



Planning Division Memorandum

From: Philip Bradford, Associate Planner
To: Development Review Board Panel 'A'
Date: March 14, 2021
RE: Revisions to Staff Report for Frog Pond Vista 38-Lot Subdivision

The subject property contains a 46 inch DBH Oregon White Oak located on the property line between the subject property and the property to the north. After additional consideration from staff the condition of approval protecting this valuable tree has added language to further ensure it is protected before and after construction. Additionally, the Engineering Division is adding a Condition of Approval that was omitted from the Staff Report as published on March 7, 2022. The following conditions of approval shall be added or revised as follows: (added language ***bold italics underline***, removed language ~~struck through~~)

PDD 5. Prior to Final Plat Approval: A tree protection easement shall be provided on Lots 32 and 33 to protect Tree #20606, located off site to the north. **Such easements shall be shown on the final plat and include the following provisions:**

- **City and HOA access to inspect health of the portion of the tree root system and tree structure on the properties to ensure activity or conditions in the easement area do not impact the overall health of the tree and to perform any necessary activity to preserve tree health and maintain appropriate landscaping within the easement area.**
- **Establish HOA responsibility for landscaping and tree maintenance within the easement area.**
- **Limit landscaping within the tree protection easement to native plantings compatible with Oregon White Oaks.**
- **Require temporary and permanent drainage and irrigation be designed around easement areas to optimize the amount of water in the root zone of the tree to support its health.**

No foundations or hardscape improvements shall be placed within the portion of the root zone, which is delineated by the tree protection fencing shown on Sheet P-13 within Exhibit B2. In addition, any branch and root pruning that may be needed of Tree #20606, which has branches, limbs, and the assumed tree root zone that extends into the buildable area of Lots 32 and 33, shall be supervised and conducted by an ISA Certified Arborist. Fence posts for tree protection fencing within ~~drip lines and~~ **the root zones zone** of the preserved tree shall be hand dug and supervised by the project arborist. If roots are encountered alternative fence post placement is required as determined by the project arborist. Tree protection fencing shall not be removed without the arborist present onsite and prior notice given to the Planning Division. See Finding D22.



PFD ~~11~~ 12. Prior to the issuance of the Public Works Permit: the applicant shall submit design and construction plans including the Boeckman Creek Trail with pedestrian scale lighting and signage. The trail cross-section shall be compliant with Figure 32 of the Frog Pond West Master Plan and designed in conformance with the City Public Works Standards. The applicant shall be credited for costs of design and construction of the Boeckman Trail and associated amenities through the Parks SDC credits as provided in the Development and Annexation Agreement.