

Public Hearing Notice:
TIGARD URBAN FORESTRY CODE REVISIONS PROJECT

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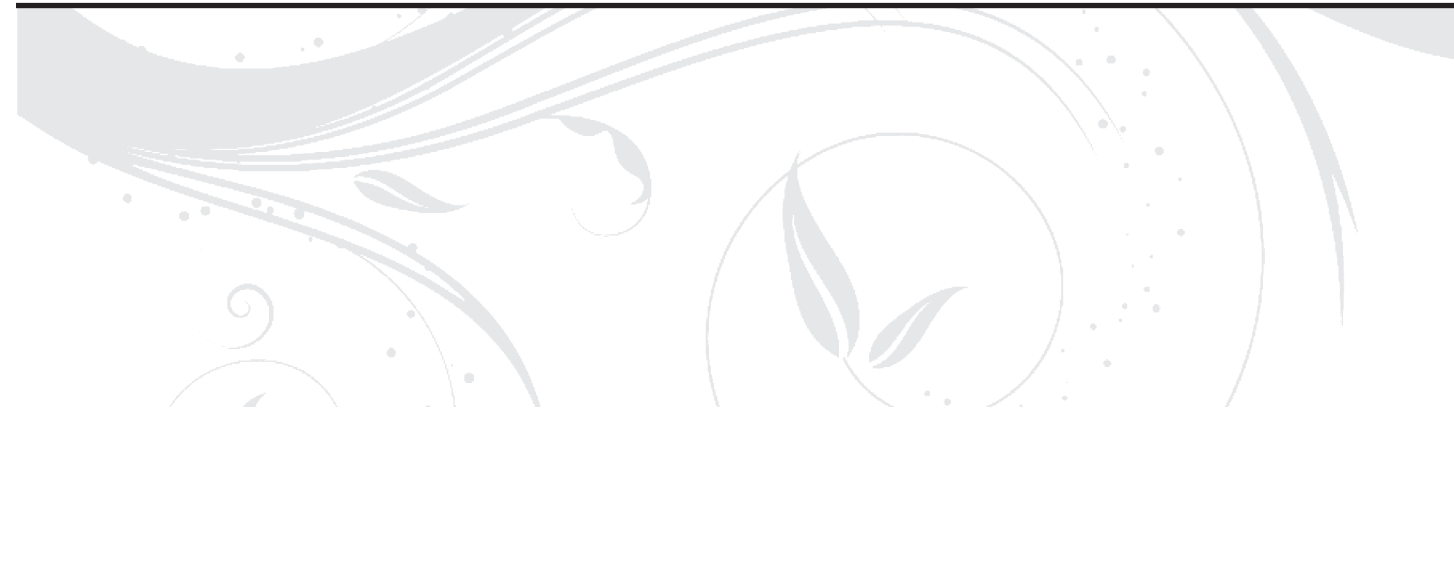
The public hearing on this matter will be conducted in accordance with the rules of Chapter 18.390.060.e of the Community Development Code and rules of procedure adopted by the Tigard Planning Commission and City Council and available at City Hall.

Assistive listening devices are available for persons with impaired hearing. The city will also endeavor to arrange for qualified sign language interpreters and qualified bilingual interpreters upon request. Please call 503-639-4171, ext. 2438 (voice) or 503-684-2772 (TDD – telecommunications devices for the deaf) no less than one week prior to the hearing to make arrangements.

Public oral or written testimony is invited. Anyone wishing to present written testimony on this proposed action may do so in writing prior to or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff report presentation from the city planner, open the public hearing, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information or close the public hearing and take action on the application. The purpose of the Planning Commission's review is to make a recommendation to the City Council. The council will then hold a public hearing on the item at a later date.

All documents and applicable criteria in the above-noted file are available for inspection at no cost, or copies can be obtained for twenty-five cents (25¢) per page, or the current rate charged for copies at the time of the request. At least seven (7) days prior to the hearing, a copy of the staff report will be available for inspection at no cost, or a copy can be obtained for twenty-five cents (25¢) per page, or the current rate charged for copies at the time of the request.

For further information please contact the staff planner **Todd Prager** at 503-718-2700 (Tigard City Hall, 13125 SW Hall Blvd., Tigard, Oregon 97223) or by email to todd@tigard-or.gov.



- Project Information
- Public Hearing Notice

WHAT'S INSIDE

City of Tigard
 13125 SW Hall Blvd.
 Tigard, Oregon 97223



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 US POSTAGE
 PAID
 PORTLAND OR
 PERMIT 4675

Ballot measure 56, adopted by the voters in 1998, and codified in ORS 227.186, requires the following language in this notice:

This is to notify you that the City of Tigard has proposed a land use regulation that may affect the permissible uses of your property and other properties.



City of Tigard

PUBLIC HEARING NOTICE

On February 6, 2012 the Planning Commission public hearing was continued to March 5, 2012 and April 16, 2012. The City Council hearing date is currently TBD.

**PLANNING COMMISSION ON MONDAY, FEBRUARY 6, 2012, AT 7 P.M.
 and THE CITY COUNCIL ON TUESDAY, APRIL 24, 2012.**

The public hearings will be conducted in the Town Hall of the Tigard Civic Center at 13125 SW Hall Blvd., Tigard, Oregon 97223. These hearings are for the purpose of receiving testimony from the public. The city has determined that adoption of the code amendment ordinance may affect the permissible uses of your property, and other properties in the affected zones, and may change the value of your property.

Notice to Mortgagee, Lienholder, Vendor or Seller:

THE TIGARD DEVELOPMENT CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.

Why did I get this notice? The City of Tigard is implementing its Comprehensive Plan as recommended by its Urban Forestry Master Plan with a Comprehensive Plan amendment incorporating a "Significant Tree Groves" map and amendments to the Tigard Municipal Code chapters addressing trees. Since trees are found throughout the city, property owners citywide are being notified.

FILE TITLE: TIGARD URBAN FORESTRY CODE REVISIONS PROJECT

**FILE NOS.: COMPREHENSIVE PLAN AMENDMENT (CPA) 2011-00004
 DEVELOPMENT CODE AMENDMENT (DCA) 2011-00002**

APPLICANT: City of Tigard, 13125 SW Hall Boulevard, Tigard, OR 97223

REQUEST: To amend the Tigard Comprehensive Plan incorporating the "Significant Tree Groves" Map and to amend the Tigard Development Code (Title 18) Chapters 18.115, 18.120, 18.310; 18.330, 18.350, 18.360, 18.370 18.390, 18.530, 18.610, 18.620, 18.630 18.640, 18.715, 18.745, 18.775, 18.790, and 18.798.

The complete text of the currently proposed amendments can be viewed on the city's website at www.tigard-or.gov/ufcr.

LOCATION: Citywide.

ZONE: All city zoning districts.

APPLICABLE REVIEW CRITERIA: Community Development Code Chapters 18.380 and 18.390; Comprehensive Plan Goals 1, Citizen Involvement; 2, Land Use Planning; 5, Natural Resources; 6, Environmental Quality; 7, Hazards; 8, Parks Recreation, Trails and Open Space; 9, Economic Development; 10, Housing; 11, Public Facilities and Services; 12, Transportation; 13, Energy Conservation; and 14, Urbanization; Statewide Planning Goals 1, 2, and 5 through 14; METRO's Urban Growth Management Functional Plan Titles 1, 3, 12 and 13.

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City of Tigard

Urban Forestry Code Revisions Project Fact Sheet

BACKGROUND

The City of Tigard has a proud history of preserving, enhancing, and maintaining its urban forest. Last year, the city celebrated its tenth year as a Tree City USA and second year as an Arbor Day Foundation Growth Award recipient. The city's trees provide an important backdrop for life in Tigard. Unlike natural forests or managed timberland, Tigard's urban forest is a mosaic of native forest remnants and planted landscapes interspersed with buildings, roads and other elements of the urban environment.

Tigard's 2009 Urban Forestry Master Plan set forth a vision that "Tigard's urban forest is valued and protected by city residents as a thriving interconnected ecosystem managed to improve quality of life, increase community identity, and maximize aesthetic, economic, and ecological benefits."

In an effort to renew and strengthen the city's commitment to urban forestry, City Council directed staff to undertake a major update of Tigard's urban forest related code provisions. City Council intends the new and updated code language to more adequately reflect the needs of our changing and growing community.

PROCESS

Led by the Community Development Department, the Urban Forestry Code Revisions Project has involved ongoing, extensive collaboration with city residents and stakeholders, internal city departments such as Public Works and Risk Management, and outside agencies like Clean Water Services.

A Citizen Advisory Committee (CAC) was appointed by the City Council in February 2010 to ensure representation of a broad set of viewpoints during the update process. A Technical Advisory Committee (TAC) was formed at the same time as the CAC. The TAC included Community Development staff and representatives from outside agencies to advise on the technical aspects of the code during the update process. The draft urban forestry code was reviewed by external development and urban forestry experts in October 2011 to provide additional assurance of technical soundness. At an open house in December, community members were invited to weigh in on the draft code.

“
The city has done a great job of responding to citizen input, and the draft code represents a balance of the various viewpoints heard throughout the process.
”

MORGAN HOLEN
certified arborist & CAC member

ABOUT THE PLAN

The Urban Forestry Master Plan calls for the project to:

- 1 Update Tigard's urban forestry standards for development.**
- 2 Ensure urban forestry standards promote sustainable design and maintenance of the urban forest.**
- 3 Establish an incentive-based program to preserve Tigard's remaining groves of native trees.**
- 4 Develop an equitable and efficient hazard tree identification and abatement program.**
- 5 Improve management of the urban forest by ensuring information is readily available for both the city and the public when making decisions.**
- 6 Promote community-wide participation in urban forest stewardship.**

NEXT STEPS

**Planning Commission
Public Hearing:**
February 6, 2012

**City Council
Public Hearing:**

Tentatively scheduled
for April 24, 2012

For More Information:

Visit www.tigard-or.gov/ufcr for information about:

- ▶ Frequently asked questions.
- ▶ Full text of the proposed code revisions and urban forestry manual.
- ▶ Project background and documents.
- ▶ Project process and schedule.



SUMMARY OF DRAFT CODE

Urban Forestry Standards for Development

- ▶ Requires all major developments to plant or preserve a certain number of trees to support citywide tree canopy cover goals.
- ▶ Tree canopy cover standards will be tiered based on zoning. For example, development in low density residential areas will be required to have more trees than in areas of dense zoning, such as Downtown Tigard.

Tree Grove Preservation Incentives

- ▶ Provides flexible standards and incentives to preserve large groves of native trees during development. This includes the option to have fewer housing units than the code would otherwise require or increase housing units on one part of a property to preserve trees on another part.
- ▶ To see if you have a tree grove on your property, enter your address at www.tigard-or.gov/ufcr.

Tree Permit Requirements

- ▶ Consolidates existing tree permit requirements for ease of use.
- ▶ Streamlines the decision-making process without regulating additional tree situations.
- ▶ To see if tree permits will continue to be required for your property enter your address at www.tigard-or.gov/ufcr.

Hazard Trees

- ▶ Creates a process for resolving hazard tree issues in a more equitable, objective and efficient way.

TREE CANOPY APPROACH

The Urban Forestry Code Revisions project proposes using canopy targets to support achievement of the city's long-term urban forestry goals and to promote sound urban forestry practices such as appropriate tree selection and placement. Residents serving on the Urban Forestry Code Revisions Citizen Advisory Committee worked with staff to set achievable canopy targets for future development projects. These goals could be met through planting new trees or preserving existing trees.

In the proposal, the preservation of existing trees will receive double canopy credit to incentivize preservation and reward the incorporation of mature trees in new development. Developers may also choose other alternatives to meet canopy requirements, such as utilizing "green" building techniques or paying into an urban forestry fund.

