



City of Tigard

Common Tree Protection Requirements for a Tigard Development

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO COMMENCING ANY ON-SITE IMPROVEMENTS, INCLUDING DEMOLITION, TREE REMOVAL, CLEARING, GRADING, EXCAVATION, AND/OR FILL:

-Prior to site work, the applicant shall submit a tree protection plan with a signature of approval by a certified arborist defining standards and methods that will be used by the applicant to protect trees during and after construction. The tree plan shall include the following specifications for fencing: All trees to be preserved shall be protected with five or six (5' - 6') foot high chain link fences. Fences are to be mounted on two inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. The applicant shall position fencing as directed by the project arborist to protect the trees to be retained. Tree fencing shall not be moved and work within the tree protection zone shall not be without the approval and supervision of the Project Arborist. Failure to follow the plan, or maintain tree protection fencing in the designated locations shall be grounds for immediate suspension of work on the site until remediation measures and/or civil citations can be processed.

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-The Project Arborist shall submit written reports to the City Arborist, at least once every two weeks, from initial tree protection zone (TPZ) fencing installation through building construction. The reports shall include the condition and location of the tree protection fencing and whether any changes occurred. If the amount of TPZ was reduced then the Project Arborist shall certify that the construction activities did not adversely impact the overall, long-term health and stability of the tree(s). Failure to follow the plan, or maintain tree protection fencing in the designated locations shall be grounds for immediate suspension of work on the site until remediation measures and/or civil citations can be processed. If work is required within an established tree protection zone, the project arborist shall prepare a proposal detailing the construction techniques to be employed, and the likely impacts to the trees. The proposal shall be reviewed and approved by the City Arborist before proposed work can occur within a tree protection zone. The City Arborist may require changes prior to approval. The project arborist shall be on site while work is occurring within a tree protection zone, and submit a summary report certifying that the work occurred per the proposal and will not significantly impact the health and/or stability of the trees.

- Construction drawings shall include the following:

A. A note prohibiting equipment, vehicles, machinery, grading, dumping, storage, burial of debris, or any other construction-related activities in any tree protection zone; and

B. A note stating that only those trees identified on the approved Tree Removal Plan are authorized for removal by this report. Notwithstanding any other provision of this title, any party found to be in violation of this chapter [18.790] pursuant to Chapter 1.16 of the Tigard Municipal Code shall be subject to a civil penalty of up to \$500 and shall be required to remedy any damage caused by the violation. Such remediation shall include, but not be limited to, the following: 1) Replacement of unlawfully removed or damaged trees in accordance with Section 18.790.060 (D) of the Tigard Development Code; and 2) Payment of an additional civil penalty representing the estimated value of any unlawfully removed or damaged tree, as determined using the most current International Society of Arboriculture's Guide for Plant Appraisal.

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO ISSUANCE OF BUILDING PERMITS:

-Prior to issuance of building permits, the applicant (developer or builder) shall:

A. Submit site plan drawings showing the accurate location of the trees that were preserved and the location of tree protection fencing. Tree canopy driplines must be drawn to scale. Attach copies of the approved Tree Protection Plan.

B. Submit a statement and signature of approval from a certified arborist regarding the siting and construction techniques to be employed in building the house with respect to any protected trees on site.

C. Install required tree protection fencing as specified by the project arborist and call for an inspection by the City Arborist.

D. Applicant shall submit biweekly reports, prepared by a certified arborist, through final inspection documenting the status of required tree protection fencing.

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO A FINAL INSPECTION:

-Prior to a final inspection, the applicant shall submit a final report by the Project Arborist certifying the health of protected trees. In addition, the Project Arborist shall certify that street trees were properly planted per the approved street tree plan. Tree protection measures may be removed and final inspection authorized upon review and approval by the City Arborist.