CITY OF SILVERTON
ORDINANCE
25-02

AN ORDINANCE OF THE SILVERTON CITY COUNCIL APPROVING AN AMENDMENT TO SILVERTON MUNICIPAL CODE; TITLE 18, DEVELOPMENT CODE AND ZONING MAP (DC-25-01) TO ADD CLEAR AND OBJECTIVE CODE LANGUAGE FOR THE PRESERVATION AND PLANTING OF TREES DURING THE DEVELOPMENT PROCESS.

WHEREAS, State law requires that only Clear and Objective Standards can be utilized during the review of residential developments. The City's tree preservation standards predate this requirement and may be construed as Subjective rather than Clear and Objective. To better protect trees during the development process, an update to Clear and Objective Standards is proposed.

WHEREAS, The Planning Commission met in Work Sessions on December 27, 2022, January 24, 2023, March 28, 2023, August 22, 2023 (with EMC), and October 22, 2024 to review the draft Tree Code. The Environmental Management Committee (EMC) meet on February 20, 2024 to review the Tree Code and the City Council met on December 16, 2024 to review the Tree Code; and

WHEREAS, the Planning Commission held a public hearing at the March 11, 2025 meeting to accept testimony regarding the code language and reviewed the proposed text amendment to Title 18, Development Code, of the Silverton Municipal Code.

WHEREAS, following public testimony, the Planning Commission deliberated and voted to recommend the City Council approve the proposed Development Code amendments; and

WHEREAS, after proper legal notice, a Public Hearing before the City Council was held on April 2, 2025 to consider the Development Code Amendment application, DC-25-01. All interested parties participated and had an opportunity to be heard. The City Council reviewed all matters presented to it including the recommendations of the Planning Commission.

NOW, THEREFORE, THE CITY OF SILVERTON ORDAINS AS FOLLOWS:

Section 1: Section 1.5.300 of the Silverton Development Code is amended to read as follows:

"Planter strip" means a landscaped area for city-approved street trees and other plantings within the public right-of-way, usually a continuous planter area between the street and a sidewalk. See also "Tree well." Refer to the city of Silverton ~~list of recommended trees~~ Street Tree and Tree Crown Area Reference List in SDC 3.6.170.

"Significant tree" means:

1. Any tree meeting the threshold size standards in SDC 3.6.150(A).

"~~Significant trees" and~~ "significant vegetation" mean any ~~tree,~~ shrub~~,~~ or combination thereof, meeting the threshold standards in SDC 3.2.200, and those that are located within a sensitive land area as identified by the comprehensive plan or any refinement of the comprehensive plan, or as inventoried through the development review process. See also Environment-Related Definitions in this chapter and SDC 3.2.200, Landscape conservation.

"Street tree" means a city-approved tree planted in a planter strip or tree well in a city right-of-way. When any portion of the trunk of a tree crosses a public right-of-way line at ground level, it is considered a street tree. See the city of Silverton ~~recommended list of trees.~~ Street Tree and Tree Crown Area Reference List in SDC 3.6.170.

Section 2: Section 2.6.220 of the Silverton Development Code is amended to read as follows:

Refer to SDC Chapter 3.6 for tree requirements.
~~All development on hillside lands shall conform to the following requirements:~~

~~A. Inventory of Existing Trees. A tree survey at the same scale as the project site plan shall be prepared, which locates all trees greater than six inches in caliper measured at four 4.5 feet above ground level (d.b.h.), identified by d.b.h., species, and approximate extent of tree canopy. In addition, for areas proposed to be disturbed, the existing tree base elevations shall be provided. Dead or diseased trees shall be identified. Groups of trees in close proximity (i.e., those within five feet of each other) may be designated as a clump of trees, with the predominant species, estimated number and average diameter indicated. All tree surveys shall have a location accuracy of plus or minus two feet. The name, signature, and address of the site surveyor responsible for the accuracy of the survey shall be provided on the tree survey. Portions of the lot or project area not proposed to be disturbed by development need not be included in the inventory.~~

~~B. Evaluations of Suitability for Conservation. All trees indicated on the inventory of existing trees shall also be identified as to their suitability for conservation. When required by the hearing authority, the evaluation shall be conducted by a landscape professional. Factors included in this determination shall include:~~

~~1. Tree Health. Healthy trees can better withstand the rigors of development than nonvigorous trees.~~

~~2. Tree Structure. Trees with severe decay or substantial defects are more likely to result in damage to people and property.~~

~~3. Species. Species vary in their ability to tolerate impacts and damage to their environment.~~

~~4. Potential longevity.~~

~~5. Variety. A variety of native tree species and ages.~~

~~6. Size. Large trees provide greater protection from erosion and shade than smaller trees.~~

~~C. Tree Conservation in Project Design. Significant trees (24-inch caliper or greater conifers measured at four 4.5 feet above ground level and 12-inch caliper or greater broadleaf measured at four 4.5 feet above ground level) shall be protected and incorporated into the project design whenever possible.~~

~~1. Streets, driveways, buildings, utilities, parking areas, and other site disturbances shall be located such that the maximum number of existing trees on the site are preserved, while recognizing and following the standards for fuel reduction if the development is located in wildfire lands.~~

~~2. Building envelopes shall be located and sized to preserve the maximum number of trees on site while recognizing and following the standards for fuel reduction if the development is located in wildfire lands.~~

~~3. Layout of the project site utility and grading plan shall avoid disturbance of tree protection areas.~~

~~4. Trees shall be retained in significantly large areas and dense stands so as to ensure against windthrow.~~

~~5. Wooded areas associated with natural drainage ways and water areas will be maintained to preserve riparian habitat and minimize erosion. The wooded area to be retained shall be at least 10 feet in width or as recommended by the landscape professional.~~

~~6. Wooded areas along ridges and hilltops will be retained for their scenic and wildlife value.~~

~~D. Tree Protection. On all properties where trees are required to be preserved during the course of development, the developer shall follow the following tree protection standards:~~

~~1. All trees designated for conservation shall be clearly marked on the project site plan. Prior to the start of any clearing, stripping, stockpiling, trenching, grading, compaction, paving or change in ground elevation, the applicant shall install fencing at the drip-line of all trees to be preserved adjacent to or in the area to be altered. Temporary fencing shall be established at the perimeter of the drip-line. Prior to grading or issuance of any permits, the fences may be inspected and their location approved by the community development department.~~

~~2. Construction site activities, including but not limited to parking, material storage, soil compaction and concrete washout, shall be arranged so as to prevent disturbances within tree protection areas.~~

~~3. No grading, stripping, compaction, or significant change in ground elevation shall be permitted within the drip-line of trees designated for conservation unless indicated on the grading plans, as approved by the city and landscape professional. If grading or construction is approved within the drip-line, a licensed landscape professional may be required to be present during grading operations, and shall have authority to require protective measures to protect the roots.~~

~~4. Changes in soil hydrology and site drainage within tree protection areas shall be minimized. Excessive site runoff shall be directed to appropriate storm drain facilities and away from trees designated for conservation.~~

~~5. Should encroachment into a tree protection area occur which causes irreparable damage to trees, as determined by a licensed landscape professional, the project plan shall be revised to compensate for the loss. Under no circumstances shall the developer be relieved of responsibility for compliance with the provisions of this section.~~

~~E. Tree Removal. Development shall be designed to preserve the maximum number of trees on a site. The development shall follow the standards for fuel reduction if the development is located in wildfire lands. When justified by findings of fact, the hearing authority may approve the removal of trees for one or more of the following conditions:~~

~~1. The tree is located within the building envelope.~~

~~2. The tree is located within a proposed street, driveway, or parking area.~~

~~3. The tree is located within a water, sewer, or other public utility easement.~~

~~4. The tree is determined by a licensed landscape professional to be dead or diseased, or it constitutes an unacceptable hazard to life or property when evaluated by a licensed landscape professional.~~

~~5. The tree is located within or adjacent to areas of cuts or fills that are deemed threatening to the life of the tree, as determined by a licensed landscape professional.~~

~~F. Tree Replacement. Trees approved for removal, with the exception of trees removed because they were determined to be diseased, dead, or a hazard, shall be replaced in compliance with the following standards:~~

~~1. Replacement trees shall be indicated on a tree replanting plan. The replanting plan shall include all locations for replacement trees, and shall also indicate tree planting details.~~

~~2. Replacement trees shall be planted such that the trees will in time result in canopy equal to or greater than the tree canopy present prior to development of the property. The canopy shall be designed to mitigate the impact of paved and developed areas, reduce surface erosion and increase slope stability. Replacement tree locations shall consider impact on the wildfire prevention and control plan. The hearing authority shall have the discretion to adjust the proposed replacement tree canopy based upon site-specific evidence and testimony.~~

~~3. Maintenance of replacement trees shall be the responsibility of the property owner. Required replacement trees shall be continuously maintained in a healthy manner. Trees that die within the first five years after initial planting shall be replaced in kind, after which a new five-year replacement period shall begin. Replanting must occur within 30 days of notification unless otherwise noted.~~

~~G. Enforcement.~~

~~1. All tree removal shall be done in accordance with the approved tree removal and replacement plan. No trees designated for conservation shall be removed without prior approval of the city of Silverton.~~

~~2. Should the developer or developer's agent remove or destroy any tree that has been designated for conservation, the developer may be fined up to three times the current appraised value of the replacement trees and cost of replacement or up to three times the current market value, as established by a professional arborist, whichever is greater.~~

~~3. Should the developer or developer's agent damage any tree that has been designated for protection and conservation, the developer shall be penalized as prescribed in Chapter 1.08 SMC. If necessary, a professional arborist's report, prepared at the developer's expense, may be required to determine the extent of the damage. Should the damage result in loss of appraised value greater than determined above, the higher of the two values will be used. (Ord. 08-06 § 3, 2008)~~

Section 3: Chapter 3.2 of the Silverton Development Code is amended to read as follows:

3.2.200 Landscape conservation.

A. Applicability. All development sites containing significant vegetation, as defined below, shall comply with the standards of this section and be subject to development review. The purpose of this section is to incorporate significant native vegetation into the landscapes of development and to protect vegetation in sensitive natural areas. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation and replanting. Mature landscaping provides summer shade and wind breaks, controls erosion, and allows for water conservation due to larger plants having established root systems. Refer to SDC Chapter 3.6 for additional tree requirements

B. Significant Vegetation. "Significant vegetation" means ~~street~~ trees and plants within designated sensitive land areas such as floodplains, hillside protection areas, and wetlands, ~~and trees not within such area that have a caliper of six inches or larger at four feet above grade; except that protection shall not be required for nonnative, invasive plants (blackberries, poison oak, poison ivy, etc.) and any plants designated by the city as prohibited.~~

C. Mapping and Protection Required. Significant vegetation shall be mapped as required by Chapter 4.2 SDC, Land Use Review and Design Review. Significant trees shall be mapped and protected per Chapter 3.6 SDC, Trees. ~~individually and identified by species and diameter or caliper at four feet above grade. A "protection" area shall be defined around the edge of all branches (drip-line) of each tree. Drip-lines may overlap between trees.~~ The city also may require an ~~inventory, survey, or~~ assessment prepared by an arborist or other qualified professional to determine ~~tree health, construction boundaries, building setbacks, and/or~~ recommended protection or mitigation requirements.

D. Protection Standards. Trees on public lands shall not be removed, cut, felled, trimmed or otherwise damaged or destroyed, except as approved by the city. The city may approve removal or trimming when a tree poses an immediate hazard to public safety as determined by the public works director.

Trees on private land shall follow provisions of SDC Chapter 3.6. ~~Other significant vegetation (including vegetation on private property) identified as meeting the criteria in subsection (B) of this section shall be retained to the extent practicable to protect environmental values and to minimize the risk of erosion, landslide, and stormwater runoff. Where protection is impracticable because it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable land use district, the city may allow removal of significant vegetation from the building envelope as defined by required yard setbacks. Where yard areas must be disturbed to install streets or utilities, the applicant may be required to restore such areas after construction with landscaping or other means to prevent erosion and to protect the public health, safety, and welfare. With the owner's consent, the city may accept a land dedication or become a party to a conservation easement on private property for conservation purposes.~~

G. Tree Felling. Review approval is required for the felling of five or more ~~significant~~ trees that have a caliper of six inches or larger at four and a half feet above grade on a lot or property inside the city limits within a calendar year. Felling trees at the direction of the city or by the city necessary to remove or alleviate an immediate danger to life or property; removal of any tree that is defined as a nuisance under the Silverton Municipal Code; to restore utility service or to reopen or maintain a public street or easement is exempt from review.

~~An application following the submittal requirements for a design review shall be submitted to the city for review prior to any tree removal. The city may approve the request when the following review criteria are met:~~

~~1. Trees shall be retained in significantly large areas and dense stands so as to ensure against windthrow.~~

~~2. Wooded areas that will likely provide an attractive on-site amenity to occupants of future developments shall be retained.~~

~~3. Wooded areas associated with natural drainage ways and water areas will be maintained to preserve riparian habitat and minimize erosion. The wooded area to be retained shall be at least 10 feet in width or as required elsewhere in this code.~~

~~4. Wooded areas along ridges and hilltops will be retained for their scenic and wildlife value.~~

~~5. Tree felling on developable areas will be avoided to retain the wooded character of future building sites and so preserve housing and design options~~

~~for future city residents.~~

~~6. Wooded areas along property lines shall be retained at a minimum width of 10 feet to provide buffers from adjacent properties.~~

~~7. The plan for tree felling shall be consistent with the preservation of the site's future development potential and zoning.~~

3.2.300 Landscaping.

B. Landscaping Plan Required. A landscape plan is required. All landscape plans shall conform to the requirements in SDC 4.2.500(B)(5). See SDC Chapter 3.6 for tree submittal requirements.

D. Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, nonplant ground covers, and outdoor hardscape features, as described below. "Coverage" is based on the projected size of the plants at maturity, i.e., typically three years after planting.

1. Existing Vegetation. Existing noninvasive vegetation may be used in meeting landscape requirements. ~~When existing mature trees are protected on the site (e.g., within or adjacent to parking areas) the decision-making body may reduce the number of new trees required by a ratio of one inch caliper of new tree(s) for every one-inch caliper of existing tree(s) protected.~~

3. "Nonnative, invasive" plants, as per SDC 3.2.200(B), shall be removed during site development and the planting of new invasive species is prohibited.

~~a. Trees Prohibited in Right-of-Way. Because of their potential negative impact on public infrastructure, it is unlawful to plant any of the following trees in or on a public right-of-way: box elder, tree of heaven, golden chain, holly, silver maple, bamboo, poplar, willow, conifer, cottonwood, fruit trees (other than ornamental fruit trees), nut trees (other than ornamental nut trees), and ailanthus.~~

~~b. Trees Requiring Approval. It is unlawful to plant willow, cottonwood or poplar trees anywhere in the city unless the public works director approves the site as one where the tree roots will not be likely to interfere with public sewers.~~

6. Tree Size. Trees shall have a minimum ~~diameter or~~ caliper ~~four feet above grade~~ of two inches or greater at time of planting.

9. Significant Vegetation. Significant vegetation protected in accordance with SDC 3.2.200 may be credited toward meeting the minimum landscape area standards. ~~Credit may be granted for trees at a ratio of one caliper inch per inch~~

~~of tree(s) protected, except that parking lot landscaping shall be provided as required by subsection (E)(3) of this section. The street tree standards of SDC 3.2.400 may be waived by the city when existing significant trees protected within the front yard provide the same or better shading and visual quality as would otherwise be provided by street trees.~~

G. Maintenance. If the plantings fail to survive within three (3) years, the property owner shall replace them with an equivalent specimen (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.) within six months of their dying or removal, whichever comes first. All manmade features required by this code shall be maintained in good condition, or otherwise replaced by the owner within six months of any such feature being removed or irreversibly damaged (whichever comes first).

3.2.400 Street trees.

B. Caliper Size. The minimum ~~diameter or~~ caliper size at planting~~, as measured four above grade,~~ is two inches.

C. Spacing and Location. The intent of this section is to provide a procession of trees for shade, buffering, pedestrian comfort and aesthetics on all city streets. Street trees shall be spaced so that there is at least one tree planted for every 35 feet of street frontage, except where existing utilities, vision clearance requirements or similar factors preclude such spacing. Actual spacing of trees may vary based on the growth habits of selected trees. See the City of Silverton street tree~~s~~ and Tree Crown Area reference list in SDC 3.6.170.

F. Street Tree List. See SDC 3.6.170 for a list of approved street trees. ~~A list of approved street trees is available at Silverton City Hall. (Ord. 08-06 § 3, 2008)~~

Section 4: Chapter 4.2 of the Silverton Development Code is amended to read as follows:

4.2.500 Design review – Application submission requirements
All of the following information is required for design review application submittal:

B. Design Review Information. In addition to the general submission requirements and number of required copies for a Type III review (SDC 4.1.400), an applicant for design review shall provide the following information, as deemed applicable by the community development director. The community development director may deem applicable any information that he or she needs to review the request and prepare a complete staff report and recommendation to the review body.

i. ~~The location, size and species of trees and other vegetation having a caliper (diameter) of six inches or greater at four feet above grade;~~ See SDC 3.6.150(C)(5) for tree submittal requirements.

4.2.600 Review criteria – Design review.

The city shall consider the following review criteria and may approve, approve with conditions, or deny a design review based on the following; the applicant shall bear the burden of proof.

D. Design Standards. The application complies with all of the design standards in Article 3:

1. Article 2, design standards and special use standards of the applicable district;
2. Chapter 3.1 SDC, Access and Circulation;
3. Chapter 3.2 SDC, Landscaping, Street Trees, Fences and Walls;
4. Chapter 3.3 SDC, Parking and Loading;
5. Chapter 3.4 SDC, Public Facilities;
6. Chapter 3.6 SDC, Trees

Section 5: Chapter 4.3 of the Silverton Development Code is amended to read as follows:

4.3.130 Preliminary plat submission requirements.

B. Preliminary Plat Information. In addition to the general information and number of required copies described in subsection (A) of this section, the preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide the following information:

2. Site Analysis.

j. ~~The location, size and species of trees having a caliper (diameter) of six inches or greater at four feet above grade in conformance with Chapter 3.2 SDC;~~ See SDC 3.6.150(C)(5) for tree submittal requirements.

Section 6: Chapter 4.5 of the Silverton Development Code is amended to read as follows:

4.5.170 Planned development – Detailed development plan submission requirements.

The contents of the detailed development plan shall follow the requirements specified for a conceptual plan incorporating any conditions of approval for the

conceptual plan as well as contain the following:

C. Landscape plan drawn to scale showing location of existing trees and vegetation proposed to be removed from or to be retained on the site, location and design of landscape areas, varieties and sizes of trees and plant materials to be planted, other landscape features including walls and fences, and irrigation systems required to maintain plant materials. See SDC 3.6.150(C)(5) for tree submittal requirements;

Section 7: Chapter 3.6 of the Silverton Development Code is hereby created:

Chapter 3.6 TREES

Sections:

3.6.100 Purpose

The purpose of this chapter is to promote community health, safety, and welfare by protecting the trees in Silverton's urban forest and setting development standards, for their planting, care, and removal. Together, elements of the natural and built environment contribute to the visual quality, environmental health, and character of the community. Trees provide climate control through shading during summer months and wind screening during winter. The collective above ground biomass of trees store and isolate carbon allowing removal of pollution. In addition, their leaves and stems help avoid water runoff. Trees and other plants can also buffer pedestrians from traffic. Walls, fences, trees, and other landscape materials also provide vital screening and buffering between land uses. Landscaped areas help to control surface water drainage and can improve water quality, as compared to paved or built surfaces. This Chapter regulates the removal, protection, and planting of trees throughout the development process to encourage development to incorporate existing trees, particularly high quality or larger trees and groves, into the site design, to retain sufficient space to plant new trees, and to ensure suitable tree replacement when trees are removed. It is the intent of these provisions to lessen the impact of tree removal and to ensure mitigation when tree preservation standards are not met.

3.6.110 Where This Title Applies

This Chapter only applies to development properties within Silverton's city limits. Trees within public rights-of-way that are managed by the State of Oregon are exempt from the

regulations of this Title. Trees located on lands or within utility corridor easements that are owned by State or Federal agencies are also exempt from the regulations in this Title. However, these trees may be subject to other City regulations or Intergovernmental Agreements. Furthermore, the City retains summary abatement authority for nuisances posing an immediate threat to public safety.

3.6.120 Definitions

The following definitions will apply to the terminology used in this chapter. If a definition is not listed in this chapter, the definition in Chapter 1.5 will apply. Where definitions are not provided in this chapter or Chapter 1.5, their normal dictionary meaning will apply:

"Arboriculture" means the practice and study of the care of trees and other woody plants in the landscape.

"Arborist" see "Certified Arborist"

"Caliper" is the standard trunk diameter measurement for trees taken six (6) inches above grade for up to and including four-inch caliper size and twelve (12) inches above grade for a large tree. This may be contrasted with DBH which is always measured at four and one-half (4.5) feet above grade.

"Canopy Tree" is a deciduous tree with a mature height of more than twenty-five (25) feet. The following sources are approved for determining mature height:

1. *Silverton Tree and Tree Crown Area Reference List (Figure 3.6.170)*
2. *https://landscapeplants.oregonstate.edu/node/2163 (Oregon State University College of Agricultural Sciences - Department of Horticulture »Landscape Plants)*
3. *The Tree Book by Michael A. Dirr and Keith S. Warren*
4. *Manual of Woody Landscape Plants by Michael A. Dirr*
5. *When these sources do not list the species or variety in question other published sources are acceptable*.

"Certified arborist" means a person who has a current and valid designation of "ISA Certified Arborist" by the International Society of Arboriculture, demonstrating specialized knowledge, experience, and training relating to arboriculture.

"City" means the City of Silverton.

"City Manager" means the City Manager or the City Manager's authorized representative or designee.

"City trees" means trees located on property designated as city property, including public parks, and trees located in public right-of-way not defined as street right-of-way.

"Community Development Director" means the Community Development Director or the director's designee.

"Conservation" means maintaining significant native trees and vegetation in the landscapes of development and protecting vegetation in sensitive natural areas. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation followed by replanting. Mature landscaping provides summer shade and wind breaks, controls erosion, and allows for water conservation due to larger plants having established root systems.

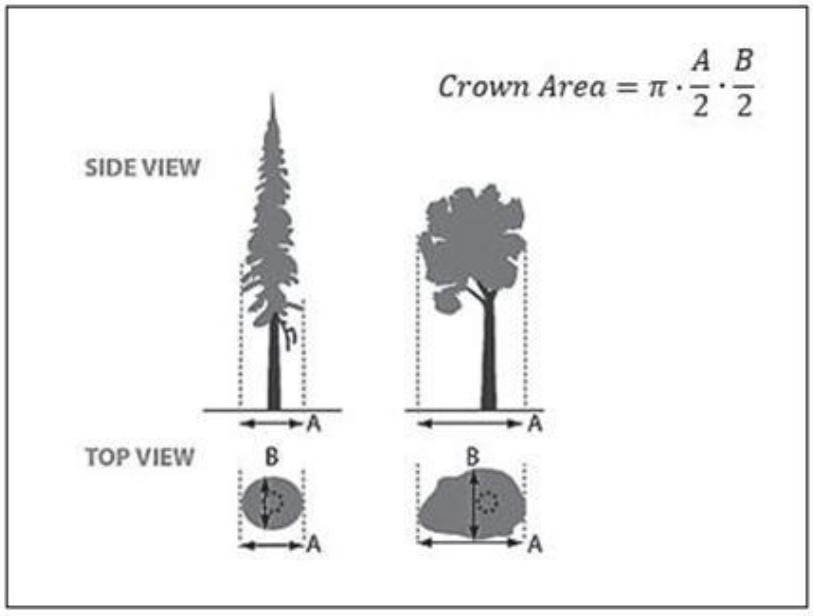
“Critical root protection zone” means the distance extending out from and surrounding a tree trunk representing the essential area of the roots that must be maintained for the tree’s survival. The critical root zone distance is calculated by multiplying the diameter of the tree, in inches, measured at four and one-half (4.5) feet above the mean ground level, DBH, by eighteen (18) or the dripline of the tree, whichever is larger. For example, a tree with a diameter of two (2) inches would have a critical root zone of thirty-six (36) inches, which is two times eighteen (2 × 18) all around the tree.

“Crown” means area of the tree above the ground, measured in mass, volume, or area extending from the trunk and including the branches, stems, leaves, and reproductive structures.

“Crown area” means the average area in square feet that the tree crown covers (Figure 3.6.120-1).

“Cultivated” means trees and plants grown for their ornamental traits or other ecological and sociological benefits. They may include wild plants and native species.

Figure 3.6.120-01
Measuring Crown Area



“Cutting” means the felling or removal of a tree, or any procedure that results in the death or substantial destruction of a tree. Cutting does not include normal trimming or pruning but

does include topping of trees.

“DBH” means the diameter at breast height. See Diameter at Breast Height.

“Dangerous tree” is a tree which in the professional assessment of a certified arborist has a strong likelihood of causing a hazard to life or property.

“Dead tree” means a tree that is dead or has been damaged beyond repair or where not enough live tissue, green leaves, limbs, or branches exist to sustain life.

“Deciduous tree” - trees which shed or lose foliage at the end of the growing season.

“Development” means all improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways but does not include natural geologic forms or unimproved land.

"Development Impact Area" is the area on a site affected by proposed site improvements, including buildings, structures, parking and loading areas, landscaping, and paved or graveled areas. The development impact area also refers to areas devoted to storage of materials, or construction activities such as grading, filling, trenching, or other excavation necessary to install utilities or access.

“Development review” is a generic term meaning any type of review undertaken to ensure compliance with this code.

“Diameter at breast height” or “DBH” means the measurement of trees as measured at a height four and one-half (4.5) feet above the mean ground level at the base of the tree (Figure 3.6.120-02). The DBH may be determined by measuring the circumference of the tree trunk four and one-half (4.5) feet above the mean ground level at the base of the tree and dividing by three point one four (3.14). Trees existing on slopes are measured at the mean ground level at the base of the tree (Figure 3.6.120-02). When the trunk branches or splits less than four and one-half (4.5) feet from the ground, measure the smallest circumference below the lowest branch and divide by three point one four (3.14) (Figure 3.6.120-02). For multi-stemmed trees, the size is determined by measuring all the trunks, and then adding the total diameter of the largest trunk to half (½) the diameter of each additional trunk. A multi-stemmed tree has trunks that are connected above the ground and does not include individual trees growing close together or from a common root stock that do not have trunks connected above the ground (Figure 3.6.120-02).

Figure 3.6.120-02
Measuring Diameter at Breast Height

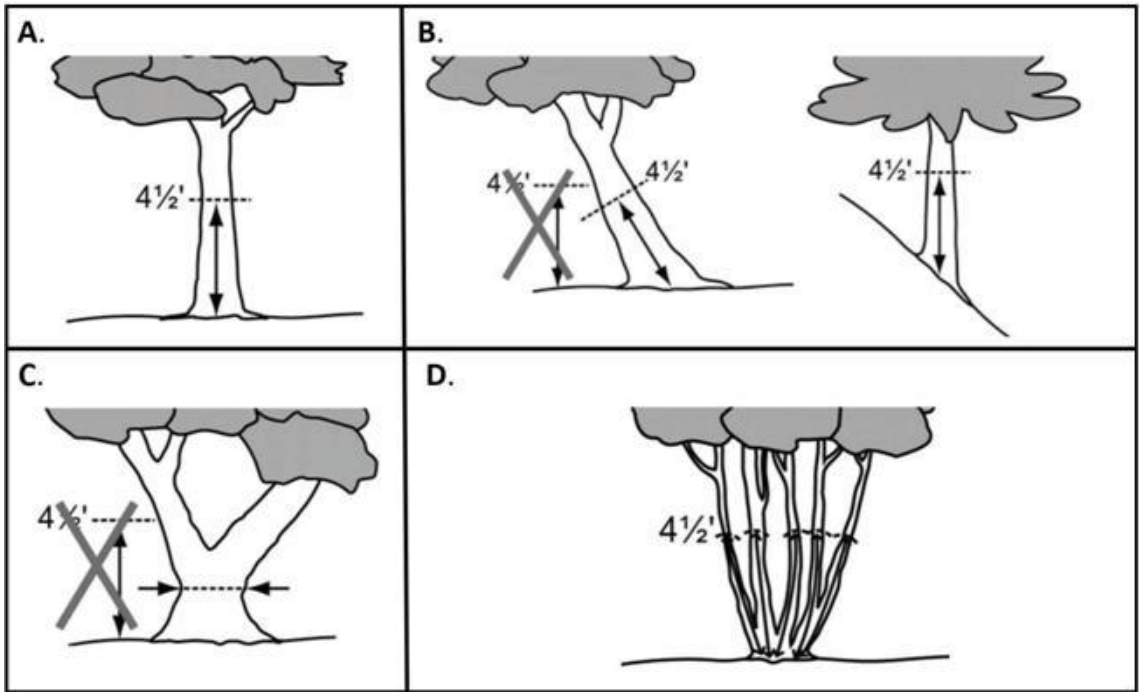
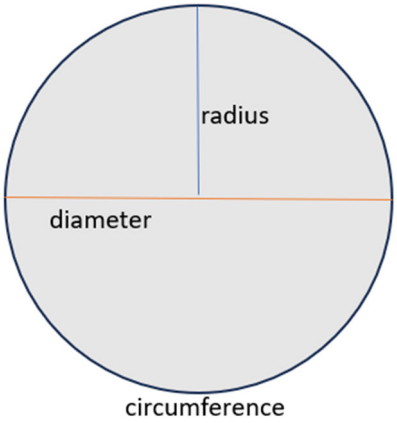


Figure 3.6.120-03
Distinguishing Circumference and Diameter



"Dripline" means an imaginary line around a tree or shrub at a distance from the trunk equivalent to the canopy (leaf and branch) spread.

"Dying tree" means a tree that is diseased, infested by insects, deteriorating, or rotting, as determined by a certified arborist, and that cannot be saved by standard horticultural or arboricultural practices, or a tree that must be removed to prevent the spread of infestation or disease to other trees.

"Evergreen" means trees and plants that retain their foliage throughout the year.

“Fee Schedule” is the schedule of City fees and charges adopted by City Council.

“Grove” a contiguous and clearly demarcated group of eight (8) or more trees (or three or more Oregon white oaks) growing closely together in a manner that creates a distinct and contiguous canopy. All trees in the grove must be greater than significant size DBH for their species as listed in this chapter. They may belong to the same species or a mixture of species covering an area of less than one-eighth (1/8) of an acre, or 5,445 sq ft.

"Heritage Tree" is a tree designated as a Historic Landmark Tree, a Historic Tree, or a Heritage Tree by the Historic Landmarks Commission and the City for its size, age, species, and/or historical, habitat, or horticultural significance.

"Heritage Grove" is a grove that has been formally recognized by the Historic Landmarks Commission and the City for its size, age, species, and/or historical, habitat, or horticultural significance.

“Infected” means any appearance of a disease on trees or plants that may be a menace to horticultural or farm crops.

“Infested” means when the adult, egg, larvae or pupae of an insect or other plant pest is found in such numbers as, in the opinion of the City, to be a menace to horticultural or farm crops.

“Invasive species” means nonnative organisms that cause economic or environmental harm and can spread to new areas of the City. “Invasive species” does not include humans, domestic livestock, or non-harmful exotic organisms.

“ISA” means the International Society of Arboriculture.

“ISA Best Management Practices” means the guidelines established by ISA for arboricultural practices for use by arborists, tree workers, and the people who employ their services.

“Large Tree” is a tree of a species which normally reaches a height of forty (40) feet or more upon maturity.

“Major pruning” means removal of 20% or more of the live crown or pruning cuts removing branches with diameter greater than 40% of tree DBH at the point one (1) inch above where the branch attaches to the trunk, or six (6) inches, whichever is greater, or removal of or injury to 15% or more of the root system during any 12-month period.

“Mature trees” are trees that are close to their full height and crown size, these dimensions being determined by species and site factors.

“Multi-stemmed tree” is a tree having two (2) or more main trunks arising from the root collar or from the main trunk. Their size is determined by measuring all the trunks, and then adding the total diameter of the largest trunk to 1/2 the diameter of each additional trunk if the tree is classified as significant.

"Owner" means any person who owns land, or a lessee, agent, employee, or other person acting on behalf of the owner with the owner's written consent.

"Person" means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity, or their legal representatives, agents, or assigns.

"Pest" A disease, microscopic organism, insect, nematode, arthropod, parasite, or a noxious weed as defined in ORS 569.175 (Definitions for ORS 569.175 to 569.195), capable of having a significant adverse effect on the environmental quality of this state or of causing a significant level of economic damage in this state, including but not limited to damage to agricultural, horticultural or forest plants, crops, commodities or products

"Plant" means to plant, to put or set a growing plant, whether with roots or a piece of a plant that has the capacity to grow roots, into the ground so that it can grow.

"Planter strip" means a landscaped area for city-approved street trees and other plantings within the public right-of-way, usually a continuous planter area between the street and a sidewalk. See also "Tree well."

"Public agency" means any public agency or public utility as defined in ORS 757.005, or a drainage district organized under ORS Chapter 547.

"Public right-of-way" means land dedication or easement conveyance to the city or other public entity for public use; typically for streets, utilities, parkland and/or similar facilities. Permanent structures, objects and buildings are not allowed to project over or encroach into public rights-of-way, except as allowed by the city for landscaping and trees.

"Public tree" means a tree on land owned or maintained by the City.

"Public Works Director" means the Public Works Director or the director's designee.

"Remove or removal" means to fell or sever a tree or the intentional use of any procedure, the natural result of which is to cause the death or substantial destruction of the tree. Removal does not in any context include normal trimming of trees.

"Significant tree" means:

1. Any tree meeting the threshold size standards in this chapter, Section 3.6.150.A.

"Small Tree" is a tree species which normally does not reach a height that exceeds twenty-five (25) feet upon reaching maturity.

"Staging" means a designated area for the storage of equipment and vehicles, stockpiles, waste bins, and other construction-related materials during a construction project. Any construction trailers are to be included in the construction staging area. In some cases, more than one staging area may be established on site.

“Street tree” means a city-approved tree planted in a planter strip or tree well in a city street right-of-way. When any portion of the trunk of a tree crosses a public right-of-way line at ground level, it is considered a street tree.

“Street Tree and Tree Crown Area Reference List” includes tree species approved by the City for planting within the right-of-way and tree crown calculations for residential development.

"Stormwater runoff" is any surface water runoff or runoff in channels which results directly either from a rainstorm or from the melting of snow. The U.S. EPA has declared pollution from stormwater runoff to be the nation’s largest source of water quality problems.

“Sustainable & Urban Tree Advisory Board” advises the City Council and/or the Planning Commission on programs, practices and decision-making involving all aspects of Urban Forestry.

"Topping" means the cutting back of limbs or trunks within the tree’s crown to buds, stubs, or lateral branches not large enough to assume the terminal role. It is an inappropriate pruning practice used to reduce tree height by cutting to a predetermined crown limit without regard to tree health or structural integrity. Topping does not include acceptable pruning practices as described in the American National Standards Institute (ANSI) "A300 Pruning Standards" and companion "Best Management Practices for Tree Pruning" published by the International Society of Arboriculture, such as crown reduction, utility pruning, or crown cleaning to remove a safety hazard, dead or diseased material. Topping is considered "removal".

“Tree”, means a self-supporting, perennial woody plant characterized by one main trunk or in some cases multiple trunks, and one main canopy of leaves, usually growing to a height of 15 feet or higher.

“Tree canopy” means the ground area that, when viewed from above the crown of one or more trees, is mostly covered by the tree (s). For deciduous trees, canopy area is based on the time of year when foliage is present.

“Tree circumference” see DBH, means the distance measured around the trunk of a tree at four and one half (4 ½) feet above the mean ground level from the base of the trunk. For multi-stemmed trees, the size is determined by measuring all the trunks, and then adding the total diameter of the largest trunk to half (½) the diameter of each additional trunk.

“Tree Contractor” means a person licensed to complete tree servicing work by the state of Oregon Construction Contractors Board (CCB).

“Tree Fund” means the Tree Fund as created by this Chapter.

“Tree well” means a planter area cut out of a sidewalk within the street furnishing zone, planted with a street tree and including ground cover or a grate cover; typically used in commercial districts where on-street parking or pedestrian traffic makes the use of a planter strip impracticable.

“Trimming” is the selective removal of plant parts to meet specific goals and objectives, using best practices as set forth by American National Standards Institute (ANSI) A300 Standards.

“Urban forest” means the trees and vegetation that exist within the City.

"Urban heat islands" are metropolitan places where buildings and pavement cause the area to be hotter than outlying areas, with impacts felt most during summer months. Paved roads, parking lots, and buildings absorb and retain heat during the day and radiate that heat back into the surrounding air.

“Utility” is a public utility, business, or organization that supplies energy, gas, heat, steam, water, communications, or other services through or associated with telephone lines, cable service, and other telecommunication technologies, sewage disposal and treatment, and other operations for public service.

“Wild” is an endemic species, or species native to the Silverton area of the Willamette Valley ecoregion. It is a self-sown (grown from a non-human planted seed) or self-cloning (by root pieces, suckers, branch layer, or sprout) plant.

“Woodland” is an area of contiguous wooded vegetation where trees are at a density of at least one (1) Significant DBH tree per three hundred and twenty-five (325) square feet of land where the branches and leaves form a continuous canopy. A woodland shall include areas with continuous canopy of trees over an area of at least twenty thousand (20,000) square feet and with any dimension being not less than thirty-five (35) feet. A woodland may be delineated through an aerial photograph or a ground survey. A woodland shall include both understory and protected trees.

3.6.130 Administration

A. Authority. The City of Silverton shall have control of all street trees, shrubs, and other plantings now or hereafter in any street, park, public right-of-way or easement, or other public place within the city, and shall have the power to plant, care for, maintain, remove, replace, and require the care of, maintenance of, removal, and replacement of such trees, shrubs and other plantings.

B. Public Trees. The Public Works Director is responsible for the implementation and enforcement of public trees and shall have jurisdiction over all street trees and city trees, including the planting, removal, care, maintenance, and protection thereof. (Ord. 19-14 § 1 (Exh. A), 2019)

C. Private Trees. The Community Development Director is responsible for the implementation and enforcement of trees located on private property and shall have jurisdiction over all private trees, including the planting, removal, care, maintenance, and protection thereof.

D. Advising Body. The Sustainable & Urban Tree Advisory Board advises the City Council and/or the Planning Commission on programs, practices and decision-making involving all aspects of Urban Forestry. Duties and responsibilities include the following:

1. Study, investigate and provide advice to the City Council and/or the Planning Commission on the preservation, pruning, planting, replanting, removal, or disposition of the Urban Forest.
2. Provide advice to the City Council and/or the Planning Commission on policy and regulatory issues involving trees, including climate adaptation and mitigation efforts.
3. Provide outreach and education to the community on tree-related issues and concerns.
4. Provide recommendations to the City Council on the allocation of funds from the Tree Fund.
5. The Sustainable & Urban Tree Advisory Board, when requested by the City Council, will consider, investigate, make findings, report, and make recommendations on any special matter or question coming within the scope of its work.

3.6.140 Creation of a Tree Fund

A. Establishment. A City Tree Fund is hereby established for the collection of any funds used for the purpose and intent set forth by this chapter.

B. Funding Sources. The following funding sources may be allocated to the Tree Fund:
1. Tree permit revenue.
2. Payments received in lieu of required and/or supplemental plantings.
3. Civil penalties collected pursuant to this chapter.
4. Agreed-upon restoration payments or settlements in lieu of penalties.
5. Sale of trees or wood from City property.
6. Donations and grants for tree purposes.
7. Other monies allocated by the City Council.

C. Funding Purposes. The City will use the Tree Fund for the following purposes:
1. Expanding, maintaining, and preserving the urban forest within the City;
2. Planting and maintaining trees within the City;
4. Supporting public education related to urban forestry;
5. Assessing urban forest canopy coverage; or
6. Any other purpose related to trees, woodland protection, and enhancement as determined by the City Council.

3.6.150 Tree Preservation and Planting

Intent. Trees provide important ecological and social services to the residents of Silverton, but it takes years and sometimes decades to reach a size that makes a substantial contribution. Each tree species varies in the size it may reach maturity. The size of a tree is not the only measure of its contribution to society or its ecological impact.

A. Significant Trees - The significant tree designations set forth in this subsection establish a threshold trunk size, measured in DBH, for various tree species. A significant tree is defined by the DBH as set forth below.

1. Significant DBH. Figure 3.6.150-01 gives the DBH at which the City considers each tree species significant. Trees with DBH at or greater than that listed DBH are significant and must be treated as such when establishing their status and protection according to this chapter.

2. In order to establish the significance of a tree within city limits, an applicant shall complete the following, in the order listed below.
   a. Identity trees four (4) inches or greater in DBH that are located on the development property
   b. Determine the species identity of such trees.
   c. Measure the circumference of such trees at DBH. Divide the circumference in inches by three point one four (3.14) to determine the product, inches DBH.
      1) *Example:* species *Abies grandis*
      circumference measured at DBH = 37 inches
      37 ÷ 3.14 = 11.78 inches DBH
      Species *Abies grandis* must be 18 inches DBH or more to be significant, therefore this tree is <u>not</u> significant

3. Mature Crown Area. To calculate Mature Crown Area square half of the mature width then multiply by 3.14. For instance a Grand Fir has a width at maturity of 30 feet, therefore 15'x15'x3.14=706.5 sq. ft.

4. Minimum landscape standards. Significant trees are protected as set forth in subsections below. An applicant may credit significant trees protected in accordance with this chapter toward meeting the minimum landscape area standards in chapter 3.2.

	Figure 3.6.150-01	
	Significant Tree DBH	
Latin Name	Common Name	inches DBH when species becomes Significant
Abies grandis	Grand Fir	18
Acer circinatum	Vine maple	6
Acer macrophyllum	Bigleaf Maple	12
Alnus rubra	Red Alder	10

	Figure 3.6.150-01	
	Significant Tree DBH	
Arbutus menziesii	Pacific Madrone	8
Calocedrus decurrens	Incense Cedar	10
Chamaecyparis lawsoniana	Port Orford Cedar	10
Cornus nuttalii	Pacific Dogwood	4
Crataegus douglasii	Douglas Haw	4
Crataegus gaylussacia	Klamath Haw	4
Fraxinus latifolia	Oregon Ash	6
Malus fusca	Oregon Crabapple	4
Pinus monticola	Western White Pine	22
Pinus ponderosa	Willamette Valley Ponderosa Pine	15
Populus trichocarpa	Black Cottonwood	24
Prunus emarginata	Bitter Cherry	6
Pseudotsuga menziesii	Douglas Fir	24
Quercus garryana	Oregon White Oak	6
Salix scouleri	Scouler's Willow	4
Taxus brevifolia	Pacific Yew	4

	Figure 3.6.150-01	
	Significant Tree DBH	
Thuja plicata	Western Redcedar	22
Tsuga heterophylla	Western Hemlock	20
Any non-invasive tree not listed including non-native tree species		generally accepted mature height* ✕ 20% = inches DBH to be significant. Where a range of mature heights are indicated, the taller number shall be used to determine significance.

** The following sources are approved to establish generally accepted mature height, width, and crown area in the order below:*

1. *Silverton Tree and Tree Crown Area Reference List (Figure 3.6.170)*
2. *https://landscapeplants.oregonstate.edu/node/2163 (Oregon State University College of Agricultural Sciences - Department of Horticulture »Landscape Plants)*
3. *The Tree Book by Michael A. Dirr and Keith S. Warren*
4. *Manual of Woody Landscape Plants by Michael A. Dirr*
5. *When these sources do not list the species or variety in question other published sources are acceptable.*

B. Heritage Trees

The Historic Landmarks Commission may designate certain trees or groups of trees as "heritage trees" within the city, provided that the landowner(s) of record upon which the tree or grove is located consents. The consent of a property owner will bind all successors, heirs, and assigns. The purpose of the heritage tree or heritage grove designation is to recognize, foster appreciation of, and protect trees and groves having special importance to the community. The Historic Landmarks Commission shall have the authority to determine whether a tree or grove recommended for consideration qualifies as a heritage tree or grove. Any member of the public, whether a Historic Landmarks Commission member, property Owner, or third-party citizen, may nominate trees or groves to the Historic Landmarks Commission. Once a tree or grove is designated as a heritage tree or heritage grove, it will remain so unless it becomes necessary to classify it as a dangerous tree and be removed as such. Except as otherwise expressly provided in this Chapter, heritage trees and groups of heritage trees, may not be removed without the express consent of the Historic Landmarks Commission.

C. Tree Conservation

1. Applicability. The purpose of this section is to incorporate trees into the landscapes of development and to protect significant trees and trees in sensitive natural areas. The use of mature, native trees within developments is a preferred alternative to removal of trees and replanting. Mature landscaping provides summer shade and wind breaks, controls erosion, and allows for water conservation due to larger trees having established root systems.

The tree preservation requirements in this subsection apply to the following types of development:

a. Land divisions;
b. Design Reviews/Conditional Uses;
c. Expansion of existing parking lots that results in an increase in paved surfaces;
d. Conversion of gravel parking lots to paved parking lots.

2. Protection and Planting Standards

a. Tree Canopy Preservation and Planting Standards for Private Property. There is a Target Tree Canopy standard for all land use categories on private property. The Target Tree Canopy shall be met either through preservation of existing trees, replanting of removed trees, or planting new trees where a site did not meet the standard prior to development, as provided in this Chapter. Public right-of-way and proposed public right-of-way are not considered part of the development site for the purposes of the canopy coverage calculations. When calculating canopy threshold percentages, all percentage numbers shall be rounded to the nearest whole number. See Chapter 3.2 for street tree planting requirements.

Figure 3.6.150-02 Target Tree Canopy	
Category of Use	Target Tree Canopy Percentage of tree canopy versus total area of property (ending tree canopy coverage)
R-1 Single Family Residential R-5 Low Density Residential	30 percent;
RM-10 Multiple Family Residential - 10 RM-20 Multiple Family Residential - 20	25 percent;
Acreage Residential	40 percent
Downtown Commercial Fringe, General Commercial	10 percent
Industrial Park, Light Industrial	15 percent

b. Tree Preservation on Public Lands. Trees on public lands shall not be damaged or destroyed, except as approved by the City to address an immediate hazard to public safety, and except as otherwise exempted in Section 3.6.150.C.8.

c. Tree Preservation on Private Property. Tree protection on private property shall follow subsections 1) through 2).

1) Target Tree Canopy. If a development site has a tree canopy coverage of significant trees greater than the standard, trees may be removed provided the standard is still met after removal. The developer may remove on-site existing tree removal up to 25% below the target tree canopy standard percentage for its use category identified in subsection 3.6.150.C.2.a. with mitigation provided per Section 3.6.150.C.4. The developer may request tree removal in excess of the 25% below the target tree canopy standard which is a discretionary review by the Planning Commission following SDC 4.2.510 and with mitigation provided per Section 3.6.150.C.4.

2) If a site does not have a tree canopy coverage of significant trees greater than the standard, the developer may remove on-site existing tree removal up to 25% of the existing tree canopy with mitigation provided per Section 3.6.150.C.4. The developer may request tree removal in excess of the 25% existing tree canopy which is a discretionary review by the Planning Commission following SDC 4.2.510 and with mitigation provided per Section 3.6.150.C.4.

d. Parking Lot Standards. Shade trees shall be evenly distributed and conform to the criteria in Chapter 3.2, subsections 3.2.300(E)(1)(a) through (h) and subsection 3.2.300(E)(3). "Evenly distributed" means that the trees are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one canopy tree per 10 contiguous (side-by side) parking spaces shall be provided. All parking area planters with trees shall have dimensions of not less than 48 square feet of area, or not less than six feet in width by eight feet in length, to ensure adequate soil, water, and space for healthy plant growth. Such areas shall have irrigation or temporary irrigation to ensure plant survival and success. Parking lot trees may count toward minimum canopy coverage requirements per figure 3.6.150-02.

e. Oregon White Oak. Notwithstanding anything to the contrary in this Section, it is unlawful to remove any significant Quercus garryana (Oregon white oak) tree within the city limits without first making application to the city and obtaining a permit – except as otherwise exempted in Section 3.6.150.C.8.

f. Any significant Oregon white oak, which is removed shall be replaced in accordance with Section 3.6.150.C.4.a.

g. When the trunk of a tree crosses a property line at ground level it is considered an on-site tree except when the trunk crosses a public right-of-way line at ground level, it is considered a street tree. Public right-of-way will be considered off-site for the purpose of this section.

h. Any tree saved and protected through a land division application must be identified and labeled on the site plan. Prior to the final plat being signed, a sign shall be posted at each tree or grove stating the trees are required to remain and be protected through development and include penalty fees for violation. See requirements for tree protection during construction in this chapter Section 3.6.200. Signs shall be weatherproof and installation shall not cause any damage to the tree.

3. Credits

a. Significant Trees. Significant healthy trees with DBH of more than 25% greater than significant for their species shall receive additional canopy credits over their existing tree crown area which shall be factored into the target tree canopy percentage calculations as defined in Figure 3.6.150-03 below.

Figure 3.6.150-03 Canopy Credits for Trees Greater Than Significant	
Percent DBH is greater than significant for the species	Available canopy credits
25% to 49%	1.25
50% to 74%	1.50
75% or greater	1.75

b. The following table shall be used when calculating the target tree canopy percentage for significant trees with 25% or less than DBH than significant for their species and for trees that are to be planted to meet the target tree canopy:

Figure 3.6.150-04
Tree Planting Standards

Tree Location	Existing Trees	Newly Planted Trees
On-Site Trees (Trees located within the tax lot)	100% of the existing or future mature crown area, whichever is greater *Significant tree credit for large DBH trees – see 3.6.190 Fee Schedule*	50% of the future mature crown area
Off-Site Trees (Street trees within the adjacent ROW)	50% of the existing or future mature crown area, whichever is greater	35% of the future mature crown area

c. In cases where a portion of the crown area of on-site trees extends off site, the entire crown area is eligible for credit towards the tree canopy requirements. In cases where a portion of the crown area of off-site trees on private property extends on site, the crown area is not eligible for credit towards the tree canopy requirements.

d. If trees die or are removed within three years for which credits were issued, those trees must be replaced or mitigated per this chapter.

4. Mitigation Required

Tree Replacement. Where removal significant trees are approved below the target tree canopy, and such removal or damage is not otherwise exempted in Section 3.6.150.C.8, the City shall require mitigation per the below. Where mitigation is approved in excess of the 25% below the target canopy, the number of replacement trees shall double.

a. Mitigation and canopy replacement shall be proportionate to the loss of significant trees per chart below, figure 3.6.150-05. Where complete mitigation on site is not practical due to the amount of trees required for mitigation resulting in a target tree canopy of more than 50% above the target, the City shall accept an in-lieu fee for mitigation (see Section 3.6.190).

Figure 3.6.150-05
Tree Replacement Requirements

DBH (Diameter at Breast Height)	Number of Replacement 2" DBH Trees Required Per Each Tree Removed	Number of Replacement 2" DBH Trees Required Per Each Oregon White Oak (Quercus garryana) Tree Removed

4" - 5"	1 Tree	0 Tree
6" - 11"	2 Trees	3 Trees
12" - 23"	5 Trees	6 Trees
24" to 35"	9 Trees	12 Trees
36" or greater	14 Trees	18 Trees

5. Application Requirements.

For applications listed in Section 3.6.150.C.1 an ISA certified arborist that is also tree risk assessment qualified (TRAQ) must demonstrate compliance with the applicable provisions of this Chapter. Other professionals such as engineers, landscape architects, soil scientists, and surveyors may assist the project arborist as needed in preparing the required information, but the arborist must organize, review, and approve the final product. The minimum submittal requirements include an inventory of existing trees on site, a tree preservation plan, a tree planting plan, and an arborist report. If multiple construction applications are required for a development proposal, including demolitions and subsequent construction, the same plans shall be included with each application.

a. Existing Tree Inventory Requirements

1) Survey the locations of all trees at least 4-inch DBH that are on site, within abutting public rights-of-way, and on abutting sites with root protection zones that extend into the site. The locations and information for trees on abutting sites may be estimated. All invasive trees, regardless of size, are to be located.
2) Number each tree for identification on the plans.
3) Identify the common name and scientific name of each tree.
4) Measure and provide the DBH of each tree in inches according to accepted ISA standards.
5) Measure the approximate average crown radius of each tree in feet.
6) Provide the crown area of each tree using the formula: $(\text{crown radius})^2 \times \pi$.
7) Identify if the tree is significant per figure 3.6.150-01.
8) Identify if the tree is invasive per the Oregon Noxious Weed List or Silverton Invasive and Potential Nuisance Tree list, figure 3.6.150-06.
9) Identify if the tree is a heritage tree as defined in section 3.6.150.B.
10) Assess the health condition of each tree using the following categories:
    i. Good (no significant health issues)
    ii. Fair (moderate health issues but likely viable for the foreseeable future)
    iii. Poor (significant health issues and likely in decline)
    iv. Very poor or dead (in severe decline or dead)
9) Identify whether the tree is proposed for removal or retained.
10) Organize the tree inventory information in a table.

b. Tree Preservation Plan Requirements

1) Provide a site plan drawn to scale.
2) Include the existing tree locations and corresponding tree numbers from the tree inventory.
3) Clearly differentiate between significant, invasive and heritage trees through symbols or other methods.
4) Identify the following site disturbances:
    i. Demolition
    ii. Tree removal
    iii. Staging, storage, and construction access
    iv. Grading and filling
    v. Paving
    vi. Construction of structures, foundations, and walls
    vii. Utility construction
    viii. Trenching and boring
    ix. Excavation
    x. Any other demolition or construction activities that could result in ground disturbances and/or tree damage.
5) Locate tree and soil protection fencing to scale.
6) Locate soil compaction prevention methods to scale.
7) Include tree protection specifications from the arborist report on the plans including a detail and description of tree protection fencing and signage.
8) The elements of the tree preservation plan may be included on multiple plan sheets for clarity.
9) The final approved set of construction drawings must include the tree preservation plan to ensure contractors, inspectors, and other professionals have access to the information.

c. Tree Planting Plan

1) Provide a site plan drawn to scale.
2) Include the existing trees to be retained and their crown areas to scale.
3) Include the trees to be planted and their mature crown areas to scale based on the Street Tree and Tree Crown Area Reference List. Any trees not listed shall use the following approved sources to establish mature crown in the order listed below:
    i. https://landscapeplants.oregonstate.edu/node/2163 (Oregon State University College of Agricultural Sciences - Department of Horticulture »Landscape Plants)
    ii. The Tree Book by Michael A. Dirr and Keith S. Warren
    iii. Manual of Woody Landscape Plants by Michael A. Dirr
    iv. When these sources do not list the species or variety in question other published sources are acceptable.
4) Include a diagram depicting the tree planting that is consistent with ISA best management practices.
5) The minimum size of planted trees is 1.5-inch caliper for deciduous trees, 5-foot tall for evergreens, 3-feet tall for *Quercus garryana,* and *Arbutus menziesii*.

Nursery stock must be in good health with the size and quality consistent with ISA best management practices and ANSI Z60.1 standards.

6) The species selection and spacing of trees to be planted must be such that it provides for the eventual mature size of the trees. Soil type, soil conditions and other site constraints shall be considered when selecting species for planting.
7) Root barriers must be installed according to the manufacturer's specifications when a tree is planted within five (5) feet of pavement or an underground utility box.
8) Where there are overhead high voltage utility lines, the tree species must be from the city approved street tree list with a designation allowing planting under high voltage lines.
9) The elements of the tree planting plan may be included on multiple plan sheets for clarity.
10) The final approved set of construction drawings must include the tree planting plan to ensure contractors, inspectors, and other professionals have access to the information.
11) Include a planting timeline for when the trees are to be installed, who will install the trees, and how the planting will be assured if deferred to after the construction phase of the project.

d. Arborist Report

1) Provide a written narrative that summarizes the information from the tree inventory, tree preservation plan, and tree planting plan.
2) Provide findings and calculations that demonstrate whether the tree preservation and planting standards in Subsection 3.6.150.C.2 have been met.
3) If the tree preservation and/or tree planting standards have not been met, provide calculations for the applicable tree mitigation fees as required by Subsection 3.6.150.C.4
4) If the applicant is seeking a variance to the tree preservation and/or tree planting standards in place of providing mitigation planting or fees, provide findings that demonstrate the proposal provides equivalent or greater environmental benefits as preserving or planting the required tree canopy as required by Subsection 3.6.150.C.9.
5) Provide findings that demonstrate compliance with the tree protection standards in Subsection 3.6.200.A.

6. Construction. All trees on a site that are not otherwise designated and approved by the City for removal shall be protected prior to, during, and after construction in accordance Subsection 3.6.200.A.

7. Additional Approval Criteria. When an application is submitted the City may approve the request when the following additional review criteria is met:

    a. Wooded areas along ridges and hilltops will be retained for their scenic and wildlife value in addition to preventing erosion.

    b. Wooded areas along property lines shall be retained at a minimum width of 10 feet to provide buffers from adjacent properties.

8. Exemptions. The protection standards in this section do not apply to:

    a. Dead or Diseased Trees. Dead or diseased trees meeting the criteria for "significant trees" may be removed after approval of a Type I land use review.

    b. The removal is necessary to alleviate a dangerous tree posing an imminent threat to the public health or safety or posing an imminent threat to public or private property or prevent an imminent threat of serious environmental degradation.

    c. Tree removal as required by the city or public utility for the installation or maintenance or repair of roads, utilities, or other structure.

9. Tree Variances. The applicant may seek an adjustment or variance at no cost to the applicant for smaller lot sizes, sidewalk deviations, on-street parking reduction, frontage improvements, reduced setbacks or a reduction in the number of parking spaces to avoid removal of significant trees, provided the applicant also takes measures to preserve the health of the trees.

    a. Review Criteria. The City shall consider the following review criteria and may approve, approve with conditions, or deny a design review adjustment based on the following; the applicant shall bear the burden of proof.

        1) Adjusting the subject code standard(s), i.e., decreasing, increasing, waiving, or making a material substitution, will result in a design that is as good or better than what would likely result under the base standard;

        2) The adjustment is consistent with the code's stated intent and is in the public interest

10. Invasive and Nuisance Trees. Trees on the Silverton Invasive and Potential Nuisance Tree list shall be removed during site development regardless of their size. The planting of species on the Silverton Invasive and Potential Nuisance Tree list is prohibited.

11. Trees Requiring Approval. It is unlawful to plant native or nonnative willow, cottonwood, or poplar trees outside of riparian restoration projects anywhere in the city unless the Public Works Director approves the site as one where the tree roots will not likely interfere with public sewers.

12. Wild growing, naturally sown or distributed (through normal asexual spread such as stollens or rooted branches) Willamette Valley native Salix and Populus species may persist within City limits. This allowance does not extend to non-native, ornamental, or exotic species.

13. Prohibited in Right-of-Way. It is unlawful to plant fruit trees (other than ornamental fruit trees) or nut trees (other than ornamental nut trees) in or on a public right-of-way.

D. Wetlands and Riparian Overlay District**.** Trees play a critical role in the ecological function of riparian corridors. The city and residents have strong interest in ensuring the ongoing function of these areas and vested interests in the existing and future trees growing there.
   1. Applicability. The wetland area regulations apply to those areas meeting Division of State Lands criteria for wetland classification. Precise wetland boundaries may vary from those shown on the comprehensive plan map exhibit if on-site inspection and delineation by a recognized authority and/or other city-approved documentation indicate more accurate boundaries. Those more precise boundaries can be identified, mapped, and used for review and development without a change in the comprehensive plan wetlands map exhibit. All developments proposed within a designated wetland area shall be subject to the provisions of conditional use review and the wetland area regulations. *(per Title 18 Chapter 2.7)*
   2. Canopy protection thresholds. The minimum threshold canopy percentage for each use area is doubled in the Riparian Overlay District.
   3. Tree removal and mitigation. Removal of significant trees in the wetland and riparian overlay district is allowed pursuant to the other sections of this chapter. Tree removals must be mitigated onsite whenever possible to maintain tree cover in the corridor pursuant to the other section of this chapter.

E. Invasive and Potential Nuisance Trees. The preservation and removal of trees on the Silverton Invasive and Potential Nuisance Trees list is governed by the following provisions:
   1. Planting. Planting of any tree on the Invasive and Potential Nuisance Trees list is prohibited
   2. Reproduction. It is prohibited to let any plant with a noxious weed designation on the Invasive and Potential Nuisance Trees list produce seed, disseminate fruit, or reproduce sexually (via flowers) within the city.

Figure 3.6.150-06
Invasive and Potential Nuisance Trees

Scientific Name	Common Name	Nuisance	Noxious Weed
		Education & Control	Immediate Action & Eradication
Acer negundo	Box Elder	Yes	
Acer platanoides	Norway Maple	Yes	
Acer pseudoplatanus	Sycamore Maple	Yes	
Acer saccharinum	Silver Maple	Yes	
Ailanthus altissima	Tree-of-Heaven		Yes
Betula pendula	European White Birch	Yes	
Crataegus monogyna	English Hawthorn		Yes
Ilex aquifolium	English Holly	Yes	
Laburnum watereri	Goldenchain Tree	Yes	
Paulownia tomentosa	Empress/Princess Tree	Yes	
Populus	Cottonwoods and Poplars	Yes	
Prunus avium	Sweet Cherry	Yes	
Pyrus calleryana, and all cultivars	Callery Pear	Yes	
Pyrus betulifolia, and all cultivars	Bradford Pear	Yes	
Robina pseudoacacia	Black Locust	Yes	
Salix*	Willows	Yes	
Sorbus aucuparia	European Mountain Ash	Yes	
Ulmus pumila	Siberian Elm	Yes	

3.6.170 Street Tree and Tree Crown Area Reference List

Mature Crown Area. To calculate Mature Crown Area square half of the mature width then multiply by 3.14. For instance a Grand Fir has a width at maturity of 30 feet, therefore 15'x15'x3.14=707 sq. ft.

Latin_Name	Common Name	Height at maturity (feet)	Width at maturity (feet)	Planting Area Width Min.	Approved Under High Voltage Wires	Approved for Storm Water Facilities	Approved for Medians	West Coast Native	Drought Tolerance
* Ulmus - shall be Dutch Elm Disease resistant									

** to protect the gentics of our native Oregon white oaks, all other oaks in the white oak group (subgenus Quercus section Quercus) are prohibited.									
Abies grandis	Grand fir	80	30	8.5′	no	yes	no	Yes	moderate
Abies koreana	Korean Fir	40	20	6′	no	yes	no	No	moderate
Abies pinsapo	Spanish fir	50	30	6′	no	no	no	No	high
Acer buergerianum	Trident Maple	30	20	3′	yes	no	no	No	moderate
Acer campestre	Hedge maple	45	45	3′	yes	no	no	No	moderate
Acer circinatum	Vine maple	20	20	3′	yes	no	no	Yes	moderate
Acer circinatum 'HSI1' Three Cheers	Upright Vine Maple	25	12	3′	yes	no	no	Yes	moderate
Acer ginnala	Amur Maple	20	20	3′	yes	yes	no	No	moderate
Acer grandidentatum	Bigtooth Maple	60	40	3′	yes	no	no	No	moderate
Acer griseum	Paperbark Maple	30	25	3′	yes	yes	yes	No	moderate
Acer macrophyllum	Bigleaf Maple	75	40	8.5′	no	no	yes	Yes	moderate
Acer palmatum 'Bloodgood'	Bloodgood Red Japanese Maple	25	20	3′	yes	no	no	No	moderate
Acer palmatum 'Emperor I'	Red Japanese Maple	25	20	3′	yes	no	no	No	moderate
Acer truncatum	Purpleblow Maple	25	25	3′	no	no	yes	No	moderate
Acer truncatum 'WF-AT1'	Mainstreet Maple	30	25	3′	no	no	yes	No	moderate
Acer truncatum x platanoides 'JFS-KW187'	Urban Sunset Maple	35	20	4.5′	no	no	yes	No	moderate
Acer truncatum x platanoides 'JFS-KW202'	Crimson Sunset Maple	35	25	4.5′	no	no	yes	No	moderate
Acer truncatum x platanoides 'JFS-KW249'	Ruby Sunset Maple	25	20	4.5′	no	no	yes	No	moderate
Acer truncatum x platanoides 'Keithsform'	Norwegian Sunset Maple	40	40	4.5′	no	no	yes	No	moderate
Acer truncatum x platanoides 'Warrenred'	Pacific Sunset Maple	30	25	4.5′	yes	no	yes	No	moderate
Aesculus x carnea	Red Horsechestnut	35	25	6′	no	no	no	No	low
Aesculus x carnea 'Briotii'	Briotii Horsechestnut	35	25	6′	no	no	no	No	low
Aesculus x carnea 'Ft. McNair'	Ft. McNair Horsechestnut	35	25	6′	no	no	no	No	low
Aesculus x carnea 'O'Neill Red'	O'Neill Horsechestnut	35	25	6′	no	no	no	No	low
Alnus rhombifolia	White Alder	70	25	8.5′	no	yes	yes	Yes	moderate
Amelanchier laevis	Smooth Serviceberry	20	19	3′	yes	no	yes	No	low
Amelanchier x	Autumn Brilliance	20	19	3′	yes	yes	no	No	low

grandiflora 'Autumn Brilliance'	Serviceberry								
Arbutus 'Marina'	Marina Arbutus	30	25	3′	no	yes	yes	No	high
Arbutus menziesii	Pacific Madrone	50	25	6′	no	no	no	Yes	high
Arbutus unedo	Strawberry Tree	15	10	3′	yes	yes	yes	No	high
Betula nigra	River Birch	45	35	3′	no	yes	no	No	low
Betula nigra 'BNMTF'	Dura-Heat® River Birch	45	40	3′	no	yes	no	No	low
Betula nigra 'Cully'	Heritage® River Birch	45	35	3′	no	yes	no	No	low
Calocedrus decurrens	Incense Cedar	70	30	6′	no	yes	yes	Yes	high
Carpinus betulus	European Hornbeam	40	25	3′	no	yes	yes	No	moderate
Carpinus betulus 'Fastigiata'	Fastigate Hornbeam	40	25	3′	no	yes	yes	No	moderate
Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	40	25	3′	no	yes	yes	No	moderate
Carpinus caroliniana	American Hornbeam	30	25	3′	yes	no	no	No	low
Carpinus caroliniana 'CCSQU'	Palisade® American Hornbeam	30	15	3′	yes	no	no	No	low
Carpinus caroliniana 'J.N. Upright'	Firespire® American Hornbeam	30	25	3′	yes	no	no	No	low
Carpinus caroliniana 'JFS-KW6'	Native Flame® American Hornbeam	30	25	3′	yes	no	no	No	low
Carpinus caroliniana 'Uxbridge'	Rising Fire American Hornbeam	30	15	3′	yes	no	no	No	low
Carpinus laxiflora	Loose Flowered Hornbeam	41	38	3′	yes	no	yes	No	moderate
Castanea sativa	Eurpean Chestnut	70	50	6′	no	no	no	No	moderate
Catalpa speciosa	Northern Catalpa	50	30	6′	no	no	no	No	moderate
Catalpa x erubescens 'Purpurea'	Hybrid Catalpa	45	30	6′	no	no	no	No	moderate
Cedrus atlantica	Atlas Cedar	60	40	8.5′	no	no	yes	No	high
Cedrus atlantica v. glauca	Blue Atlas Cedar	135	68	8.5′	no	no	yes	No	high
Cedrus deodara	Deodar Cedar	80	50	8.5′	no	no	no	No	high
Cedrus libani	Cedar of Lebanon	90	50	8.5′	no	no	no	No	high
Celtis occidentalis	Northern Hackberry	50	45	6′	no	yes	no	No	low
Cercidiphyllum japonicum	Katsura Tree	81	35	6′	no	no	no	No	low
Cercis canadensis	Eastern Redbud	30	30	3′	yes	no	no	No	moderate
Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	30	30	3′	yes	no	no	No	moderate
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	30	30	3′	yes	no	no	No	moderate
Cercis canadensis 'Gerswan'	Burgundy Heart Redbud	30	30	3′	yes	no	no	No	moderate
Cercis canadensis	Hearts of Gold	30	30	3′	yes	no	no	No	moderate

'Hearts of Gold'	Redbud								
Cercis canadensis 'Oklahoma'	Oklahoma Redbud	30	30	3′	yes	no	no	No	moderate
Cercis x 'Merlot'	Merlot Redbud	30	30	3′	yes	no	no	No	moderate
Chamaecyparis nootkatensis	Alaska Yellow Cedar	110	40	6′	no	no	yes	Yes	moderate
Chrysolepis chrysophylla	Giant Chinquapin	50	25	6′	no	no	no	Yes	high
Cladrastis kentukea	American Yellowwood	40	40	3′	yes	no	yes	No	moderate
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	35	20	3′	yes	no	yes	No	moderate
Cornus controversa 'June Snow-JFS'	June Snow® Giant Dogwood	40	30	6′	no	no	yes	No	low
Cornus mas	Cornelian Cherry	20	20	3′	yes	no	no	No	moderate
Cornus x elwinortonii 'KN30-8'	Venus® Dogwood	25	20	3′	yes	no	yes	No	low
Cornus x elwinortonii 'KN4-43'	Starlight® Dogwood	25	20	3′	yes	no	yes	No	low
Corylus colurna	Turkish Hazelnut	50	30	3′	no	no	no	No	high
Crataegus x lavallei	Lavalle Hawthorn	25	20	3′	yes	no	yes	No	moderate
Cryptomeria japonica - no dwarf cultivars	Japanese Cedar	50	20	3′	no	no	no	No	low
Cryptomeria japonica 'Sekkan Sugi'	Golden Japanese Cedar	50	20	3′	no	no	no	No	low
Crytpomeria japonica 'Elegans'	Plume Cedar	35	10	3′	no	no	no	No	low
Cunninghamia lanceolata	China Fir	59	20	6′	no	no	no	No	low
Cupressus arizonica	Arizona Cypress	30	15	3′	no	yes	yes	No	high
Cupressus arizonica var. glabra 'Blue Ice'	Blue Ice Cypress	15	8	3′	no	yes	yes	Yes	high
Cupressus bakeri	Baker Cypress	95	54	6′	no	yes	yes	Yes	high
Cupressus macrocarpa	Monterey Cypress	80	60	4.5′	no	yes	yes	Yes	high
Cupressus sempervirens	Italian Cypress	50	10	3′	no	no	yes	No	high
Davidia involucrata	DoveTree	54	49	6′	no	no	no	No	low
Eucommia ulmoides	Rubber Tree	51	41	3′	no	no	no	No	moderate
Fagus sylvatica	European Beech	60	50	6′	no	no	yes	No	moderate
Fagus sylvatica 'Atropurpurea'	Copper Beech	60	50	6′	no	no	yes	No	moderate
Fagus sylvatica 'Riversii'	Rivers Purple Beech	60	50	6′	no	no	yes	No	moderate
Fagus sylvatica var. heterophylla 'Asplenifolia'	Fern Leaved Beech	60	50	6′	no	no	yes	No	moderate
Frangula purshiana	Cascara Buckthorn	30	24	3′	yes	yes	yes	No	moderate
Ginkgo biloba - fruitless only	Ginkgo	50	40	3′	no	yes	yes	No	moderate
Ginkgo biloba - Male only	Male Ginkgo	60	40	3′	no	yes	yes	No	moderate
Ginkgo biloba 'Autumn Gold'	Ginkgo 'Autumn Gold'	45	35	3′	no	yes	yes	No	moderate

Ginkgo biloba 'Blagon'	Gold Spire Ginkgo	45	20	3′	no	yes	yes	No	moderate
Ginkgo biloba 'Emperor'	Emperor Ginkgo	50	40	3′	no	yes	yes	No	moderate
Ginkgo biloba 'Fairmont'	Ginkgo 'Fairmont'	45	25	3′	no	yes	yes	No	moderate
Ginkgo biloba 'Halka'	Halka Ginkgo	40	25	3′	no	yes	yes	No	moderate
Ginkgo biloba 'JFS-UGA2'	Golden Colonade® Ginkgo	40	25	3′	no	yes	yes	No	moderate
Ginkgo biloba 'Magyar'	Maygar Ginkgo	45	35	3′	no	yes	yes	No	moderate
Ginkgo biloba 'PNI 2720'	Princeton Sentry Ginkgo	45	20	3′	no	yes	yes	No	moderate
Ginkgo biloba 'Saratoga'	Saratoga Ginkgo	35	25	3′	no	yes	yes	No	moderate
Ginkgo biloba 'Shangri-La'	Shangri-La Ginkgo	45	35	3′	no	yes	yes	No	moderate
Ginkgo biloba 'The President'	Presidential Gold® Ginkgo	50	40	3′	no	yes	yes	No	moderate
Gleditsia triacanthos 'Christie'	Halka® Honeylocust	45	40	3′	no	no	yes	No	high
Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	45	40	3′	no	no	yes	No	high
Gleditsia triacanthos 'Skycole'	Skyline® Honeylocust	45	40	3′	no	no	yes	No	high
Gymnocladus dioicus	Kentucky CoffeeTree	60	40	3′	no	no	yes	No	moderate
Gymnocladus dioicus 'Espresso-JFS'	Espresso™ Kentucky CoffeeTree	60	40	3′	no	no	yes	No	moderate
Gymnocladus dioicus 'UMNSynergy'	True North™ Kentucky CoffeeTree	60	40	3′	no	no	yes	No	moderate
Halesia carolina	Snowdrop Tree	30	20	3′	no	no	no	No	low
Heptacodium miconiodies	Seven Sons Flower	20	18	3′	yes	no	yes	No	moderate
Hovenia dulcis	Raisin Tree	51	43	3′	no	no	yes	No	moderate
Juglans regia 'Carpathian'	English Walnut	50	50	6′	no	no	yes	No	moderate
Koelreuteria paniculata	Goldenrain Tree	41	30	3′	yes	yes	yes	No	moderate
Lagerstroemia 'Muskogee'	Muskogee Crape Myrtle	25	20	3′	yes	yes	yes	No	moderate
Lagerstroemia 'Natchez'	Natchez Crape Myrtle	59	27	3′	yes	yes	yes	No	moderate
Lagerstroemia 'Tuscarora'	Tuscarora Crape Myrtle	20	16	3′	yes	yes	yes	No	moderate
Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	25	16	3′	yes	yes	yes	No	moderate
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	30	16	3′	yes	yes	yes	No	moderate
Lagerstroemia indica x fauriei	Crape Myrtle	25	25	3′	yes	yes	yes	No	moderate
Liriodendron tulipifera	TulipTree	70	40	6′	no	no	no	No	low
Lithocarpus densiflorus	Tanoak	70	40	6′	no	no	yes	Yes	high
Maackia amurensis	Amur Maackia	30	25	3′	yes	no	yes	No	moderate
Maclura pomifera 'White Shield'	White Shield Osage-orange	35	35	3′	yes	no	no	No	high
Maclura pomifera-fruitless and thornless	Osage Orange	30	30	3′	yes	no	no	No	high

only									
Magnolia 'Blushing Belle'	Blushing Belle Magnolia	20	10	3′	yes	no	yes	No	moderate
Magnolia 'Daybreak'	Daybreak Magnolia	40	15	3′	yes	no	yes	No	moderate
Magnolia 'Elizabeth'	Elizabeth Magnolia	40	25	3′	yes	no	yes	No	low
Magnolia 'Galaxy'	Galaxy Magnolia	30	20	3′	yes	no	yes	No	moderate
Magnolia 'Judy Zuk'	Judy Zuk Magnolia	20	18	3′	yes	no	yes	No	moderate
Magnolia 'JURmag2'	Felix® Magnolia	16	11	3′	yes	no	yes	No	moderate
Magnolia 'Sunsation'	Sunsation Magnolia	20	10	3′	yes	no	yes	No	moderate
Magnolia acuminata	Cucumber Tree	50	30	6′	no	no	no	No	low
Magnolia denudata	Yulan Magnolia	35	35	3′	yes	no	yes	No	moderate
Magnolia grandiflora	Southern magnolia	50	30	3′	no	no	no	No	low
Magnolia grandiflora 'Victoria'	Victoria Southern Magnolia	35	35	3′	yes	no	yes	No	low
Magnolia kobus	Kobus Magnolia	35	30	3′	yes	no	yes	No	moderate
Magnolia soulangiana	Saucer Magnolia	25	25	3′	yes	no	yes	No	moderate
Magnolia soulangiana 'JURmag1'	Black Tulip™ Magnolia	20	10	3′	yes	no	yes	No	moderate
Magnolia virginiana	Sweetbay Magnolia	30	20	3′	yes	no	no	No	low
Magnolia virginiana 'Jim Wilson'	Moonglow Sweetbay Magnolia	20	15	3′	yes	no	no	No	low
Magnolia virginiana var. australis 'Northern Belle'	Northern Belle Sweetbay Magnolia	30	20	3′	yes	no	no	No	low
Magnolia x brooklynensis 'Yellow Bird'	Yellow Bird Magnolia	40	30	3′	yes	no	yes	No	moderate
Malus 'Adirondack'	Adirondack Crabapple	18	10	3′	yes	no	no	No	moderate
Malus 'Louisa'	Louisa Crabapple	15	15	3′	yes	no	no	No	moderate
Malus 'Prairifire'	Prairiefire Crabapple	20	20	3′	yes	no	no	No	moderate
Malus 'Purple Prince'	Purple Prince Crabapple	20	20	3′	yes	no	no	No	moderate
Malus floribunda	Japanese Flowering Crabapple	20	30	3′	yes	no	no	No	moderate
Malus tschonoskii	Crabapple	30	15	3′	yes	no	no	No	low
Malus x zumi var. calocarpa	Redbud Zumi Crabapple	20	20	3′	yes	no	no	No	moderate
Metasequoia glyptostroboides	Dawn Redwood	86	20	8.5′	no	no	no	No	moderate
Nothofagus antarctica	Antarctic Beech	39	30	3′	no	no	no	No	moderate
Notholithocarpus densiflorus	Tanoak	40	30	3′	no	no	no	Yes	high
Nyssa sinensis	Chinese Tupelo	40	35	3′	no	yes	yes	No	low
Nyssa sylvatica	Black Tupelo	40	24	3′	no	yes	yes	No	low
Nyssa sylvatica 'David Odom'	Afterburner® Black Tupelo	40	24	3′	no	yes	yes	No	low
Nyssa sylvatica 'Firestarter'	Firestarted Black gum	40	24	3′	no	yes	yes	No	low
Nyssa sylvatica	Red Rage® Black	40	24	3′	no	yes	yes	No	low

'Haymanred'	Tupelo								
Nyssa sylvatica 'JFS-PN Legacy1'	Gum Drop® Tupelo	40	25	3′	no	yes	yes	No	low
Nyssa sylvatica 'Wildfire'	Wildfire Black Tupelo	40	25	3′	no	yes	yes	No	low
Ostrya virginiana	Eastern Hophornbeam	30	24	3′	no	no	no	No	low
Oxydendrum arboreum	Sourwood	25	20	3′	yes	no	no	No	low
Parrotia persica	Persian Ironwood	30	25	3′	yes	yes	yes	No	moderate
Parrotia persica 'Golden BellTower'	BellTower Persian Ironwood	25	12	3′	yes	yes	yes	No	moderate
Parrotia persica 'Vanessa'	Vanessa Persian Ironwood	25	16	3′	yes	yes	yes	No	moderate
Picea abies	Norway Spruce	50	25	8.5′	no	no	no	No	low
Picea engelmannii	Engelmann Spruce	80	30	8.5′	no	no	no	Yes	moderate
Picea omorika	Serbian Spruce	60	20	6′	no	no	no	No	moderate
Picea orientalis	Oriental Spruce	70	24	8.5′	no	no	no	No	moderate
Picea pungens var. glauca	Blue Spruce	80	54	6′	no	no	no	No	moderate
Picea sitchensis	Sitka Spruce	120	54	8.5′	no	no	no	Yes	low
Pinus flexilis	Limber Pine	35	15	6′	no	no	no	Yes	moderate
Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	20	10	3′	no	no	no	Yes	moderate
Pinus heldreichii	Bosnian Pine	50	20	6′	no	no	yes	No	moderate
Pinus ponderosa var. benthamania	Willamette Valley Ponderosa Pine	125	40	8.5′	no	yes	yes	Yes	high
Pinus wallichiana	Himalayan Pine	60	30	8.5′	no	no	no	No	low
Pistacia chinensis	Chinese Pistache	54	30	3′	yes	yes	yes	No	moderate
Pistacia chinensis 'Keith Davey'	Chinese Pistache	30	30	3′	yes	yes	yes		moderate
Platanus × acerifolia - disease tolerant cultivars	PlaneTree	55	40	6′	no	no	yes	No	moderate
Platanus × acerifolia 'Bloodgood'	Bloodgood London PlaneTree	50	40	6′	no	no	yes	No	moderate
Platanus × acerifolia 'Columbia'	Columbia London PlaneTree	50	40	6′	no	no	yes	No	moderate
Platanus × acerifolia 'Liberty'	Liberty London PlaneTree	85	70	6′	no	no	yes	No	moderate
Platanus × acerifolia 'Morton Circle'	Exclamation™ London PlaneTree	55	35	6′	no	no	yes	No	moderate
Platanus × acerifolia 'Yarwood'	Yarwood London PlaneTree	60	40	6′	no	no	yes	No	moderate
Pseudotsuga menziesii var. menziesii	Douglas Fir	150	40	8.5′	no	no	yes	Yes	high
Quercus acutissima	Sawtooth Oak	40	40	3′	no	no	no	No	moderate
Quercus agrifolia	Coastal live Oak	50	40	3′	no	yes	yes	Yes	high
Quercus canbyi	Chiso Oak	40	40	3′	no	no	yes	No	moderate
Quercus chrysolepis	Canyon live Oak	40	30	3′	no	no	yes	Yes	high
Quercus coccinea	Scarlet Oak	70	50	6′	no	no	yes	No	high
Quercus frainetto	Hungarian Oak	70	70	3′	no	no	yes	No	moderate
Quercus frainetto 'Schmidt'	Forest Green® Oak	70	50	3′	no	no	yes	No	moderate
Quercus garryana	Oregon white Oak	90	90	3′	no	yes	yes	Yes	high

Quercus hypoleucoides	Silver leaf Oak	65	50	3′	no	no	yes	No	high
Quercus ilex	Holly Oak	40	50	3′	no	no	yes	No	high
Quercus imbricaria	Shingle Oak	50	40	3′	no	no	yes	No	high
Quercus kelloggii	California black Oak	80	80	6′	no	yes	yes	Yes	high
Quercus macrocarpa	Bur Oak	70	70	6′	no	no	yes	No	moderate
Quercus myrsinifolia	Bamboo-leaved Oak	30	30	3′	yes	no	no	No	low
Quercus phellos	Willow Oak	75	60	6′	no	no	no	No	low
Quercus rubra	Northern red Oak	75	75	6′	no	no	no	No	moderate
Quercus shumardii	Shumard Oak	55	40	6′	no	yes	no	No	moderate
Quercus suber	Cork Oak	50	50	6′	no	yes	no	No	high
Quercus virginiana	Live Oak	70	85	6′	no	no	no	No	moderate
Quercus wislizeni	Interior live Oak	30	30	3′	no	no	no	Yes	high
Sciadopitys verticillata	Umbrella Pine	30	20	3′	no	yes	no	No	low
Sequoia sempervirens	Coast Redwood	200	35	8.5′	no	no	no	Yes	moderate
Sequoiadendron giganteum	Giant Sequoia	100	40	8.5′	no	no	yes	Yes	high
Stewartia koreana	Stewartia	30	20	3′	yes	no	no	No	low
Stewartia monadelpha	Tall Stewartia	20	20	3′	yes	no	no	No	low
Stewartia pseudocamellia	Deciduous Stewartia	30	20	3′	yes	no	no	No	low
Styphnolobium japonicum	Pogoda Tree	50	35	3′	yes	yes	yes	No	moderate
Styrax japonicus	Snowbell Tree	20	20	3′	yes	no	no	No	low
Styrax japonicus 'Emerald Pagoda'	Emerald Pagoda Japanese Snowbell	20	20	3′	yes	no	no	No	low
Styrax japonicus 'Evening Light'	Evening Light Styrax	20	20	3′	yes	no	no	No	low
Styrax japonicus 'JFS-E'	Snow Charm® Japanese Snowbell	20	20	3′	yes	no	no	No	low
Styrax japonicus 'Pink Chimes'	Pink Chimes Japanese Snowbell	20	20	3′	yes	no	no	No	low
Styrax obassia	Fragrant Snowbell	20	20	3′	yes	no	no	No	low
Syringa pekinensis 'DTR 124'	Summer Charm® Tree Lilac	20	15	3′	yes	no	yes	No	low
Syringa pekinensis 'Morton'	China Snow® Tree Lilac	20	20	3′	yes	no	yes	No	low
Syringa pekinensis 'WFH2'	Great Wall® Tree Lilac	25	15	3′	yes	no	yes	No	low
Syringa pekinensis 'Zhang Zhiming'	Beijing Gold® Tree Lilac	20	15	3′	yes	no	yes	No	low
Syringa reticulata	Japanese Tree lilac	20	15	3′	yes	no	yes	No	low
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	20	15	3′	yes	no	yes	No	low
Taxodium distichum	Baldcypress	70	30	6′	no	yes	yes	No	low
Taxodium distichum 'Mickelson'	Shawnee Brave® Bald Cypress	70	25	3′	no	yes	yes	No	low
Taxodium distichum var. imbricatum	Pond Cypress	70	30	3′	no	no	no	No	low
Thuja plicata	Western Redcedar	120	35	6′	no	yes	yes	Yes	moderate
Tilia americana	American Basswood	50	30	3′	no	no	no	No	low

Tilia americana 'Redmond'	Redmond American Linden	50	30	3′	no	no	no	No	low
Tilia cordata 'Halka'	Summer Sprite® Linden	20	15	3′	no	no	no	No	moderate
Tilia cordata 'PNI 6025'	Greenspire® Littleleaf Linden	50	30	3′	no	no	no	No	moderate
Tilia mongolica 'Harvest Gold'	Harvest Gold Littleleaf Linden	35	25	3′	no	no	no	No	moderate
Tilia tomentosa	Silver Linden	60	40	3′	no	no	no	No	moderate
Tilia tomentosa 'Sterling'	Silver Linden	60	40	3′	no	no	no	No	moderate
Tsuga heterophylla	Western Hemlock	120	40	6′	no	no	no	Yes	moderate
Tsuga mertensiana	Mountain Hemlock	60	25	3′	no	yes	no	Yes	moderate
Tsuga sieboldii	Southern Japanese Hemlock	60	30	3′	no	yes	yes	No	low
Ulmus 'Frontier'	Frontier Elm	40	30	3′	no	no	yes	No	moderate
Ulmus 'Homestead'	Homestead Elm	55	35	6′	no	no	yes	No	moderate
Ulmus 'Morton Glossy'	Triumph Elm	60	40	6′	no	no	yes	No	moderate
Ulmus 'Morton Plainsman'	Vanguard Elm	50	50	6′	no	no	yes	No	moderate
Ulmus 'Morton Red Tip'	Danada Charm hybrid Elm	70	60	6′	no	no	yes	No	moderate
Ulmus 'Morton Stalwart'	Commendation Elm	50	60	6′	no	no	yes	No	moderate
Ulmus 'Morton'	Accolade® Elm	70	60	6′	no	no	yes	No	low
Ulmus 'New Horizon'	New Horizon Elm	40	25	6′	no	no	yes	No	moderate
Ulmus 'Patriot'	Patriot Elm	50	40	6′	no	no	yes	No	moderate
Ulmus 'Pioneer'	Pioneer Elm	60	55	6′	no	no	yes	No	moderate
Ulmus americana 'American Liberty'	Liberty Elm	70	70	6′	no	no	yes	No	moderate
Ulmus americana 'Jefferson'	Jefferson American Elm	50	50	6′	no	no	yes	No	moderate
Ulmus americana 'Lewis & Clark'	Prairie Expedition American Elch	50	50	6′	no	no	yes	No	moderate
Ulmus americana 'New Harmony'	New Harmony American Elm	70	65	6′	no	no	yes	No	moderate
Ulmus americana 'Princeton'	Princeton American Elm	70	50	6′	no	no	yes	No	moderate
Ulmus americana 'Valley Forge'	Valley Forge American Elm	70	60	6′	no	no	yes	No	moderate
Ulmus americana* - Dutch Elm Disease tolerant cultivars	American Elm	70	70	6′	no	no	no	No	moderate
Ulmus parvifolia	Lacebark Elm	50	40	3′	no	no	no	No	moderate
Ulmus parvifolia 'BSNUPF'	Everclear Lacebark Elm	40	25	3′	no	no	no	No	moderate
Ulmus parvifolia 'Drake'	Drake Lacebark Elm	50	60	3′	no	no	no	No	moderate
Ulmus parvifolia 'Emer I'	Athena Classic Lacebark Elm	30	35	3′	no	no	no	No	moderate
Ulmus parvifolia 'Emer II'	Allee Lacebark Elm	50	35	3′	no	no	no	No	moderate
Ulmus propinqua 'JFS-Bierbach'	Emerald Sunshine® Elm	30	25	3′	no	no	yes	No	moderate
Ulmus wilsoniana	Prospector Elm	50	25	6′	no	no	yes	No	moderate

'Prospector'									
Umbellularia californica	California Laurel	60	45	6′	no	no	no	Yes	high
x Chitalpa tashkentensis	Chitalpa	25	20	3′	yes	no	no	No	high
x Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	25	20	3′	yes	no	no	No	high
Zelkova serrata	Japanese Zelkova	70	70	3′	no	no	yes	No	moderate
Zelkova serrata 'Green Vase'	Green Vase® Japanese Zelkova	70	45	3′	no	no	yes	No	moderate
Zelkova serrata 'JFS-KW1'	City Sprite® Japanese Zelkova	24	18	3′	yes	no	no	No	moderate
Zelkova serrata 'Musashino'	Musashino Upright Japanese Zelkova	45	20	3′	no	no	yes	No	moderate
Zelkova serrata 'Schmidtlow'	Wireless® Japanese Zelkova	24	36	3′	yes	no	no	No	moderate
Zelkova serrata 'Village Green'	Village Green' Japanese zelkova	50	40	3′	no	no	yes	No	moderate

3.6.190 Fee Schedule

		DBH (Diameter at Breast Height)	Fee	*Notes
	Tree Permit Fee		None	
Public Trees	Healthy Tree Removal Fee	< 2"	$40	
		2" – 3"	$60 per inch	
		4" – 7"	$80 per inch	
		8" – 13"	$100 per inch	
		14" –20”	$150 per inch	
		>20"	$200 per inch	
	Fee for in lieu of public tree planting		$675 per tree	
	Public Tree Damage Enforcement Fee		$225 per inch	
	Public Tree Removal Enforcement Fee		$450 per inch	
Private Development	Private Tree Damage and Tree Protection Zone Violation Enforcement Fee		$225 per inch	Plus $200 Violation Review Fee. Apply a 1.5x multiplier for damage to an Oregon white oak Quercus garryana.
	Healthy Significant Tree Removal Fee	6" - 11"	$150 per inch	Plus $200 Violation Review Fee
	-	12" - 17"	$167 per inch	
	-	18"-23"	$200 per inch	
	-	24" -36"	$250 per inch	
	-	> 36"	$300 per inch	

Performance Bond Requirements	-	4" - 6"	$1,000	
		7" - 10"	$1,500	
		11" - 16"	$3,000	
		> 16"	$5,000	

3.6.200 Technical Specifications

A. Tree Protection Specifications

1. Intent. Tree protection during development helps to reduce the negative impacts of construction. The tree protection regulations keep the foliage crown, branch structure and trunk clear from direct contact and injury by equipment, materials, or disturbances; preserve roots and soil in an intact and non-compacted state; and visibly identify the root protection zone in which no soil disturbance is permitted, and other activities are restricted. The protection of roots and soil where roots dwell is of critical importance during construction activities. Maintaining these protections through development will lessen undesirable consequences that may result from uninformed or careless acts, preserve both trees and property values, and reduce risks associated with damaged or destabilized trees.
2. Applicability. These standards apply to any tree that is required to be retained on site or in the street during a development activity. Proposed tree protection shall meet the requirements below, except that the City may approve or require alternate protection methods for Street or City Trees.
3. Protection methods. The Tree Preservation Plan shall show that trees retained are adequately protected during construction using the method described below:
   a. Establish a critical root protection zone by using the greater of the two following methods:
      1) Calculate by multiplying the diameter of the tree, in inches, measured at DBH, four and one-half (4 ½) feet above the mean ground level, by eighteen (18).

For example, a tree with a diameter of four (4) inches would have a critical root zone of seventy-two (72) (4x18=72) inches all around the tree.

2) Determine the tree dripline which is an imaginary line around a tree at a distance from the trunk equivalent to the canopy (leaf and branch) spread as illustrated in Figure 3.6.200-01.

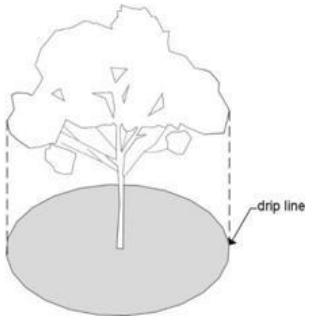
b. Install protection fencing at the critical root zone perimeter before physical development starts and remain in place until final inspection. The fence shall meet one of the following:

1) A minimum four foot (4') high metal chain link or no-climb horse fence, secured with six foot (6') metal posts.

2) Four foot (4') high orange construction fence, secured to six foot (6') tall metal posts, driven two feet (2') into the ground. Heavy 12-gauge wire shall be strung between each post and attached to the top and midpoint of each post.

3) Existing structures and/or existing secured fencing at least three and one-half (3.5) feet tall can serve as the required protective fencing with City approval.

Figure 3.6.200-01:
Tree Dripline Location



c. Signage designating the protection zone and penalties for violations shall be secured in a prominent location on each protection fence and shall remain until construction is complete.

d. Installation of landscaping is allowed within the root protection zone and is not an encroachment. Any in-ground irrigation systems are considered encroachments.

e. The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area: ground disturbance or construction activity including vehicle maneuvering or parking, storage of equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation, or fill, trenching or other work activities; and

f. Hand excavation in the root zone will be allowed if approved through the application process with the submittal of an arborist's report.

4. Changes to Tree Protection. Changes to tree protection measures during the development may be approved as a revision to a permit provided that the change is not the result of an unauthorized encroachment into a root protection zone, and the applicant demonstrates that the tree protection standards of this Section continue to be

met. When an unauthorized encroachment has occurred, the City may pursue an enforcement action or other remedy.

5. Tree Protection Inspections. The City may conduct inspections during project activity to determine compliance with this Chapter and confirm that tree protection zones are being maintained and root protection methods are effective. No person may refuse entry or access to a permitted development site to any authorized representative of the City who provides proper credentials and requests entry for the purpose of conducting a Tree Protection inspection. In addition, no person may obstruct, hamper, or interfere with any such representative while in the process of carrying out their official duties.
6. Performance Bond. To ensure that the significant trees identified through the development review process will be retained and protected, the Review Authority may require the developer to post a performance bond in an amount determined by the size of the trees being preserved as shown in the Fee Schedule (Section 3.6.190). The amount of the required performance bond shall be determined by totaling the number of trees being preserved based on size and bonding value in the Fee Schedule.

B. Tree Installation and Ongoing Tree Maintenance.
   1. Installation. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices ANZI Z60, and ISA best practices. Plant materials shall be labeled for the inspector and properly supported to ensure long-term survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement.
   2. Timing. All trees required or approved to be planted shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occurs during the wet months, October through April. Planting of trees may be deferred between May 1 and September 30 upon filing a performance guarantee or other assurance deemed acceptable by the City.
   3. Maintenance. If a tree(s) fails to survive three (3) years after planting, the property owner shall replace them with an equivalent specimen (i.e., deciduous tree replaces deciduous tree, etc.) within six months of their dying or removal, whichever comes first.
      a. Height Requirements. Trees growing in the right-of-way or on private property must be trimmed to maintain a minimum canopy height of eight (8) feet above sidewalks, or twelve (12) feet above streets or alleys.
      b. Trimming – Specifications – Owner Responsibility.

         1) Trees, standing in or upon any public street or alley, or on private grounds, and having branches projecting into the public street or sidewalk, shall be kept trimmed by the owner or owners of the property adjacent to or in front of such trees~~,~~ growing so that:
            i. The lowest branches shall not be less than a minimum of twelve (12) feet above any surface of the street pavement and shall not be less than

fourteen (14) feet above the surface of streets designated as state highways.

ii. The lowest branches shall not be less than a minimum of eight (8) feet above any surface of a sidewalk.

2) Newly planted trees may remain untrimmed; provided they do not interfere with street traffic or people using the sidewalk or obstruct the light of any street electric lamp.

i. Trimming – Notice to Comply. Whenever the owner or owners, lessees, occupants or persons in charge of private grounds neglect or refuse to trim any tree as provided in this code, the City shall serve upon such owner or owners, lessees, occupants or persons in charge a written notice to trim such tree or trees within ten (10) days after giving of such notice; failure to do so will be considered in violation of this chapter and subject to the penalties provided in this code. Such notice shall be served upon the owner or owners, lessees, occupants, person in charge, or occupant of the property by posting the same upon such property or near to the trees, to be trimmed.

ii. Trimming – City to Perform Work When. If the owner or owners, lessees, occupants or persons in charge of the property fail and neglect to trim such trees within ten (10) days after receiving said notice, the City Manager or duly authorized representative may cause any vegetation in or upon any parking strip, street right-of-way or other public place in the city to be trimmed, pruned, or removed.

iii. Topping - Tree topping is prohibited in Silverton. Topping is destructive and creates situations resulting in tree growth that is compromised and ultimately dangerous and that diminishes the ecological and social benefits provided by the urban forest. In lieu of topping use standard ISA pruning practices such as tree reduction.

C. Tree Removal Specifications. Trees shall be removed in a manner that will not jeopardize public safety or damage structures including utility lines or services, or adjacent trees. Trees shall be entirely removed.

1. Completion. A tree will be considered completely removed when reduced to a stump no taller than four and one-half (4.5) feet. For Street Tree removals, the City may direct the stump be ground out up to eighteen (18) inches below grade.
2. Woody Debris Disposal. Utilizing urban wood is encouraged. Consider rather than burning or hauling to the landfill using cut trees for durable wood products. In all cases disposal, use, or reuse of wood and woody debris from Private Trees is at the property owner's discretion, provided storage of wood does not constitute a public health or safety nuisance. If the City determines that the tree is affected by a pathogen or insect infestation that will likely adversely impact surrounding trees, all portions of the tree

shall be removed from the site and properly disposed of at the property owner's expense.

3. Ordered Removals. The City Manager may remove or cause or order to be removed any tree-or part thereof, planted or growing in or upon any public street or alley which is in unsafe conditions, which by reason of its nature is injurious to sewers or other public improvements, or is affected with an injurious fungal disease, insect, or other pest.

D. Arborist certification. A tree contractor shall have on staff a certified arborist who is qualified to trim, treat, or remove street or city trees. The certified arborist must oversee all trimming work and certify that all work meets the city's trimming specifications in SDC 3.6.200.B.3. If a certified arborist is not on the staff of the tree contractor, the Public Works Director, applying criteria developed by best practices as set forth by the ISA, must approve the tree contractor before the work begins. In cases where the professional opinion of a certified arborist differs from that of the Public Works Director, the Public Works Director may refer the matter to the Sustainable & Urban Tree Advisory Board for a decision. Nothing in this section shall prevent the employees of public agencies with property in the city, who are not certified *arborists, from trimming trees on the property of those public agencies. (Ord. 19-14 § 1 (Exh. A), 2019)*

3.6.210 Enforcement

A. Purpose. This Section establishes an enforcement system to prohibit illegal tree activity to further the City's goals for optimizing and enhancing the urban forest.

B. Applicability. Where These Regulations Apply.
   1. City of Silverton. This Section applies to all trees within the City of Silverton.

C. City Authority
   The City has the ultimate authority to:
   1. Interpret the provisions of this section and determine whether code criteria have been met.
   2. Establish conditions of permit and land use approval to ensure this section is properly implemented.

D. Penalties
   The following penalties apply to violations of the provisions of this section:
   1. A person who removes a tree regulated by this section without first obtaining the necessary permit from the City, removes a tree in violation of an approved permit, or violates a condition of an approved permit must pay a fine in an amount established in the Fee Schedule.
   2. Topping, pruning, or otherwise inflicting willful and negligent damage to a tree crown or roots in a manner that is inconsistent with ISA best management practices:
      a. Up to the amount established in the Fee Schedule or up to the appraised loss in value of the illegally topped or pruned tree as determined by an ISA certified arborist plus the arborist's reasonable appraisal fee.

b. Restoration of the tree crown, trunk, or root system as prescribed by an ISA certified arborist and approved by the City.

3. Tree protection zone violations:
   a. Up to the amount established in the Fee Schedule.
   b. Restoration of the tree protection zone as prescribed by an ISA certified arborist and approved by the City.
4. Evidence of Violation
   a. If a tree is removed without the necessary permit, a violation will be determined by measuring the stump. A stump that is 8 caliper inches or more in diameter will be considered prima facie evidence of a violation of this chapter.
   b. Removal of the stump of a tree removed without the necessary permit is a violation of this chapter.
   c. Proof of violation of this chapter will be deemed prima facie evidence that such violation is that of the owner of the property upon which the violation was committed.

Section 8: A full copy of all text amendments and findings of fact can be found in file DC-25-01, located in the Community Development Department at City Hall.

Section 9: This ordinance shall be effective upon and from 30 days of adoption.

Ordinance adopted by the City Council of the City of Silverton, this 2nd day of April, 2025.

_____
Mayor, City of Silverton
Jason Freilinger

ATTEST:

_____
City Manager/Recorder, City of Silverton
Cory Misley