

**9.1010 GENERAL**

**9.1014 Tree Types**

See Section 9.1014 for definitions of Required, Regulated, and Significant trees. See Section 3.0103 for the full list of tree definitions.

**9.1020 TREES: EXISTING DEVELOPMENT**

**9.1021 Tree Removal: Existing Development**

Standard	N/A	Findings
9.1021(A) Removal of <u>Required</u> Trees:	N/A	
• (A)(1) Street Trees	N/A	
• (A)(2) Buffer Trees	N/A	
• (A)(3) Landscape/ Site Trees	N/A	
• (A)(4) Parking Lot Trees	N/A	
9.1021(B) Removal of Regulated Trees	N/A	
9.1021(C) Removal of Significant Trees	N/A	<i>If applicable, see Section 9.1056</i>
9.1021(D) Removal of Hazardous and Imminent Hazard Trees	N/A	
9.1021(E) Trees in Overlay Districts	N/A	

**9.1022 Tree Replacement: Existing Development**

Standard	N/A	Findings
9.1022(A) Replacement of Required Trees:	N/A	
• (A)(1) Street Trees	N/A	
• (A)(2) Buffer Trees	N/A	
• (A)(3) Landscape/ Site Trees	N/A	
• (A)(4) Parking Lot Trees	N/A	
9.1022(B) Replacement Species	N/A	
9.1022(C) Fee-in-Lieu/ Tree Fund	N/A	

**9.1030 TREES: DURING DEVELOPMENT**

**9.1031 Tree Protection: During Development**

Standard	N/A	Findings
9.1031(A) – Regulated, Required, and Significant Trees – Compliance with Submittal Requirements		A Tree Protection Plan is included with the plan set. All trees on the site are proposed to be retained and protected.
9.1031(B) – Tree Protection Plan for Regulated, Required, and Significant Trees to remain		Tree Protection information is shown on the Tree Protection Plan submitted with this application. As noted on this plan, all onsite trees are proposed to be retained and protected.
9.1031(C) – Design Adjustments for Tree Protections	N/A	
9.1031(D) – Protection of Significant Trees/ Significant Groves	N/A	
9.1031(E) – Requirement for Removal of Trees Designated for Protection or Conservation		The applicant understands protected trees cannot be removed without approval.
9.1031(F) – Tree Protection Measures		Tree protection measures are identified on submitted plans.
9.1031(G) – Minimize Changes in Soil Hydrology and Site Drainage		The applicant understands that changes in soil hydrology and site drainage shall be minimized and shall be directed away from protected trees.

**9.1032 Tree Removal: During Development**

Standard	N/A	Findings
9.1032(A) – Prohibition on Clear Cutting (slopes in excess of 15% within Hillside Overlay)	N/A	No clear cutting and no tree removal will occur on slopes in excess of 15 percent.
9.1032(B) – Regulated and Required Tree Removal, with Building Permit		The applicant understands that regulated trees within 10 feet of the footprint of a proposed single-family dwelling may be allowed to be removed with issuance of a building permit.
9.1032(C) – Required and Significant Tree Removal, not with Building Permit	N/A	
9.1032(D) – Regulated Tree Removal, including tree topping, not with Building Permit; Type II Tree Removal	N/A	No trees are proposed to be removed.

9.1032(E) – Tree Retention Criteria; Type II Tree Removal		The standards in this section were considered with the proposed tree retention plan.
9.1032(F) – Clearcutting Criteria	N/A	The site contains 40.25 acres or 1,753,752 square feet. No tree removal is proposed with this application.
9.1032(G) – Special Purpose Overlay Districts, Tree Removal Criteria	N/A	

**9.1033 Tree Replacement: During Development**

Standard	N/A	Findings
9.1033(A) Replacement of Required Trees: • (A)(1) Street Trees		The applicant understands that street trees are required to meet planting and care standards.
• (A)(2) Buffer Trees	N/A	
• (A)(3) Landscape/ Site Trees	N/A	
• (A)(4) Parking Lot Trees	N/A	
• (A)(5) Perimeter Trees		Trees on the site are located in the northwest and southeast corners of the development site and along Kelley Creek. No trees are proposed to be removed with this application.
9.1033(B) Replacement Species	N/A	No trees are proposed to be removed.
9.1033(C) Fee-in-Lieu/ Tree Fund	N/A	

**9.1040 Tree Planting and Pruning**

Standard	N/A	Findings
9.1041 – Approved Tree List for Required Trees		A street tree plan will be submitted with construction plans. All required tree plantings will be selected from the City’s Approved Tree List.

9.1042 Tree Dimension Standards	N/A	Planting Size(s)	Height(s) at Maturity	Spread(s) at Maturity
Table 9.1042 – Street Trees		All street trees will be 1.75-caliper inches as required.	All street trees will be selected from the city’s Approved Tree List	All street trees will be selected from the city’s Approved Tree List

Table 9.1042– Street Trees at Intersection		All street trees at intersection will be 2.0-caliper inches as required.	All street trees will be selected from the city’s Approved Tree List	All street trees will be selected from the city’s Approved Tree List
Table 9.1042 – Buffer Trees	N/A			
Table 9.1042 – Landscape/ Site Trees (for single-family attached)	N/A			
Table 9.1042 – Landscape/ Site Trees (deciduous trees/ Design District)	N/A			
Table 9.1042 – Landscape/ Site Trees (ornamental trees/ Design District)	N/A			
Table 9.1042 – Parking Lot Trees	N/A			
Table 9.1042 – Perimeter Trees	N/A	1.75-caliper inches	None	None
Table 9.1042 – Significant Trees	N/A			

**9.1043 Pruning of Required and Significant Trees**

**9.1044 Street Tree Planting (During Development)**

Standard	N/A	Findings
9.1044(A) – Street Tree Plan Submittal Requirements		A Street Tree Plan is included with construction plans.
9.1044(B) – Street Tree Planting, Minimum 1.75-inch Caliper		Street trees with a minimum 1.75-inch caliper will be shown on the submitted Street Tree Plan.
<ul style="list-style-type: none"> <li>(B)(1) Duplexes and Single Family Detached Dwellings, Quantity and Spacing</li> </ul>		Street trees will be planted every 30 feet along all streets as required.
<ul style="list-style-type: none"> <li>(B)(2) Single-Family Attached Dwellings, Quantity</li> </ul>	N/A	
<ul style="list-style-type: none"> <li>(B)(3) Other Uses, Quantity and Spacing</li> </ul>	N/A	
9.1044(C) – Street Trees, Spacing from Utilities, Street Lights, Etc.		Street trees will be spaced in accordance with the standards in this section.

9.1044(D) – Street Trees, Spacing from Crosswalks	N/A	No crosswalks are proposed or required.
9.1044(E) – Approved Tree List for Street Trees		Street trees will be selected from the City’s approved Street Tree List.
9.1044(F) – Fee-in-Lieu/ Tree Fund	N/A	

**9.1050 Significant Trees**

Standard	N/A	Findings
9.1051 – Purpose. Significant Tree Protection Rules are also located in Section 9.1031. Significant Tree Removal rules are located in Section 9.1056. Significant Tree Pruning rules are also located in in Section 9.1043.		

**9.1052 Criteria for Designation of Significant Trees**

Standard	N/A	Findings
9.1052(A) – Individual Tree, Designation Criteria	N/A	
9.1052(B) – Grove of Trees, Designation Criteria	N/A	
9.1052(C) – Use of Property, No Unreasonable Interference	N/A	

**9.1053 Procedures for Designating, Maintaining, and De-Listing of Significant Trees and Groves**

*[City Process; Review by Urban Forestry Subcommittee]*

**9.1054 Protection of Significant Trees/ Significant Groves: During Development**

Standard	N/A	Findings
9.0154(A) – Significant Tree(s)/ Grove, Conservation Easement Requirement	N/A	

**9.1055 Pruning of Significant Trees**

Standard	N/A	Findings
9.1055(A) – Limitations on Pruning of Significant Trees	N/A	

**9.1056 Removal of Significant Trees**

Standard	N/A	Findings
9.1056(A) – Removal of Significant Trees: Existing Development	N/A	
9.1056(B) – Removal of Significant trees: During Development	N/A	