



How updated regulations impact existing development

TREE REMOVAL PERMITS (CHAPTER 8.04)

- ▶ The permitting procedures have been consolidated and streamlined. All permits can now be approved by way of two processes: either a staff process for simple situations or a city board or committee process for more complex situations.
- ▶ Street and median trees, trees in sensitive lands, trees planted using the Urban Forestry Fund and Heritage Trees will continue to need a permit for removal.
- ▶ Trees that were required on private property with development in high-density residential and nonresidential development will continue to need a permit. Council removed this requirement for most trees on private single-family residential developments.
- ▶ Trees planted using the Urban Forestry Fund, will need a permit for removal, including those planted on private single-family residential developments.
- ▶ Visit www.tigard-or.gov/trees to see if a permit may be required for your tree.

HAZARD TREES (CHAPTER 8.06)

- ▶ Verified Hazard Trees will continue to be prohibited.
- ▶ The definition of “hazard tree” has been revised so that it is consistent with the standardized rating system developed by the International Society of Arboriculture. This helps to remove subjectivity during the hazard tree evaluation process by using industry-standard methods and terminology.
- ▶ There is a new hazard tree evaluation and abatement process to address hazard tree disputes between private property owners. Options include 1) informal reconciliation between parties without city involvement, or 2) formal reconciliation where the claimant submits an application, provides information, and pays fees for a third party arborist.
- ▶ If there is an imminent threat to public safety, the city continues to have the authority to immediately abate the hazard.

HERITAGE & SIGNIFICANT TREE PROGRAM (CHAPTER 8.16)

- ▶ Tigard’s Heritage Tree Program was established in 2005 to identify and raise public awareness of rare and/or exceptional trees due to their age, size, species, horticultural quality or historical importance.
- ▶ A list of designated Heritage and Significant Trees can be found at www.tigard-or.gov/trees.
- ▶ The process for publicly recognizing trees has been expanded to a two-track designation process.
 - The Heritage Tree track continues to provide city assistance for maintenance in exchange for regulatory protection.
 - The new Significant Tree track allows trees to be publicly recognized without regulatory restrictions. Significant Trees would not be eligible for city assistance for maintenance since the property owner could choose to remove the tree at any time.

URBAN FORESTRY MANUAL

- ▶ A new Urban Forestry Manual was created to document the city’s processes regarding tree planting, preservation and maintenance without making the code excessively long.
- ▶ The sections of the manual that apply to existing development include:

SECTION	TOPIC
1	Hazard Tree Process
2 – 8	Tree Permit Criteria
9	Heritage Tree Standards

- ▶ In addition, the appendices to the Urban Forestry Manual include:

APPENDIX	TOPIC
1	Tree Risk Assessment Form (for Hazard Trees)
2 – 5	Approved Tree Lists
6	Nuisance Tree List

URBAN FORESTRY STANDARDS FOR DEVELOPMENT (CHAPTER 18.790)

- ▶ It is important to note that while updated development standards will only apply to new development, there are several ways these new regulations may impact existing residents and property owners. For example:
 - The new code is based on a canopy approach, which incentivizes preservation and the planting of native trees. Properties with existing trees will not have more requirements than those without trees when they develop. Therefore, city residents can expect that pre-development clearing of lots will likely be reduced as a result of the updated code.
 - Additional room for street trees and parking lot trees to grow is required in the updated code. This will result in fewer issues for future residents such as lifted sidewalks and pavement.
 - We expect that developers will choose to pay a fee in lieu of planting trees less often than they do now. This is because developers can choose to either plant, preserve existing trees, provide alternative development proposals that provide equivalent environmental benefits (hydrological, climate or wildlife), or pay a fee in order to meet the requirements.
- ▶ For more information about the new development standards, please see “How the updated regulations impact new development.”

