



CITY OF KEIZER TREE REMOVAL & REPLACEMENT PLAN

PURPOSE

It is the City's intent to recognize the existing significant trees located on the subject property. The City does, however, recognize factors such as disease, safety concerns, and site development requirements may require removal of significant trees. Depending on these factors, the removal of significant trees may be appropriate and approved.

MANAGEMENT PROVISIONS

The applicant shall be required to provide a preliminary tree removal plan as part of the application review. A final tree removal and replacement plan is required before the final plat approval.

This plan shall consist of the following.

1. The location and species of each tree having a height of fifty (50) feet or a diameter of 12" or greater as measured at the ground level (significant tree).
2. Indicate which trees are to be removed, including trees removed within the two years prior to the application.

APPROVAL

The final tree removal and replacement plan shall be reviewed and approved by the Keizer Planning Director prior to submittal of the final plat. The City may use the services of a professional arborist in determining the appropriateness of the submitted plans. The approved management plan shall become a part of the conditions of approval.

1. Development of the property shall be in conformance with an approved landscaping site plan that is a condition of a land use approval or a building permit.
2. Significant trees removed must be replaced at the rate of two new trees for each significant tree removed or less if a large tree specimen size is planted.
3. Replacement trees shall be a type that will be at least twelve (12) inches (DBH) when fully mature.
4. In lieu of an on-site tree replacement plan, an off-site tree mitigation plan consistent with requirements within this section shall be submitted to the Planning Director for approval. Such off-site location shall be within the public right of way, on public property, or on private property if qualifying as a streetscape tree, and must be approved by the City. If no suitable off-site location is identified for the immediate installation of replacement trees, a contribution to the City's landscape mitigation fund in the amount equal to the cost of a replacement tree (including installation) as determined by the City may be made for the City to install replacement trees at a later date.