

Clackamas County Planning Division
Development Services Building
150 Beaver Creek Rd.
Oregon City, OR 97045

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Permit No. 2358
Portland, OR



*Clackamas County is asking for
public input on a
proposed tree preservation ordinance.
Public hearings are set for
March 22 and June 8, 2010.*

This is to notify you that Clackamas County has proposed a land use regulation that may affect the permissible uses of your property and other properties. (ORS 215.503)



PUBLIC NOTICE

Public Hearings on Proposed Tree Preservation Ordinance March 22 and June 8, 2010

Proposed Changes to the text of the Clackamas County Comprehensive Plan and Zoning and Development Ordinance, File No. ZDO-219, regarding the removal of trees on properties in unincorporated Clackamas County within the Portland Metropolitan Urban Growth Boundary.

On Monday, March 22, 2010, the Clackamas County Planning Commission will hold a public hearing regarding the adoption of File No. ZDO-219, a proposed tree preservation ordinance. Adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected area, and may change the value of your property.

The Board of County Commissioners will hold a public hearing on the same topic Tuesday, June 8, 2010. There may be significant differences in the content of the ordinance between the March 22 and June 8 public hearings.

File No. ZDO-219 is available for inspection in the Clackamas County Planning Division located on the second floor of the Development Services Building, 150 Beaver Creek Rd., Oregon City, and on the county website at <http://www.clackamas.us/transportation/planning/zdo.jsp#proposed>. For additional information, contact the Planning Division at 503-742-4500 or zoninginfo@co.clackamas.or.us.

BACKGROUND

September 2008 -- The County Board of Commissioners appoints a citizen Trees Task Force to recommend measures to maintain, protect and enhance the tree canopy, without prohibiting development, in unincorporated areas of the County inside the Portland Metropolitan Urban Growth Boundary.

August 2009 – After 11 meetings, the task force completes a draft tree ordinance to submit to the Commissioners.

September and November 2009 -- The draft ordinance from the task force, as well as a list of related issues from the task force, are reviewed and discussed with the Board of Commissioners at two study sessions. The Commissioners suggest ordinance revisions and ask that the proposed ordinance be sent to the Planning Commission.

January 25, 2010 -- The Planning Commission discusses the updated, draft proposed ordinance at a work session and directs staff to make revisions.

NEXT STEP: Public Hearings

Monday, March 22, 2010 – 6:30 p.m.

Planning Commission Public Hearing
Development Services Building Auditorium
150 Beaver Creek Rd., Oregon City

(At the end of the meeting, the Planning Commission may act on sending the draft ordinance, with or without changes, to the County Commissioners or may continue the matter to a later date.)

Tuesday, June 8, 2010 – 6:30 p.m.

Board of County Commissioners Public Hearing
4th Floor Board Hearing Room, Public Services Building
2051 Kaen Rd., Oregon City

People who would like to comment on the proposed ordinance but are not able to attend the hearing, are welcome to do so in advance, in writing, by sending an email or letter to: Planning Commission, c/o Clackamas County Planning Division, Development Services Bldg., 150 Beaver Creek Rd, Oregon City, OR 97045 or by email to zoninginfo@co.clackamas.or.us.

For additional information, contact the Planning Division at 503-742-4500 or zoninginfo@co.clackamas.or.us.

POSSIBLE IMPACT OF PROPOSED ORDINANCE TO BE DISCUSSED MARCH 22

Proposed Property to be Regulated Includes Land in Unincorporated, Urban Clackamas County That is Zoned:

- Commercial
- Industrial
- Single-family residential without a house, or single-family residential with or without a house on a lot of a specified size or larger
- Multi-family residential
- Open space management
- Rural/natural resource

Property with a pre-existing special assessment as forest land is exempt.

Proposed Permitted Actions on Regulated Property

Without a permit, a property owner may remove:

- Any trees smaller than 8" d.b.h.(diameter at breast height)
- Orchard trees, Christmas trees and commercial nursery trees
- Trees required to be removed by federal, state or fire officials
- Nuisance trees
- Dead trees
- Diseased or hazardous trees, with an arborist's report
- Trees removed to comply with a pre-existing view easement

In addition, with a permit a property owner may remove:

- Up to 2 trees or 10% of trees on the property, whichever is greater, every 2 years
- Trees cut by a utility to maintain a current facility
- Trees cut by a government agency for roadway projects
- Trees necessary for construction of a structure or other improvement
- Trees necessary for healthy growth of other trees
- Trees that interfere with existing improvements or sight distance
- Trees necessary for solar access
- Trees cut for landscaping within 50 feet of a single-family dwelling

The entire ordinance is available for review in the Planning Division, 2nd floor of Development Services Building, 150 Beaver Creek Rd., Oregon City, or online at <http://www.clackamas.us/transportation/planning/zdo.jsp#proposed>.