, 630,749 square feet.

The total accumulated acreage of the contiguous lots on The Property is 34.7 acres which equates to 1,511,532 square feet.

14. Section 808 of the SRC includes the following provisions:

Sec. 808.005 – Definitions.

Significant tree means rare, threatened, or endangered trees of any size,

as defined or designated under state or federal law and included in the tree and vegetation technical manual, and Oregon white oaks (Quercus garryana) with a dbh of 24 inches or greater.

Sec. 808.015. - Significant trees.

No person shall remove a significant tree, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045.

Sec. 808.025. - Trees on lots or parcels 20,000 square feet or greater. No person shall, prior to site plan review or building permit approval, remove a tree on a lot or parcel that is 20,000 square feet or greater, or on contiguous lots or parcels under the same ownership that total 20,000 square feet or greater, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC 808.030, undertaken pursuant to a tree conservation plan approved under SRC 808.035, or undertaken pursuant to a tree variance granted under SRC 808.045. Nothing in this section shall be construed to require the retention of trees, other than heritage trees, significant trees, and trees and vegetation in riparian corridors, beyond the date of site plan review or building permit approval, if the proposed development is other than single family residential or two family residential.

15. On December 14th, 2021, I used my internal City of Salem login to access AMANDA which is a records management system used by the City of Salem. AMANDA is used by code compliance officers to keep records, evidence, generate notices, along with other records management purposes. I know from my training and experience that the AMANDA system lists the status of all permits issued from multiple City of Salem divisions and departments, including

the Planning Division, where a tree and vegetation removal permit would be documented as well as any site plan review. I also know from my training and experience that Building permits issued by the City are also listed in the AMANDA system. I have also verified with Community Development Assistant Director Lisa Anderson-Ogilvie that tree conservation plans and tree variances are also listed in the AMANDA system. I ran the addresses 2792 Marietta St SE, 2828 Marietta St SE, 2832 Marietta St SE, and taxlot# 083W12C000400 and found no records of any tree and vegetation removal permits in any stage of application for these addresses, nor are there any active or pending tree conservations plans, tree variances, site plan reviews or building permits listed for these addresses.

16. SRC 808.030 (Tree and Vegetation Removal Permits) provides exceptions to a required tree and vegetation removal permit. Based on the nature of the property, the circumstance of the removal of the trees, and my observations it does not appear that any of the enumerated exceptions in SRC 808.030(a)(2) apply.

17. SRC 808.030(a)(2)(N) provides an exemption from the tree and vegetation removal permit requirement for contiguous lots twenty thousand (20,000) square feet or greater, under the following conditions:

Removal of trees on a lot or parcel 20,000 square feet or greater, or on contiguous lots or parcels under the same ownership that total 20,000 square feet or greater, and the removal does not result in:

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(i) Removal of more than five trees or 15 percent of the trees, whichever is greater, within a single calendar year;

(ii) Removal of more than 50 percent of the trees within any five consecutive calendar years; and

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(iii) Removal of heritage trees, significant trees, and trees in riparian corridors.

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CITY OF SALEM PLANNING DIVISION

As authorized by Chapter 110, Salem Revised Code, all persons are hereby

ORDERED TO STOP WORK

at 2792, 2828, and 2832 Marietta St. SE, Salem, Oregon and Marion County Tax lot 083W12C002200

The Director has reason to believe that removal and disposal of trees at the locations is occurring without required permits and approvals, in violation of Chapter 808, Salem Revised Code.

This work is hereby ordered to stop.

- 1. All permits and approvals must be obtained before any further work is performed.
- Failure to stop work is independent grounds for penalties and enforcement actions.
- 3. Any person to whom a stop work order is issued pursuant to this section may file a written notice of appeal in the manner prescribed in Salem Revised Code chapter 20J. Notwithstanding any provisions of this Code to the contrary, the filing of an appeal shall not stay an order issued hereunder, which shall remain in effect until the final determination of the appeal, or the Director issues a revised order lifting the stop work order.

Please contact:

City of Salem Suzanne Reynolds, Compliance Division Manager

Code Compliance Services 555 Liberty Street SE - Room 305 (503) 588-6421

Posted Date: 12/10/2021

By: Lisa Anderson-Ogilvie

Do not remove this sign until authorized by the Planning Administrator

20. On December 13th, 2021 I accessed the AMANDA system and reviewed Officer Romano's notes regarding her actions taken on December 10, 2021, in this matter. Per Officer Romano's notes AMANDA, she took the following actions:

"I was asked by my Supervisor, Suzanne Reynolds to respond to the location and

post STOP WORK ORDERS at 2792, 2828 and 2832 Marietta St SE. I arrived and posted three Stop Work Orders on two light poles and one tree to the east of 2832. I attempted contact at 2832 but there was no answer. I left A Stop Work Order on the door. I made contact with Ryan Sampson at 2828 Marietta and provided him a Stop Work Order and advised him to not cut down any trees. He said the trees that were cut down belong to 2832 but the person currently living there is a tenant. I attempted contact at 2792 Marietta but there was no answer. I left a Stop Work Order on the front door. I photographed the orders that were posted and the orders that were left on the doors. I reported my finding to my Supervisor over the phone."

- 21. Marion County Tax Assessor records list a Bellevue. Washington address for The Property owners. The Property owners do not keep contact information on file with the City. Code Compliance Division Manager Suzanne Reynolds had information that Chuck Sides, a known property manager in the Salem area, once managed this property. On December 10th, 2021 Compliance Division Manager Suzanne Reynolds sent Mr. Sides an email containing the Stop Work Order and code verbiage to the email address she had on file, which was I was copied on this email and as such received the exact same email as Mr. Sides and could see that Mr. Sides was addressed as the primary recipient of the email. I have verified with Compliance Division Manager Suzanne Manager Suzanne Reynolds that Mr. Sides did not reply to the email. With there being multiple residences on the property, I am unable to determine who has access to what part of the large and divided property. As the property owners live out of state, the only known property manager is not responding to the inquiries from the City, and there is at least one tenant of The Property, I am unable to obtain consent to enter upon and inspect The Property.
- 22. On December 16, 2021, Compliance Division Manager Suzanne Reynolds and I responded to the area of The Property. We took photographs and observations from the shoulder of the road in the area of the intersection of Marietta St SE and Strong Rd SE. I know from my training and experience that Oregon white oaks

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have leaves that have rounded ends, whereas red oaks have pointed leaves. On the ground outside and inside of a fence along The Property's north boundary, we found leaves with rounded edges which I know from my training and experience to be that of the Oregon white oak. Just beyond the fence, I could see the trunk of an Oregon white oak, characterized by its raised and pointed bark, that had been felled facing south. I could tell that the tree had been cut down by a chainsaw or other specialized tool because it was neatly cut across the tree with a notch allowing for safe falling of the tree. Had the tree fallen naturally, I know from my training and experience that there would be cracks on the trunk and the point of separation would be jagged and/or split.

- 23. As a Code Enforcement Officer I have worked numerous cases involving violations of the SRC for having fences of unlawful heights, and as such have had to take measurements of numerous fences to determine their height. Based on my training and experience I know the fence in this area of The Property to be approximately 4 feet in height. I know that diameter at breast height (dbh) is four and a half (4 ½) feet above ground level per SRC 86.010. I was able to view a tree trunk stump approximately ten (10) to fifteen (15) feet from where I was standing that was slightly taller than the fence post, which puts the top of the stump approximately at dbh. Using the visible portion of the fence post as an item of reference I visualized the post laying across the top of the stump, and I estimated that the tree trunk at the location to be approximately thirty-six (36) inches in diameter at dbh. Ms. Reynolds engaged in the same process with me and told me that she agreed that the stump was approximately thirty-six (36) inches in diameter at dbh. We observed a total of approximately eight (8) Oregon white oaks in this area which had been removed, all of which were approximately the same size.
- 24. Based on Code Compliance Division Manager Suzanne Reynolds' positive identification of multiple trees that were removed on The Property as Oregon white oaks, our identification of at least one of the removed Oregon white oaks

as being greater than 24 inches dbh and therefore constituting a *significant tree*, my observation of multiple other removed Oregon white oaks on The Property as being of a similar size, and the Marion County Assessor's Office records establishing that The Property's area well exceeds twenty thousand (20,000) square feet, I believe that violations of SRC 808.015 (Significant Trees) and SRC 808.025 (Trees On Lots or Parcels 20,000 Square Feet or Greater) has occurred on The Property. I know from my training and experience that stumps of trees that have been removed are often left for an extended period of time or not removed at all. I also know from my training and experience that comparing the number of trees remaining on The Property to the number of stumps and felled trees on The Property will allow for a determination of the number of trees that have been removed from The Property.

25. Based on the foregoing I have probable cause to believe and do believe that evidence of the removal of significant trees in violation of SRC 808.015 is currently present at The Property. In addition, I have probable cause to believe and do believe that evidence of the removal of trees on lots or parcels 20,000 square feet or greater in violation of SRC 808.025 is currently present at The Property, which is further described as being accessed by driving southbound on Commercial Street SE to Kuebler Street SE. Once at Kuebler Street SE, turn eastbound, or left and continue on Kuebler Street SE until reaching 27th Avenue SE. Turn northbound, or left on 27th Avenue SE. The Taxlot#083W12C002200 will be on the east side of 27th Avenue SE, or on the right-hand side of 27th Avenue SE. As you proceed northbound on 27th Avenue SE, you will next come to the property otherwise described as 2792 Marietta Street SE, which runs to the corner of 27th Avenue SE and Marietta Street SE. Once at the intersection of 27th Avenue SE and Marietta Street SE, turn eastbound, or right, and you will come to three residences, the second and third east most residences are also described as the property of 2828 Marietta Street SE and 2832 Marietta Street SE. The property continues to the east past the intersection Strong Road SE.

until reaching the east edge of The Property, which has buildings along the

boundary belonging to 3002 Marietta Street SE, which is on the south side of Marietta Street SE. The Property is additionally described in the photograph below.



26. Based upon the foregoing, your affiant respectfully requests the Court issue an administrative warrant pursuant to SRC 4.190 through 4.225, authorizing the City of Salem's Code Compliance Official and designees to enter upon the property located at 2792 Marietta St SE, 2828 Marietta St SE, 2832 Marietta St SE, and the unaddressed parcel of land identified by Taxlot# 083W12C002200, Salem, Marion County, Oregon, and to inspect said property for the violations listed above, including authorization to search the outdoor landscape and exterior of any buildings on The Property, take evidentiary photographs, determine species of any trees on The Property, and plot on digital and physical maps the locations, species, and measurements of trees that have been removed so that the extent of the violations observed can be substantiated.

WHEREFORE, your affiant hereby requests that an Administrative Warrant commanding entry upon, inspection of the property and premises, located at 2792 Marietta St SE, 2828 Marietta St SE, 2832 Marietta St SE, and the unaddressed parcel of land identified by Taxlot# 083W12C002200, City of Salem, County of Marion, State of Oregon, be issued forthwith.

Further, the fact that the Marion County Tax Assessor records list a Bellevue,

Washington address for The Property owners, that the Property owners do not keep

contact information on file with the City, that the property manager, Chuck Sides, did not

respond to the email sent to him, that there are four lots contained within The Property

some of which have residences on them, that there is no discernable way to determine

any of the other tax lots comprising The Property, and that it is impractical to determine

if any other parties are leasing the open field type areas of the property, I am unable to

obtain consent to enter upon and inspect The Property. I therefore respectfully request

Pursuant to SRC 4.205, your affiant respectfully requests this warrant be

authorized for service any time between the hours of 8 am and 6 pm, but in no event for

a period more than 14 days from the issuance of this warrant, unless extended or

the court finds that I am reasonably justified in not obtaining such consent.

if anyone within the residences has any actual authority to enter or consent to search

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renewed by this court, with a showing of good cause.

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1	Based upon the impracticality of locating the owner of the premises or the occupants of each premises comprising The Property, your affiant hereby requests this				
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3	Court make a finding waiving the requirement that this warrant be executed in the				
4	presence of either the owner or lawful occupant over the age of 18 years of age. Your				
5	affiant is not requesting authority to make forcible entry to execute this warrant pursuant				
6	to SRC 4.210.				
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8	0 677				
9	DATED this day of December, 2021.				
10	A Caj-				
11	GHT. H				
12	Anthony J. Hinkle (S915)				
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16	SUBSCRIBED AND SWORN TO me this day of				
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21	City of Salem Municipal Judge				
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