

Trees & Development

Repeal of Chapter 18.31 Sensitive Areas and Open Space

The following is a list of the sections of code that would need to be amended if Chapter 18.31 were to be repealed:

Title 17 Land Development

Note: Only the code references are being changed if Chapter 18.31 is repealed.

17.09.030 - Preliminary short plat approval.

(B)(5)(p) A survey of existing significant trees as required under CMC Section 18.13.045-18.31.080;

17.11.030 - Preliminary subdivision plat approval.

(B)(5) A survey of existing significant trees as required under CMC Section 18.31.080-18.13.045;

17.15.030 - Preliminary binding site plan (BSP) approval.

(B)(4) A survey of existing trees as required under CMC Section 18.31.080-18.13.045;

17.19.030 - Tract, block and lot standards.

(A)(2) Vegetation. In addition to meeting the requirements of CMC Section 18.13.045-18.31.080;

Chapter 18.03 – Definitions

18.03.030 – Definitions for Land Uses

Vision Clearance Hazard – an object that interferes with vision near intersections of roadways and motor vehicle access points where a clear field of vision is required for traffic safety and to maintain adequate sight distance. See also “Vision clearance area” design provisions at Section 18.17.030.

18.03.040 – Environmental definitions.

“Significant trees” means evergreen trees eight inches **DBH**, and deciduous trees ~~other than red alder or cottonwood~~, twelve inches **DBH**. Does not include hazard trees or invasive species.

“Critical root zone” is the area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.

“Hazard Tree”. A hazard tree is any tree with a combination of structural defect and/or disease , which makes it subject to a high probability of failure and a proximity to persons or property which makes it an imminent threat.

“Tree protection zone” is an arborist-defined area surrounding the trunk intended to protect roots and soil within the critical root zone and beyond, to ensure future tree health and stability. Tree protection zones may be calculated based on multiplying the tree’s DBH by a factor of 12 depending on the tree’s species and tolerance of root disturbance.