

Draft Amendments to Chapter 15.01

PAB Discussion – December 22, 2010

Section 15.01.725 Land clearing. –~~Intent~~

(A) Intent. It is the desire of the City to preserve and enhance the physical and aesthetic character of the community, to promote land development practices that minimize disturbance to vegetation and soils, minimize surface water and ground water runoff and diversion, prevent erosion, and reduce risk of slides. (Ord. 743, 1997)

(B) Requirements. ~~Commencing with the effective date of this code section,~~ no person shall clear more than twenty (20) percent of a parcel of land that is more than 15,000 square feet in area without first obtaining approval of a land clearing permit, unless the clearing is part of a development action or permit as set forth in 15.28.030, or consistent with an approved plat. (Ord. 743, 1997)

(C) Tree Protection Encouraged. For projects on land that fall below the size threshold of this section, developers are strongly encouraged to retain as much native tree and undergrowth as feasible in support of the City's policy of promoting native landscape retention.

Section 15.01.730 ~~Requirements~~ Tree Protection During Construction.

(A) Intent. It is the desire of the City to protect trees designated for preservation during construction projects.

(B) Applicable Projects. The standards in this section shall apply for any construction project where one or more trees or a group of trees have been designated for preservation, including such trees located within the public right of way adjacent to the project site.

(C) Tree Protection Plan. For all applicable projects, the applicant is required to prepare a tree protection plan that maps all trees or groups of trees designated for preservation, the drip line for individual trees and/or groups of trees, the building footprint for all proposed structures, all proposed impervious surfaces and existing and proposed overhead and underground utilities (including irrigation systems).

(D) Tree Valuation and Bond Requirement. Each tree designated for preservation shall be assigned a monetary valuation based upon standards available from national arborist associations, such as the ISA Council of Tree and Landscape Appraisers (CTLA). Project proponents are required to submit a bond to City equal to the total valuation of the trees designated for preservation. In the case of stands of trees or trees clearly removed from the construction area, the Planning Official may reduce the amount of the bond to the total valuation of those trees that are likely to be threatened during the life of the project.

(E) Protective Fencing. To protect trees during construction, the developer must install and maintain throughout the life of the development a temporary chain link or durable plastic net fence over an area 1.5 times the radius of the average drip line of the individual or group of trees to be protected. No filling, excavation, clearing, vehicle or equipment use or storage of construction materials shall be permitted within the areas

defined by protective fencing. All requests to vary from this standard based on specific site circumstances must be proposed as part of the Tree Protection Plan and approved by the Planning Official. Depending on species, permanent retaining walls at the drip line may be used to maintain grade level around individual or stands of protected trees.

(F) Signage on Fence. No fewer than two signs shall be affixed to the protective fence citing this ordinance and penalties for violation. Exact language shall be provided by the Planning Official.

(G) Alternative Methods. Alternative methods of tree protection that provide equal or greater protection than the standards in this section that have been approved by a certified arborist may be used subject to approval by the Planning Official.

(H) Inspection and Enforcement. The City Planning Official or his/her designee is authorized to enforce the provisions of this section. Regular inspections of the project site will be performed by the Planning Official to confirm that the requirements and conditions of the Tree Management Plan are being followed.

(I) Violations and Penalties. The developer shall be held responsible for all actions which result in the removal or damage to trees designated for protection, including the actions of subcontractors. Violations shall be investigated by the Planning Official or designee and penalties assessed according to the following schedule:

(1) Actions removing or severely damaging trees designated for protection. Violations that result in the removal of or severe damage to a tree or trees designated for protection shall result in the forfeiture of that portion of the bond corresponding to the valuation of the trees so removed or severely damaged. Severely damaged shall be defined as the likely death of the protected tree or trees within a 3-year time frame based on the judgment of a ISA certified arborist.

(2) Actions causing damage to trees designated for protection. Damage to trees that is not covered in subsection (1) above shall be subject to a fine of \$500. In addition, the Planning Official may require that the developer retain an ISA certified arborist to prepare and implement mitigation measures to repair the damage.