

Tree Removal and Topping

Section 6.14 of the CC&R's state: "No trees with a diameter of four (4) inches or more, or four (4) feet in height or more, may be removed without the prior written approval of the Landscape Committee. No trees may be topped without the prior written approval of the Landscape Committee, and any applicable Tillamook County ordinances."

The landscape committee has given blanket approval for an owner to remove or top any tree on their property in connection with the normal maintenance of their landscaping or meeting the requirement of section 6.11 of the CC&R's that states (in part) "no landscaping shall be allowed that can grow so as to materially interfere with another Lot Owner's Ocean or bay view." The necessity of gaining written approval is waived.

For undeveloped lots, prior to grading or clearing for a home, a Tillamook County building permit must be issued or ARC approval obtained.

Individual owners are subject to the applicable Tillamook Land Use Ordinance regarding the requirement to obtain a geological hazard report prior to any new development or substantial improvement. According to the Tillamook Land Use Ordinance, Section 4.130, adopted May 11, 2022, a geological hazard report needs to be obtained unless it meets one of these exemptions:

6. Yard area vegetation maintenance and other vegetation removal on slopes less than 20%;
7. Removal of trees smaller than 8 inches dbh (diameter breast height);
8. Removal of trees larger than 8 inches dbh (diameter breast height) provided the canopy area of the trees that are removed in any one-year period is less than 25% of the lot or parcel area.

Please note that this requirement relates only to the removal of trees, not the trimming or topping of trees.

Please see the PDF of this section that is posted on the Capes website. For additional information, please contact the office of Community Development, Tillamook County.