



Land Use Planning

“To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”





ADOPTED AMENDMENTS

EFFECTIVE DATE	CPA#	CHANGES
06-03-08	2008-00001	Section 1: Legislative Foundation updated by Ordinance 08-07.
06-03-08	2008-00002	Section 2: Tigard's Urban Forest updated by Ordinance 08-08.

SECTION COVER PHOTO: CITY STAFF
2009 Planning Commission
Top Row L-R: Jeremy Vermilyea; Matthew Muldoon; Tom Anderson; Rex Caffall
Btm Row L-R: V.P. David Walsh; President Jodie Inman; Karen Fishel; Margaret Doherty
Not pictured: Commissioner Stuart Hasman, Alternate Commissioner Timothy L. Gaschke



Land use planning influences the type and character of development in Tigard, as well as the City’s ability to provide and sustain essential urban services. The type, quality, and amount of new development and its required urban services can affect attainment of community objectives such as quality of life, sense of place and uniqueness, and a strong local economy. The Comprehensive Plan and its implementing regulations are important policy and regulatory tools needed to achieve the above, and other, community objectives. They are also essential to guide cooperation, coordination, and partnerships with other governments and agencies that have a stake in the overall well-being of the Portland Metro Region.

“Land use planning influences the type and character of development.”

The goals and policies contained in this chapter, as well as all chapters in the Tigard Comprehensive Plan, establish the legislative policy basis for Tigard’s land use planning program. The program includes the Community Development Code, regulatory maps, special area plans, etc. In addition, these policies establish important criteria to be used when initiating regulatory changes or reviewing and developing code, map, and policy amendments. The policies also provide guidance on when and how to update the Comprehensive Plan and state the City’s commitment to coordinating the development and maintenance of its land use program with other affected agencies and jurisdictions.

GOAL 2: Land Use Planning

“To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

Statewide Planning Goal 2 requires that:

- City, county, state, and federal agency and special district plans and actions related to land use be consistent with the comprehensive plans of cities, counties, and regional plans adopted under ORS Chapter 268 (Metro);
- Land use plans identify issues, problems, inventories, and other factual information for each applicable statewide planning goal;



- Specific implementation measures be developed consistent with and adequate to carry out local jurisdictions' comprehensive plan;
- Adoption and subsequent amendment of comprehensive plans and their implementation measures be coordinated with the plans of other affected governmental units; and
- All adopted land use plans and implementing measures be periodically reviewed and revised to address changed conditions and circumstances.

Section 1: Legislative Foundation

Incorporated in 1961, the City of Tigard has experienced rapid growth over the years. This growth can be attributed to many factors, primarily the close proximity to Portland, a healthy inventory of developable land, and easy access to major transportation facilities such as Hwy 99W, Hwy 217, and I-5.



PHOTO: CITY STAFF

Washington Square.

Tigard recognized the need to plan for growth and adopted its first Community Plan in 1971. This plan set the stage for the City's future land use planning efforts. Shortly thereafter, in 1974, the state adopted the Statewide Planning Goals. This required that all Oregon jurisdictions prepare and adopt comprehensive land use plans and implementing ordinances that comply with the goals. Subsequently, the City of Tigard updated its Community Plan into a Comprehensive Plan that was adopted in 1983.

The City completed its first and only Periodic Review of the Comprehensive Plan in 1989 and since that time the context and scope of land use planning has changed considerably. For example, Tigard has undertaken several other planning efforts that are required to be coordinated, from a policy perspective,



with the current Comprehensive Plan. These include the Tigard Triangle Plan, the Washington Square Regional Center Plan, the Tigard Transportation System Plan, the Tigard Urban Renewal Plan, and the Tigard Downtown Improvement Plan. Furthermore, many new state land use laws and administrative rules have been passed, while Metro has taken the lead in several other areas of urban growth management. Metro's responsibilities now include the management of the regional urban growth boundary, transportation planning, natural resource management, and household and employment allocations to regional jurisdictions. Tigard's Comprehensive Plan must be in compliance with state goals and laws, while also being consistent with Metro's growth management rules.

One of the biggest growth management challenges that Tigard will face, as well as the rest of the Portland region, is the need to accommodate up to a million new residents and commensurate employment growth within the region as forecasted by Metro's 2030 population projection. Cities in the Portland region have already committed to minimize urban sprawl and accommodate a significant part of this growth within compact urban centers within existing municipal boundaries. However, part of the region's future growth will have to occur at the "edges" of the urban growth boundary. It is unlikely that any of this "edge" growth will be within the City of Tigard because urban level development in unincorporated Washington County separates future urban growth areas from Tigard's city limits. The only factors that would alter this would be annexation of these lands and/or changes in policy and intergovernmental cooperation that would allow extension of City boundaries to non-contiguous future growth areas. The manner in which Tigard and the rest of the region chooses to address these challenges will be significant in determining the area's future quality of life, character, and prosperity.

Another growth management challenge that Tigard faces is the lack of large vacant parcels available for urban development. This type of development is a thing of the past and most household and employment growth in Tigard will be the result of redevelopment and infill. Within residential areas, the City's

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land use program assures that infill occurs in a way that is sensitive and complementary to existing residential neighborhoods. In the City's downtown center, commercial corridors, regional center, and industrial areas, the Comprehensive Plan and implementing regulations will guide the development of vibrant and compact urban housing and employment/shopping areas. In both instances, it



PHOTO: CITY STAFF

New development in Tigard.

is important that the City's land use planning efforts protect natural resources, assure the provision of needed public facilities and services, and promote the development of well designed, high quality urban areas.

The City's land use program also impacts its strong economic ties with other jurisdictions

within the Portland region. A significant portion of Tigard residents commute to other communities, particularly Portland, for work. Conversely, most of those who work in Tigard commute from elsewhere. This situation will require Tigard to work cooperatively with these other jurisdictions, and Metro to develop land use patterns and employment opportunities to minimize impacts from commuting.

KEY FINDINGS

- Portland area jurisdictions' comprehensive plans are required to be consistent with statewide planning goals and Metro rules.
- Most of Tigard's developable land has been urbanized.
- Future development in single-family residential neighborhoods will likely consist of small lot partitioning, infill, and redevelopment.
- Future commercial, employment, and multi-family growth will likely occur through redevelopment.
- Tigard's expansion into new urban growth boundary areas is unlikely under the current policy framework.



- A well conceived and responsibly implemented land use planning program is essential to the City’s quality of life and economic prosperity.
- The Comprehensive Plan provides the basis for the City’s land use program.
- A properly balanced mix of land uses is necessary to ensure that it derives the tax revenues required to fund needed community services.
- Local governments may assign, to the extent possible, the public facility costs associated with development to the actual development itself.
- Compatibility of new and existing development is an important issue in developed communities.
- Planned Development standards/regulations are important tools to allow/encourage high quality/innovative design and quality development.
- A significant part of the City’s currently identified Urban Planning Area has been urbanized in unincorporated Washington County.

GOAL:

- 2.1 Maintain an up-to-date Comprehensive Plan, implementing regulations and action plans as the legislative foundation of Tigard’s land use planning program.

POLICIES:

1. The City’s land use program shall establish a clear policy direction, comply with state and regional requirements, and serve its citizens’ own interests.
2. The City’s land use regulations, related plans, and implementing actions shall be consistent with and implement its Comprehensive Plan.
3. The City shall coordinate the adoption, amendment, and implementation of its land use program with other potentially affected jurisdictions and agencies.
4. The City’s land use program shall promote the efficient use of land through the creation of incentives and redevelopment programs.



5. The City shall promote intense urban level development in Metro-designated Centers and Corridors, and employment and industrial areas.
6. The City shall promote the development and maintenance of a range of land use types which are of sufficient economic value to fund needed services and advance the community's social and fiscal stability.
7. The City's regulatory land use maps and development code shall implement the Comprehensive Plan by providing for needed urban land uses including:
 - A. Residential;
 - B. Commercial and office employment including business parks;
 - C. Mixed use;
 - D. Industrial;
 - E. Overlay districts where natural resource protections or special planning and regulatory tools are warranted; and
 - F. Public services.
8. The City shall require that appropriate public facilities are made available, or committed, prior to development approval and are constructed prior to, or concurrently with, development occupancy.
9. The City may, upon determining it is in the public interest, enter into development agreements to phase the provision of required public facilities and services and/or payment of impact fees and/or other arrangements that assure the integrity of the infrastructure system and public safety.
10. The City shall institute fees and charges to ensure development pays for development related services and assumes the appropriate costs for impacts on the transportation and other public facility systems.
11. The City shall adopt regulations and standards to protect public safety and welfare from hazardous conditions related to land use activities.
12. The City shall provide a wide range of tools, such as planned development, design standards, and conservation easements, that encourage results such as:
 - A. High quality and innovative design and construction;



- B. Land use compatibility;
 - C. Protection of natural resources;
 - D. Preservation of open space; and
 - E. Regulatory flexibility necessary for projects to adapt to site conditions.
13. The City shall plan for future public facility expansion for those areas within its Urban Planning Area that can realistically be expected to be within the City limits during the planning period.
14. Applicants shall bear the burden of proof to demonstrate that land use applications are consistent with applicable criteria and requirements of the Development Code, the Comprehensive Plan, and when necessary, those of the state and other agencies.
15. In addition to other Comprehensive Plan goals and policies deemed applicable, amendments to Tigard’s Comprehensive Plan/Zone Map shall be subject to the following specific criteria:
- A. Transportation and other public facilities and services shall be available, or committed to be made available, and of sufficient capacity to serve the land uses allowed by the proposed map designation;
 - B. Development of land uses allowed by the new designation shall not negatively affect existing or planned transportation or other public facilities and services;
 - C. The new land use designation shall fulfill a proven community need such as provision of needed commercial goods and services, employment, housing, public and

“The City shall plan for future public facility expansion for those areas within its Urban Planning Area that can realistically be expected to be within the City limits during the planning period.”



- community services, etc. in the particular location, versus other appropriately designated and developable properties;
- D. Demonstration that there is an inadequate amount of developable, appropriately designated, land for the land uses that would be allowed by the new designation;
- E. Demonstration that land uses allowed in the proposed designation could be developed in compliance with all applicable regulations and the purposes of any overlay district would be fulfilled;
- F. Land uses permitted by the proposed designation would be compatible, or capable of being made compatible, with environmental conditions and surrounding land uses; and
- G. Demonstration that the amendment does not detract from the viability of the City's natural systems.

16. The City may condition the approval of a Plan/Zoning map amendment to assure the development of a definite land use(s) and per specific design /development requirements.



PHOTO: CITY STAFF

McDonald Woods, a planned development off of SW Gaarde.

17. The City may allow concurrent applications to amend the Comprehensive Plan/Zoning Map(s) and for development plan approval of a specific land use.
18. The Council may at any time, upon finding it is in the overall public interest, initiate legislative amendments to change the Comprehensive Plan text, Plan/Zoning Map(s) and/or the Community Development Code.
19. The Planning Commission may at any time recommend to the City Council that it consider initiating legislative amendments to



the Comprehensive Plan, Plan/Zoning Maps, and/or Community Development Code.

20. The City shall periodically review and, if necessary, update its Comprehensive Plan and regulatory maps and implementing measures to ensure they are current and responsive to community needs, provide reliable information, and conform to applicable state law, administrative rules, and regional requirements.
21. The City shall require all development to conform to site design/development regulations.
22. The City shall identify, designate, and protect natural resources as part of its land use program.
23. The City shall require new development, including public infrastructure, to minimize conflicts by addressing the need for compatibility between it and adjacent existing and future land uses.
24. The City shall establish design standards to promote quality urban development and to enhance the community's value, livability, and attractiveness.

RECOMMENDED ACTION MEASURES:

- i. Work with the Oregon Department of Transportation (ODOT), Metro, Washington County, and others to develop means to equitably assign costs to new development for its impacts on the interstate and intra-regional freeway and arterial system.
- ii. Develop and maintain land use regulations, standards, and procedures necessary to enhance the design of multi-family, commercial, and industrial development, and to mitigate impacts on adjacent land uses.
- iii. Implement measures to preserve and enhance the quality and character of Tigard's residential districts. Examples include managing the design of infill development, mitigating impacts of adjacent dissimilar land uses, improving quality of streetscapes and the pedestrian environment, and providing greater access to open space.



- iv. Develop and periodically update Citywide Public Facilities and Transportation System Plans (PFP, TSP) to guide the location, financing, and timing of future public facilities. Coordinate the preparation and adoption of these Plans with other affected jurisdictions and agencies.
- v. Revise the Comprehensive Plan text, maps, and related findings as needed to maintain reliability and timeliness; to ensure consistency among goals, policies, and recommended action measures; to assure accuracy of findings; and to comply with state, regional, and federal laws and rules. This includes review by the Planning Commission every two years, formal evaluation every five years, and an overall update at least every ten years.
- vi. Monitor and evaluate whether City actions and community conditions and circumstances are consistent with the goal and policy direction of the Comprehensive Plan. When appropriate, amend the Plan or adjust City actions, regulations, or standards.
- vii. Monitor actions, programs, and policies of federal, state, and regional governments. When appropriate, amend the Comprehensive Plan and its implementing regulations and plans to be consistent with those of other agencies.
- viii. Develop and adopt special district plans to enhance opportunities for economic development, housing, social vitality, access to transit, etc.
- ix. Actively participate and engage with other Portland Metropolitan Area jurisdictions and agencies to represent Tigard's interest involving region-wide land use, transportation, natural resource, and public facility issues.
- x. Implement incentive and redevelopment programs to utilize urban land and existing public facilities more efficiently.
- xi. Review transportation and other public facility plans and projects to address potential negative aesthetic or operational impacts on neighborhoods and take mitigating action when necessary.



- xii. Work with the appropriate agencies to review the methods used in determining development impacts upon water quality, natural resources, and other land uses.
- xiii. Review and analyze the use of the Planned Development process as a way to gauge its functionality and whether it is working as intended.
- xiv. Proactively evaluate the effectiveness and usefulness of different elements of the City's land use program, such as maps, codes, and area plans, and make changes when necessary to further community objectives.
- xv. Develop criteria to identify and protect unique community features and resources.
- xvi. Review and update regulations that are intended to protect the community from transportation hazards, environmental hazards, and natural hazards associated with land use activities.

Section 2: Tigard's Urban Forest

A defining community feature of Tigard is its trees and the urban forest they create. Unlike natural forests or managed timberland, Tigard's urban forest is a mosaic of native forest remnants and planted landscape elements interspersed with buildings, roads, and other elements of the urban environment. The protection, management, and enhancement of this resource is important not only for Tigard's aesthetic identity and sense of place, but for the social, ecological, and economic services it provides to the community.



PHOTO: DOUG VORWALLER

Jim Griffith Memorial Skate Park.



Trees and other types of vegetation are integral to the quality of Tigard's aesthetic, economic, and natural environments. Plants provide variation in color, texture, line, and form that softens the hard geometry of the built environment. They also enhance the public and private realm through the provision of shade from the sun and wind, providing habitat for birds and wildlife, enhancing community attractiveness and investment, improving water quality and soil stability, and promoting human health and well-being.



PHOTO: CITY STAFF

Martin McKnight, Parks Supervisor, and Mayor Craig Dirksen assist Alberta Rider schoolchildren as they plant new trees on the school grounds on Arbor Day.

Tigard's trees and native plant communities have experienced significant disruption and displacement, first by agriculture and logging in the 19th century, and by increasingly dense urban development in the 20th Century. Competition from introduced invasive species such as English ivy, reed canary grass, and Himalayan blackberries has made it difficult for remaining native plant communities to thrive. However, remnant stands of native tree and associated plant communities still remain within the City Limits. Trees are important members and contributors to natural resource systems including upland habitat areas and plant communities, and functioning riparian corridors including the Tualatin River, Fanno Creek and its tributaries, and their adjacent flood plains and wetlands.

In addition to remnants of the native forest, Tigard possesses a large number of mature and outstanding specimens of native and non-native trees planted when the area was rural country-side in the late 19th and early 20th centuries. Aerial photos demonstrate that increasingly more trees were planted on both public and private property during a period of large lot residential subdivision development from the late 1940's through the 1970's, many of which survive to this day.

Community attitude surveys reveal that Tigard Citizens place high value on the



protection of trees and are concerned about the impact of development upon existing tree resources. Community surveys conducted in 2004 and 2006 show that residents value their neighborhood as a suburban retreat, a place that allows for views of trees and other natural areas. The 2006 Community Attitudes Survey found “the protection of trees and natural resource areas” as rating the highest of all “livability” characteristics posed to the respondents, scoring 8.4 out of 10 points. Preservation of trees and other natural resources scored higher on resident’s livability index than neighborhood traffic (8.2), maintaining existing lot sizes (7.8), pedestrian and bike paths (7.7), and compatibility between existing and new development (7.6). A follow-up question contained in the 2007 survey revealed that 84% of Tigard Residents supported regulations to protect existing trees, with only 6% strongly disagreeing and 9% somewhat disagreeing. In addition, 90% of Tigard residents thought the City should take the lead in preserving open space. These values are also shared by residents of adjoining jurisdictions who maintain, or have begun significant updates to, their tree protection ordinances.

The City of Tigard has been a “Tree City, USA” since 2001 because of aggressive programs to plant trees on public property. In partnership with Clean Water Services, the City of Tigard is in the early stages of a series of stream restoration and enhancement projects intended to improve water quality, reduce erosion, and provide shade, structure, and food sources to fish and other wildlife. Projects currently underway within the City’s floodplains and riparian areas will result in the planting of approximately 100,000 native trees over a 10 year period (Fiscal Years 2001–2011). Through volunteer projects, cooperative efforts with non-profits, contract services, and the labor of Public Works crews, thousands of young trees are annually planted on public property.



PHOTO: CITY STAFF
 Mayor Craig Dirksen receives Tree City USA award at Alberta Rider Elementary School from Cynthia Orlando, Oregon Dept. of Forestry; Councilor Gretchen Buehner looks on.

Not including restoration projects, the City’s Public Works Department annually



plants approximately 250 new or replacement trees on public lands, distributes approximately 50 street trees each year to private property owners through the Street Tree Program, and plants an additional 25 trees in celebration of Arbor Day. Native species are given preference and are regularly planted along trails, riparian areas, and in new park and green space areas. The objective is to increase the total number of trees, particularly in areas where summer shade is desired, such as picnic areas and next to sidewalks. Money is budgeted each year to maintain new trees being established and to remove hazard trees located on public property. As more public property is added and trees grow older, the number of hazard trees pruned or removed each year will continue to grow. The level of new tree planting is limited by the maintenance capacity of City work crews.

Conditions and circumstances have significantly changed since the adoption of Tigard's Comprehensive Plan in 1983. Rapid urban development has resulted in a general perception that the City has experienced a significant loss of tree canopy and other vegetation essential for wildlife habitat, erosion control, slope stability, water quality, air-quality, and community aesthetics. Driving this perception are Metro land use regulations, failed annexation efforts, and changing market conditions resulting in higher density development than was anticipated in 1983, further challenging the City to protect trees and canopy cover while accommodating new development. Additionally, the City does not currently have a comprehensive tree management and urban forest enhancement program to address these issues in a unified and consistent manner. As a result, there is general feeling among residents, developers, and other stakeholders that the existing regulatory structure is not adequate and hinders both the strategic protection of trees and the orderly urbanization of the City.

The City has historically relied upon its Development Code to manage and protect trees on private property, particularly heritage trees and those located within steep slopes, wetlands, and other sensitive lands. Existing regulations require new development to protect and/or replace existing trees wherever possible, to pay into a mitigation fund when trees are removed, and to plant new street trees and landscape trees as part of all new construction. In addition, trees within vegetated corridors surrounding wetlands, riparian corridors, and other natural bodies of water are also protected by Clean Water Services as part of their stormwater management program. These regulatory structures do not recognize or protect existing trees outside of those areas, and offer little protection unless a development action is pending, or prior conditions of development approval designated the affected tree(s) for future protection. As a result, the existing regulatory structure does not encompass a significant number of trees



across the City, which may be removed by the property owner without City consultation or permit. Additionally, because the City does not have a comprehensive tree removal consultation or permit system, protected trees (such as street trees) have been removed despite existing regulations or restrictions in force.

KEY FINDINGS:

- A defining community feature is Tigard's urban forest, a mosaic of native forest remnants and planted landscape elements interspersed throughout the City.
- This urban forest provides social, economic, and ecological services that create public and private value to residents, businesses, and visitors.
- Mature and well-managed trees provide the maximum public benefits.
- The City continues to allocate staff and resources to tree planting, tree maintenance, and outreach activities. Additionally, new development is required to install street trees, landscape trees, and trees for mitigation purposes.
- The existing urban forest continues to experience significant disruption and displacement through the conversion of land to more intense urban land uses and competition from invasive species.
- Existing tree regulations are dispersed throughout the code; applied by multiple divisions in a non-unified and inconsistent manner; and sometimes conflicting between different code sections.
- The City does not presently have a comprehensive and unified process to monitor tree removal and enforce existing tree protections outside of development permit review. Furthermore, landowners are not always aware of regulatory protections applicable to their property or street trees adjacent to their property.
- Community attitude surveys reveal that Tigard residents place high value on the protection of trees within the community, that they are concerned about the impact of development upon existing tree resources, and are strongly in favor of a regulatory structure that would protect additional trees.

“Community attitude surveys reveal Tigard residents place high value on the protection of trees...”



GOAL:

- 2.2 To enlarge, improve, and sustain a diverse urban forest to maximize the economic, ecological, and social benefits of trees.

POLICIES:

1. The City shall maintain and periodically update policies, regulations, and standards to inventory, manage, preserve, mitigate the loss of, and enhance the community's tree and vegetation resources to promote their environmental, aesthetic and economic benefits.
2. The City's various codes, regulations, standards, and programs relating to landscaping, site development, mitigation, and tree management shall be consistent with, and supportive of, one another; administration and enforcement shall be regulated and coordinated by the variously impacted departments.
3. The City shall continue to regulate the removal of trees within environmentally sensitive lands and on lands subject to natural hazards.
4. The City shall ensure that street design and land use standards provide ample room for the planting of trees and other vegetation, including the use of flexible and incentive based development standards.
5. The City shall require the replacement and/or installation of new street trees, unless demonstrated infeasible, on all new roads or road enhancement projects. Trees should be planted within planter strips, or at the back of sidewalks if planter strips are not feasible or would prohibit the preservation of existing trees.
6. The City shall establish and enforce regulations to protect the public's investment in trees and vegetation located in parks, within right-of-ways, and on other public lands and easements.
7. The City shall conduct an ongoing tree and urban forest enhancement program to improve the aesthetic experience, environmental quality, and economic value of Tigard's streets and neighborhoods.
8. The City shall continue to maintain and periodically update approved tree lists for specific applications and site conditions, such as street trees,



parking lot trees, and trees for wetland and riparian areas.

9. The City shall discourage the use or retention of invasive trees and other plants through the development review process.

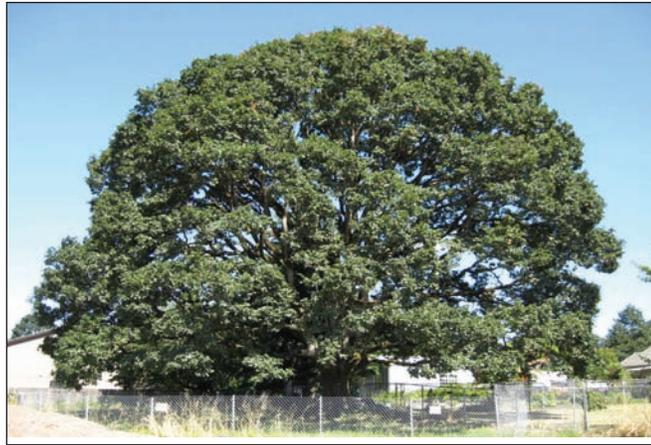


PHOTO: CITY STAFF

2009 Heritage Tree Nominee.

10. The City shall require the appropriate use of trees and other vegetation as buffering and screening between incompatible uses.
11. The City shall develop and implement a citywide Urban Forestry Management Master Plan.

RECOMMENDED ACTION MEASURES:

- i. Develop and implement a comprehensive, coordinated update and enhancement of all tree related regulations, standards, programs, and plans.
- ii. Develop and implement an inspection and enforcement program that will ensure ongoing maintenance of trees and other vegetation required by development approval, with particular attention to challenges introduced by the change of ownership of affected properties.
- iii. Develop and implement an inspection and enforcement program that will ensure non-development related tree management and removal complies with the City’s tree protection ordinances such as heritage trees, street trees, and trees on sensitive lands.
- iv. Inventory and evaluate street tree, parking lot and landscape area plantings that have failed to thrive, and determine if site conditions



or management practices can be modified, and/or if trees can be planted elsewhere in order to satisfy conditions of development approval or provide the benefits expected of the original planting.

- v. Develop and maintain, as part of the City’s GIS and permit systems, a publicly accessible inventory of tree plantings, permitted removals, and the state of the City’s urban forest.
- vi. Develop and distribute educational materials and programs regarding City policies, regulations, and good arboricultural practices for the general public, developers, and city staff regarding tree planting, maintenance, and protection. Materials should be published in both paper and electronic media and in multiple languages. Particular focus should be given to new property owners who may be unfamiliar with the City’s regulations and development related restrictions affecting their property.



PHOTO: CITY STAFF

Volunteers planting low maintenance trees.

- vii. Encourage and promote the removal of nuisance/invasive plants, and the installation of trees and vegetation that are low maintenance, drought tolerant, site appropriate, and require minimal chemical applications. Strategies could include the production and distribution of approved tree lists to area nurseries, landscaping companies, libraries, and similar businesses and public resources.
- viii. Utilize approved tree and plant lists that emphasize long lived evergreens, broad-spreading deciduous varieties, and native species, but allow flexibility to choose a wide variety of species that are



proven suitable for local climate conditions and for specific uses and locations.

- ix. Encourage efforts by community groups and neighborhoods to plant trees and undertake other projects, such as restoration of wetlands and stream corridors.
- x. Maintain a list of invasive plants, discourage the sale and propagation of these plant materials within the City, promote their removal, and prevent their reestablishment or expansion.

GOAL:

- 2.3 To balance the diverse and changing needs of the City through well-designed urban development that minimizes the loss of existing trees to create a living legacy for future generations.

POLICIES:

1. The City shall develop and implement standards and procedures designed to minimize the reduction of existing tree cover, with priority given to native trees and non-native varieties that are long lived and/or provide a broad canopy spread.
2. In prescribing the mitigation of the impacts of development, the City shall give priority to the protection of existing trees, taking into consideration the related financial impact of mitigation.
3. The City shall develop policies and procedures designed to protect trees, including root systems, selected for preservation during land development.
4. The City shall address public safety concerns by ensuring ways to prevent and resolve verified tree related hazards in a timely manner.
5. The City shall develop and enforce site design and landscape requirements to reduce the aesthetic and environmental impacts of impervious surfaces through the use of trees and other vegetation.



6. The City shall, in order to preserve existing trees and ensure new trees will thrive, allow and encourage flexibility in site design through all aspects of development review.
7. The City shall require all development, including City projects, to prepare and implement a tree preservation and landscaping plan, with the chosen trees and other plant materials appropriate for site conditions.
8. The City shall continue to cooperate with property owners, businesses, other jurisdictions, agencies, utilities, and non-governmental entities to manage and preserve street trees, wetlands, stream corridors, riparian areas, tree groves, specimen and heritage trees, and other vegetation.



PHOTO: DOUG VORWALLER
Community Development Director, Ron Bunch, conversing with a business owner at a Downtown Open House.

9. The City shall require, as appropriate, tree preservation strategies that prioritize the retention of trees in cohesive and viable stands and groves instead of isolated specimens.
10. Applications for tree removal and tree management plans shall be reviewed by a certified arborist employed or under contract to the City.
11. The City shall recognize the rights of individuals to manage their residential landscapes.

RECOMMENDED ACTION MEASURES:

- i. Develop and implement regulations, standards, and incentives to



- encourage developers to transfer density, seek variances and adjustments necessary to preserve trees and natural open space in a manner that optimizes tree preservation and protection.
- ii. Develop tree-mitigation regulations and standards to guide the City in assessing fees or compelling compensatory action resulting from violation of its tree protection standards and/or conditions of development approval. Consideration shall be given to off-site mitigation on both public and private lands, and the maintenance of a publicly accessible registry of mitigation sites, both historical and potential.
 - iii. Conduct surveys, workshops, and/or other public outreach strategies to identify and implement an appropriate strategy and form for tree protection regulations outside of the development review process.
 - iv. Encourage other jurisdictions operating within and adjacent to Tigard to prepare and implement a tree preservation and landscaping plan as part of all development and infrastructure projects.
 - v. Develop standards and procedures to identify and abate tree related hazards on both public and private property.