



Frequently Asked Questions

Tree Permit Requirements

1. Q: Am I going to need a permit now to cut down my trees?

A: The tree permit requirements will not apply to any situations where they are not already required. In other words, permits will continue to be required for street trees, trees in sensitive lands, trees that were required with development, trees planted using city funds and heritage trees. No new categories of trees will require permits.

Hazard Trees

2. Q: What if my tree falls within one of the categories above, and it is hazardous. Will I be allowed to remove it?

A: Yes, you will receive automatic approval for removal of hazardous trees. You will also receive automatic approval for removal of trees that are in poor condition, “weed trees,” trees causing property damage or fire dangers, or trees preventing allowed development to occur. Heritage trees are an exception to this, but there are only five designated heritage trees in Tigard.

3. Q: My neighbor has this trees that worries me. I think it is hazardous and could fall on my house. Will the new code help me deal with this?

A: Yes. There is a process in the new code for resolving hazard tree situations. While neighbors are highly encouraged to work out these issues on an informal basis, there will be the option of hiring a third party arborist to evaluate the tree and determine if there is a hazard. If the tree is determined to be hazardous, then it will have to be removed.

Urban Forestry Standards for Development

4. Q: I plan on developing my property within the next few years. If I cut down my trees, will I be able to get around the new rules?

A: No. The urban forestry standards for development require developing property to achieve a certain amount of tree canopy through planting, preservation or a fee in lieu of planting or preservation. Preservation of existing trees receive “double canopy credit,” which means it will be twice as easy to meet the development code standards by preserving existing trees than planting new trees. If you cut down all your trees now you will eliminate the possibility of receiving bonus credit for preservation, and will have to meet the standards by either planting more trees or paying a fee in lieu. A “wait and see” approach will allow you to evaluate whether some of your trees could be preserved and incorporated into your development.

5. Q: I’ve heard the city is going to require 40 percent tree canopy with development. That is way too many trees. I want sunlight and open space where I live.

A: The urban forestry standards for development are tiered based on zoning. For example, development in downtown Tigard is required to have fewer trees than development in a low density residential neighborhood. As a result of the way the canopy standards are calculated (i.e. double canopy credit for preservation and full canopy credit for street trees), the range of actual canopy cover at full mature growth for a development will fit within the following ranges:

- Tier 1 – 16%-40% for low & medium density residential
- Tier 2 – 13%-33% for medium-high & high density residential/commercial/mixed use/industrial park
- Tier 3 – 10%-25% for industrial/downtown/schools

Keep in mind though that there is also a fee in lieu option when more sunlight and open space is desired. There is also a discretionary review option that allows alternative “green building” techniques such as solar panels or rain gardens, instead of trees. To see what range your property falls into visit www.tigard-or.gov to view the city’s zoning map.

Tree Grove Preservation Incentives

6. Q: How do I know if there is a tree grove on my property?

A: The tree groves identified to participate in this program can be found at www.tigard-or.gov/community/trees/tree_grove_preservation.asp click the link to

Tigard Tree Grove Inventory and enter your address. Alternately, call Darren Wyss at 503-718-2442 and he can provide assistance.

7. Q: What is the point of identifying tree groves?

A: If a tree grove has been identified on your property, you will be eligible for flexible standards and incentives for preserving the tree grove if you develop your property. In addition, the Tree Board is in the process of studying additional financial incentives for tree grove preservation even if you are not planning to develop your property. Stay tuned in early 2012.

8. Q: Will having a tree grove on my property limit my development potential?

A: No, the program is not structured to restrict removing trees, but to provide flexibility during the development process to property owners who maintained a tree grove and wish to preserve some or the entire tree grove during development.

9. Q: I got this notice that the city has identified a tree grove on my property. Do I need to get permits now to cut down my trees within the grove?

A: The only reason you would need a permit is if your trees are already protected in some way. For example, many tree groves are also within sensitive lands (wetlands, streams, etc.) and already require removal permits. The tree grove preservation program does not create additional permit requirements.

10. Q: Will removing a portion of a tree grove during the development process impact its health?

A: The preservation program requires the project arborist, in consultation with the city arborist, to evaluate the health and viability of a tree grove during development. If a portion of a tree grove were to be removed, the arborists will ensure the remaining portion of the grove is healthy and viable.

11. Q: Who will be responsible for maintaining the tree grove after development?

A: Maintenance of the preserved portion of the tree grove will be the responsibility of the property owner. There is also the possibility of either the city or a non-profit land conservation organization accepting a dedication and taking responsibility for maintenance.

12. Q: Is neighborhood compatibility considered as part of the tree grove preservation program?

A: Yes, the development will be required to be designed with housing that is similar to the existing neighborhoods located at the edge of the development.

Participation

13. Q: What is the best way to provide input about the draft code?

A: You can submit your comments using our online form at www.tigard-or.gov/trees. You can also send your comments by:

- **E-mail.** Send your comments and questions about the code revisions process or urban forestry to Todd Prager, City Arborist, at todd@tigard-or.gov
- **Mail.** You may send your comments or questions by mail to:
City of Tigard | Attn: City Arborist | 13125 SW Hall Blvd. | Tigard, OR 97223

14. Q: Who can I contact for questions?

A: For more information on Urban Forestry Code Revisions or the Urban Forestry Master Plan please contact Todd Prager, Associate Planner/Arborist, at 503-718-2700 or todd@tigard-or.gov.

15. Q: When will the code revisions process be complete?

A: City Council consideration of the Urban Forestry Code Revisions is scheduled for April 2012. If the revisions are adopted at this time, the new code will go into effect after a period specified by City Council. It is intended that this period will allow staff time to do additional outreach about the new code. The process will continue after implementation to allow for monitoring and adjusting of the code as necessary.