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Chapter 16.52

TREE MANAGEMENT CODE

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16.52.010 Purpose and intent.

A. The purpose of the tree management code is to preserve the existing sylvan appearance through long-term retention preservation and planting of trees that contribute to the community's distinct features including proximity to the lakeshore, views, heavily landscaped streetscapes, and large tracts of public and private open spaces. The city recognizes that trees:

1. Contribute to the residential character of Medina;
2. Provide a public health benefit;
3. Provide wind protection, ecological benefits to wetlands and watercourses, and aid in the stabilization of geologically hazardous areas;
4. Improve surface water quality and control and benefit Lake Washington; and
5. Reduce noise and air pollution.

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B. The intent of this chapter is to establish regulations and standards that:

1. Protect and preserve the existing tree canopy;
2. Provide homeowners flexible standards that encourage the preservation of trees while recognizing the importance of having access to sunlight and views;
3. Recognize through the standards in this chapter that certain factors may require the removal or pruning of certain trees due to circumstances such as disease, danger of falling, proximity to structures and improvements, interference with utility services, protection of view and sunlight, and the reasonable enjoyment of property;
4. Encourage best practices for the planting and managing of trees appropriately to minimize hazards, nuisances, and maintenance costs while allowing access to sunlight and views;
5. Prevent the indiscriminate removal or destruction of trees except as provided for in accordance with this chapter;
6. Promote building and site planning practices consistent with the purpose and intent of this chapter;
7. Ensure prompt development, restoration, replanting and effective erosion control of property after tree removal with landscape plans and other reasonable controls; and
8. Foster public education on the local urban forestry program and encourage good tree management consistent with this chapter.

16.52.020 General provisions and applicability:

Where land is designated as under development pursuant to MMC 16.52.090, the preservation of healthy trees shall be considered in accordance with the following guidance:

1. Tree preservation shall be included as a primary step in site planning and shall be achieved by meeting the minimum required tree units established in Table 16.52.090(B).
2. Site design strategies and specific development site areas demonstrating preservation of significant trees shall be presented at the pre-application meeting with the city.
3. A tree preservation plan shall be required that demonstrates the objectives outlined in MMC 20.52.170.
4. Any applicable grading plans, pursuant to MMC Chapter 16.43, shall be developed to avoid significant alteration to the grades around preserved trees.
5. Multiple applications of the tree ~~retention~~ preservation requirements in this ~~section~~ chapter over a 10-year period shall not cause the number and size of trees required to be

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retained to be reduced below the number and size of trees required to be retained with the first application.

6. When calculating ~~retention requirements~~ tree preservation requirements, trees excluded from ~~retention~~ preservation requirements shall not be included in the calculation.
7. For the purpose of calculating tree density requirements, critical areas and their associated buffers shall be excluded from the lot area used for calculation (example: a 16,000 square foot lot has a stream on site that encompasses 1,500 square feet including the stream buffer. The lot area used for tree density calculation would be 14,500 square feet (16,000 – 1,500 = 14,500) provided:
 - a. Critical areas shall be limited to wetlands, streams, geologically hazardous areas, conservation easements, and their associated buffers as described in MMC Chapters 16.50 and 16.67; and
 - b. Removal of any vegetation or woody debris, including trees, from a critical area is subject to the regulations in MMC Chapters 16.50 and 16.67.
8. All of the following shall be excluded from the requirements of this ~~section~~ chapter:
 - a. Hazard trees designated pursuant to MMC 16.52.120;
 - b. Nuisance trees designated pursuant to MMC 16.52.130 and where, if applicable, re-development does not remedy the conditions causing the nuisance;
 - c. Those significant trees having less than a ~~36~~ 24-inch diameter breast height size and located within the footprint of the principal building on the lot.

16.52.0230 Applicability of the tree management code.

A. No person or their representative, directly or indirectly, shall remove or destroy trees located on private property or public property within the jurisdictional boundaries of the city except as provided for in accordance with this chapter.

B. Additional tree management requirements are set forth in the Medina shoreline master program as provided in MMC 16.66.050.

16.52.0340 Exemptions.

The following are exempt from the requirements in this chapter:

A. Trees less than six inches diameter breast height unless the tree is used to satisfy a requirement of this chapter;

B. Normal and routine trimming and pruning operations and maintenance of trees and vegetation on private property following the most current ANSI standards;

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C. Emergency tree removal or hazard pruning for any tree that poses an imminent threat to life or property provided:

1. The city is notified within seven days after the emergency tree removal or hazard pruning takes place and evidence is provided of the imminent threat supporting the emergency tree removal; and
2. If evidence of the imminent threat is not provided, or the director determines the evidence does not warrant an emergency tree removal, the director may require the responsible person to obtain a permit as prescribed by this chapter and require compliance with the requirements of this chapter;

D. Trimming and pruning operations and maintenance of trees and vegetation following the most current ANSI standards or removal of trees performed by the city or a contractor contracted by the city within a public right-of-way or city-owned parkland;

E. Removal of trees and vegetation management by the city or an agency under contract with the city for purposes of installing and maintaining fire hydrants, water meters, pumping stations, or similar utilities; or

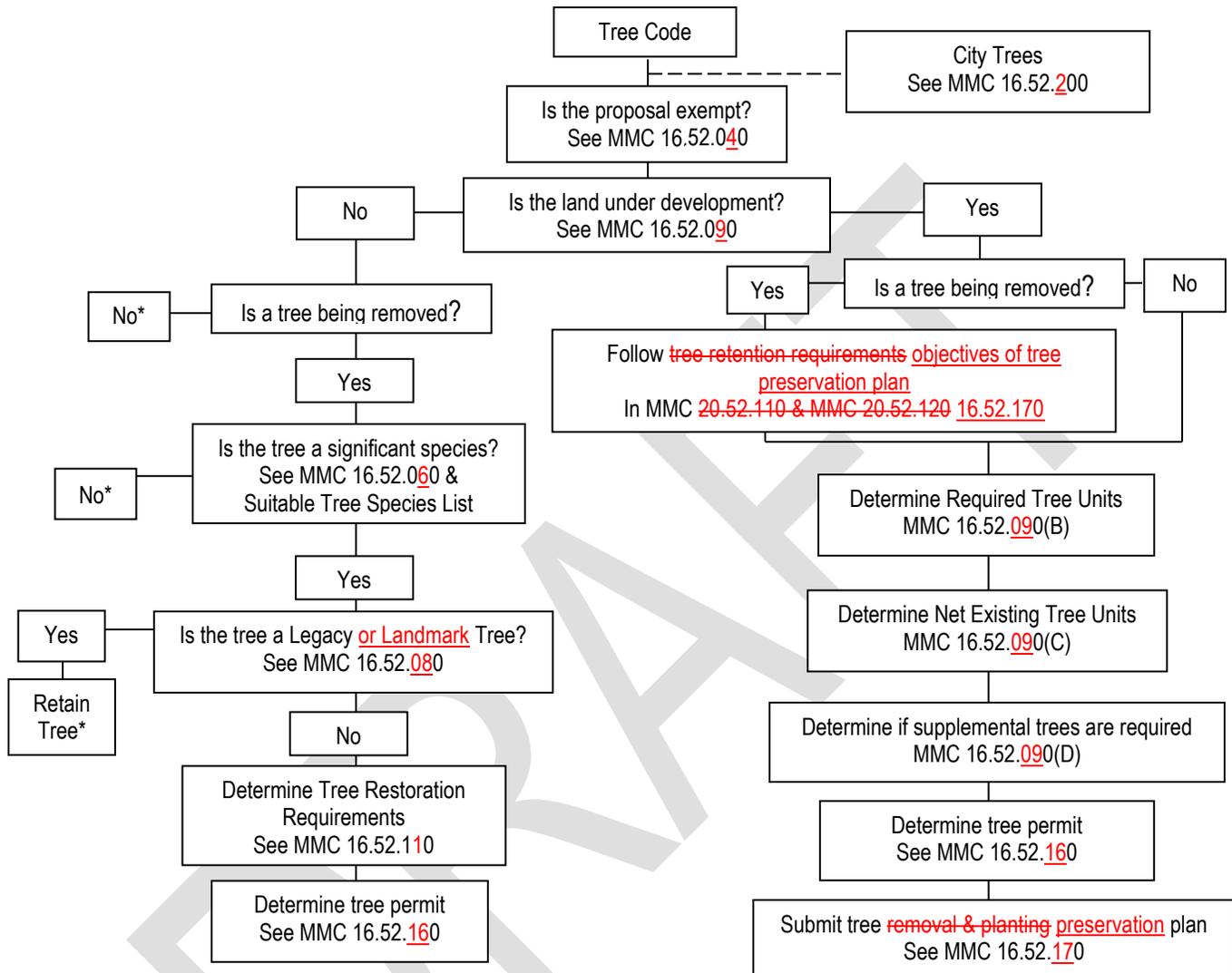
F. The removal of a dead tree where the director pre-determines that the tree died from naturally occurring causes.

16.52.0450 Using this chapter.

This chapter prescribes the requirements for tree retention preservation and planting on lands undergoing development, and the requirements for removal of significant trees on private and public lands. Diagram 16.52.0450 offers a user's guide that outlines the general process for applying the provisions of this chapter.

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Diagram 16.52.0450



* Denotes no further action required.

16.52.0560 Designation of significant tree species.

A. A list of suitable tree species consisting of coniferous and deciduous trees is set forth in the document entitled “City of Medina List of Suitable Tree Species,” adopted by Ordinance No. 923 and on file with the city for the purpose of establishing significant tree species on private property, public property, and city rights-of-way; and tree species that are eligible for credits in this chapter.

B. The director shall maintain the “City of Medina List of Suitable Tree Species” document at Medina City Hall and may administratively modify the list consistent with the following criteria:

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1. The designation of coniferous trees should include all species excluding tree species known to have invasive root structures and to be fast growing such as Leyland cypress and should also exclude trees planted, clipped or sheared to be used as a hedge;
2. The designation of deciduous trees should include those suitable to United States Department of Agriculture Plant Hardiness Zones 8 and 9, excluding those trees with crown diameter of 10 feet or less at maturity;
3. Plantings of the following tree species within the city's rights-of-way shall be prohibited: London plane, quaking aspen, Lombardy poplar, bolleana poplar, cottonwood, and bigleaf maple.

C. The director shall submit proposals to modify the "City of Medina List of Suitable Tree Species" to the city council for their consideration. The city council may approve, modify or deny the proposed modifications. The city council may also decline to take action on the proposed modifications, in which case the modifications shall be incorporated into the list and take effect five days after the date the city council declines to take action.

D. The "City of Medina List of Suitable Tree Species" is used in conjunction with the definition of significant tree set forth in MMC 16.12.200 to denote the term significant tree as used in this chapter.

16.52.0670 Designation of land under development.

Land is designated as under development for purposes of this chapter if one or more of the following conditions is present:

A. Any development activity requiring a building permit where:

1. Construction of a dwelling having a gross floor area of 2,500 square feet or more;
2. Construction of accessory buildings on property containing a residential use, or supporting a residential use, where the total gross floor area of all accessory buildings on the lot is 1,000 square feet or more;
3. Any building constructed to be occupied principally by a nonresidential use where the gross floor area of the building is 1,000 square feet or more;
4. Any series of exterior alterations, modifications or additions that over a four-consecutive-year period increases the total building footprint on a lot by more than 500 square feet or 15 percent, whichever is larger;
5. Construction of any structures, including but not limited to driveways, decks, patios, and walkways, that over a four-consecutive-year period increases the impervious surface on the lot by a total of 2,000 square feet or more;
6. Grading that over a four-consecutive-year period totals 2,000 cubic yards or more.

B. Any development activity requiring a building permit, a right-of-way permit, and/or a land use or shoreline permit where:

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1. One or more significant trees are removed, with at least one tree having a 10-inch diameter breast height or larger size; or
2. Four or more significant trees are removed, provided each has less than a 10-inch diameter breast height size; and
3. The criteria in subsections (B)(1) and (2) of this section shall include the following trees:
 - a. Significant trees removed within two years prior to the submittal of an application for such permits; or
 - b. Significant trees removed within two years after such permits are finalized by the city and the project completed.

C. Clearing or grubbing of land that:

1. Is located outside of city rights-of-way;
2. Requires no permits, except for a tree permit; and
3. Removes four or more significant trees, with at least four trees having a 10-inch diameter breast height or larger size, over a four-consecutive-year period.

D. The counting of removed trees under subsections (B) and (C) of this section shall not include those trees designated as a hazard or nuisance tree pursuant to MMC 16.52.120 and 16.52.130, respectively.

20.52.110 Tree retention requirements Repealed.

~~A. Where land is designated as under development pursuant to MMC 20.52.100, trees within the boundaries of the lot (retention of trees in the city right-of-way are governed by MMC 20.52.400) shall be retained in accordance with any one of the following:~~

- ~~1. Preserve at least 50 percent of the existing trees that are:
 - ~~a. Six inches diameter breast height and larger; and~~
 - ~~b. Of a native species eligible for credit on private property as set forth in the "City of Medina List of Suitable Tree Species"; or~~~~
- ~~2. Preserve at least 40 percent of the existing trees that are:
 - ~~a. Six inches diameter breast height and larger with at least half of those required to be retained each having 10 inches diameter breast height or larger size; and~~
 - ~~b. Of a native species eligible for credit on private property as set forth in the "City of Medina List of Suitable Tree Species"; or~~~~
- ~~3. Preserve at least 35 percent of the existing trees that are:
 - ~~a. Six inches diameter breast height and larger with at least half of those required to be retained meeting the following:~~~~

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- ~~i. All shall have a diameter breast height size of 10 inches or larger; and~~
- ~~ii. Forty percent shall have a diameter breast height size of 24 inches or larger; and~~
- ~~b. Of a native species eligible for credit on private property as set forth in the "City of Medina List of Suitable Tree Species"; or~~
- ~~4. Preserve at least 25 percent of the existing trees that are:~~
 - ~~a. Six inches diameter breast height and larger with at least 75 percent of those required to be retained each having 24 inches diameter breast height or larger size; and~~
 - ~~b. Of a native species eligible for credit on private property as set forth in the "City of Medina List of Suitable Tree Species."~~
- ~~B. All fractions in subsection (A) of this section shall be rounded up to the next whole number.~~
- ~~C. The requirement for tree retention under subsection (A) of this section shall not exceed the trees necessary to meet the required tree units set forth in MMC 20.52.130.~~
- ~~D. Multiple applications of the tree retention requirements in this section over a 10-year period shall not cause the number and size of trees required to be retained to be reduced below the number and size of trees required to be retained with the first application.~~
- ~~E. When calculating retention requirements, trees excluded from retention requirements shall not be included in the calculation.~~
- ~~F. All of the following shall be excluded from the requirements of this section:~~
 - ~~1. Hazard trees designated pursuant to MMC 20.52.200;~~
 - ~~2. Nuisance trees designated pursuant to MMC 20.52.210 and where, if applicable, re-development does not remedy the conditions causing the nuisance;~~
 - ~~3. Those significant trees having less than a 36-inch diameter breast height size and located within the footprint of the principal building on the lot.~~

16.52.080 Legacy and Landmark tree protection measures.

This section applies to trees designated as Hlegacy and Landmark trees, which are native trees that because of their age, size and condition are recognized as having exceptional outstanding value in contributing to the character of the community. Legacy and Landmark trees within the shoreline jurisdiction are regulated in MMC 16.66.050.

A. A Legacy or Landmark tree ~~meeting all of the following criteria~~ shall be designated as a legacy tree by meeting the following criteria:

1. Legacy tree:

- ~~1a.~~ The tree species is denoted as a legacy tree on the "City of Medina List of Suitable Tree Species"; and

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2b. The diameter breast height of the tree is ~~50~~ 36 inches or larger but less than 100 inches; and

3c. The city arborist determines the tree to be healthy with a likelihood of surviving more than 10 years based on assumptions that:

ai. The tree is properly cared for; and

bii. The risk of the tree declining or becoming a nuisance is unenhanced by any proposed development; ~~and.~~

2. Landmark tree:

a. The tree species is denoted as a legacy tree on the "City of Medina List of Suitable Tree Species"; and

b. The diameter breast height of the tree is 100 inches or larger; and

c. The city arborist determines the tree to be healthy with a likelihood of surviving more than 10 years based on assumptions that:

i. The tree is properly cared for; and

ii. The risk of the tree declining or becoming a nuisance is unenhanced by any proposed development.

4. The tree is not:

~~a. A hazard tree pursuant to MMC 20.52.200; or~~

~~b. A nuisance tree pursuant to MMC 20.52.210; excluding those trees where, if applicable and feasible, redevelopment can remedy the conditions causing the nuisance; or~~

~~c. Located within the footprint of the principal building on the lot, excluding those trees where alternative design of the building is feasible in retaining the tree.~~

B. Legacy and Landmark trees shall be preserved and retained unless replacement trees are planted in accordance with the following:

1. Legacy tree:

1a. The quantity of replacement trees is calculated by multiplying the diameter breast height of ~~the each~~ subject H legacy tree ~~by 50 percent~~ the required percentage standards in Table 16.52.080(B) to establish the number of replacement inches; and

2. ~~Where more than one legacy tree is removed, the replacement inches for each legacy tree being removed shall be added together to produce a total number of tree replacement inches; and~~

b. All fractions of this section shall be rounded up to the next whole number.

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~~3. The total number of replacement trees is determined by the total caliper inches of the replacement trees equaling or exceeding the required tree replacement inches established in subsections (B)(1) and (2) of this section.~~

Table 16.52.080(B) Legacy Tree Replacement Requirements

<u>Square Footage of the Lot Area</u>	<u>Required number of replacement inches</u>
<u>Less than 10,001</u>	<u>10% removed DBH</u>
<u>From 10,001 to 13,000</u>	<u>15% removed DBH</u>
<u>From 13,001 to 15,000</u>	<u>25% removed DBH</u>
<u>From 15,001 to 20,000</u>	<u>35% removed DBH</u>
<u>Greater than 20,000</u>	<u>50% removed DBH</u>

The following example illustrates how to calculate legacy tree replacement units on a lot that is less than 10,001 square feet:

Lot size: 8,120 sq. ft.

Required tree units: $8,120 / 1,000 \times 0.4$ (tree density ratio) = 3.2 (rounded up to the next whole number) = 4

Total existing tree units on site: 6.5 units

Eight 10-inch DBH trees – 4 units (.5 units per tree)

Two 24-inch DBH trees - 1.5 units (.75 units per tree)

One 44-inch DBH Tree – 1 unit (1 unit per tree)

Total tree units removed: 3

Four 10-inch DBH trees = 2 units removed

One 44-inch DBH tree = 1 unit removed

Net tree units: 3.5

Supplemental Units Required: Yes (4 required tree units – 3.5 net tree units) = .5

Legacy Tree Removed: Yes – One 44-inch DHB tree

Legacy Tree Supplemental Units: $10\% \times 44 = 4.4$ (rounded up to the next whole number) = 5

Landmark Tree Removed: No

Total supplemental Requirements = 5.5 units (.5 supplemental units + 5 legacy supplemental units) = 6 trees

2. Landmark tree:

a. The quantity of replacement inches is calculated by multiplying the diameter breast height of each subject Landmark tree by 100 percent to establish the minimum number of replacement inches; and

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b. All fractions of this section shall be rounded up to the next whole number.

C. In lieu of planting the replacement trees prescribed in subsection (B) of this section, an applicant may satisfy the tree replacement requirements by: meeting the criteria set forth in MMC 16.52.180.

1. Planting at least three replacement trees; and
2. Contributing to the Medina tree fund at a rate of \$400.00 per each replacement inch not accounted for in the planting of replacement trees; and
3. The sum of the tree replacement inches accounted for by contributing to the Medina tree fund and the total caliper inches of the replacement trees planted shall not be less than the total replacement inches calculated in subsection (B) of this section.

D. Other Provisions.

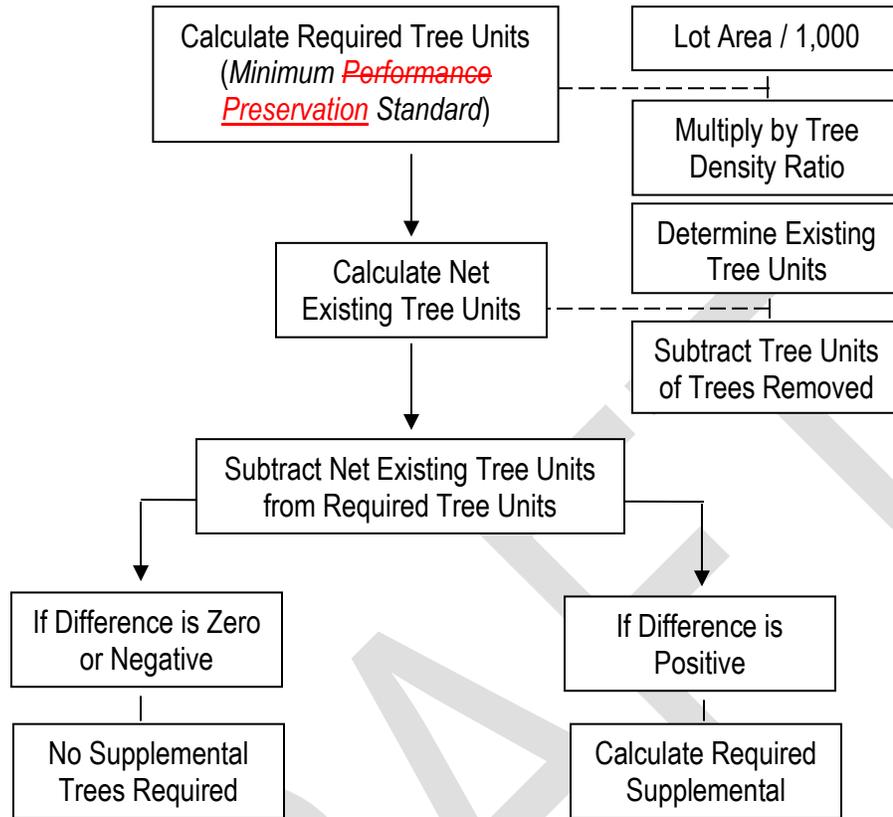
1. Each replacement tree shall meet the standards prescribed in MMC 16.52.090 ~~(D)(4)(a) through (d) and (g)~~;
2. The tree replacement requirements set forth in subsections (B) and (C) of this section shall apply to the removal of a Legacy and Landmark trees in lieu of and in addition to requirements for removing nonlegacy trees;
3. The tree replacement requirements set forth in this section for a Legacy and Landmark tree shall not be used to satisfy requirements for removing nonlegacy trees or a pre-existing tree unit gap;
4. If the minimum performance preservation standards in MMC 16.52.090 are used, and if supplemental tree units are required, the tree replacement requirements set forth in subsections (B) and (C) of this section shall together count as one supplemental tree unit;
5. Off-site tree planting as described in MMC 16.52.100 ~~(A), (B), (C)(2), and (E)~~ are acceptable alternatives to on-site replacement tree planting provided the director or designee approves of the off-site location in writing.

16.52.090 Minimum performance preservation standards for land under development.

A. The requirements and procedures set forth in this section shall apply to lands that are designated as under development pursuant to MMC 16.52.0670. Figure 16.52.090 outlines the primary steps prescribed by this section in establishing requirements and determining compliance with this chapter.

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Figure 16.52.090 Tree Performance Preservation Process



B. Lots with land under development shall contain a sufficient number of significant trees to meet the minimum required tree units established by the following procedures:

1. The lot area is divided by 1,000 square feet; and
2. The quotient is multiplied by the corresponding tree density ratio applicable to the lot as set forth in Table 16.52.090(B); and
3. The resulting product is rounded up to the next whole number to establish the minimum number of required tree units.

Table 16.52.090(B) Tree Density Ratio

Zoning District	Category of Land Use	Tree Density Ratio
R-16, R-20, R-30 & SR-30	Residential	<u>0.3540</u>
	Golf Course	0.15
	Nonresidential other than specifically listed	0.25
Public	Schools	0.15

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Zoning District	Category of Land Use	Tree Density Ratio
	Parks	0.42
	Residential	<u>0.3540</u>
	Nonresidential other than specifically listed	0.25
N-A	All	0.25
State Highway	All	0.12

C. To determine compliance with the required tree units applicable to the lot, apply the following procedures:

1. Inventory all existing significant trees on the subject lot; and
2. Assign a tree unit to each significant tree using the corresponding tree unit set forth in Table 16.52.090(C); and
3. Add the tree units together to compute the total existing tree units and subtract the tree units of those significant trees removed to determine the net existing tree units (do not round fractions); and
4. Subtract the net existing tree units from the required tree units determined in this subsection (C) to establish:
 - a. If the net existing tree units equal or exceed the required tree units then no supplemental trees are required; or
 - b. If the net existing tree units are less than the required tree units then supplemental trees are required pursuant to subsection (D) of this section.

Table 16.52.090(C) Existing Tree Unit

Tree Type	Diameter Breast Height of Existing Tree	Tree Unit
Deciduous	6 to 10 inches	<u>0.75</u>
	Greater than 10 inches	1.0 <u>0.75</u>
Coniferous	6 to 10 inches	<u>0.75</u>
	Greater than 10 inches, but less than 50 <u>36</u> inches	1.0 <u>0.75</u>
	50 <u>36</u> inches and greater	<u>1.250</u>

D. If supplemental trees are required, the quantity of trees is determined by applying the following procedures:

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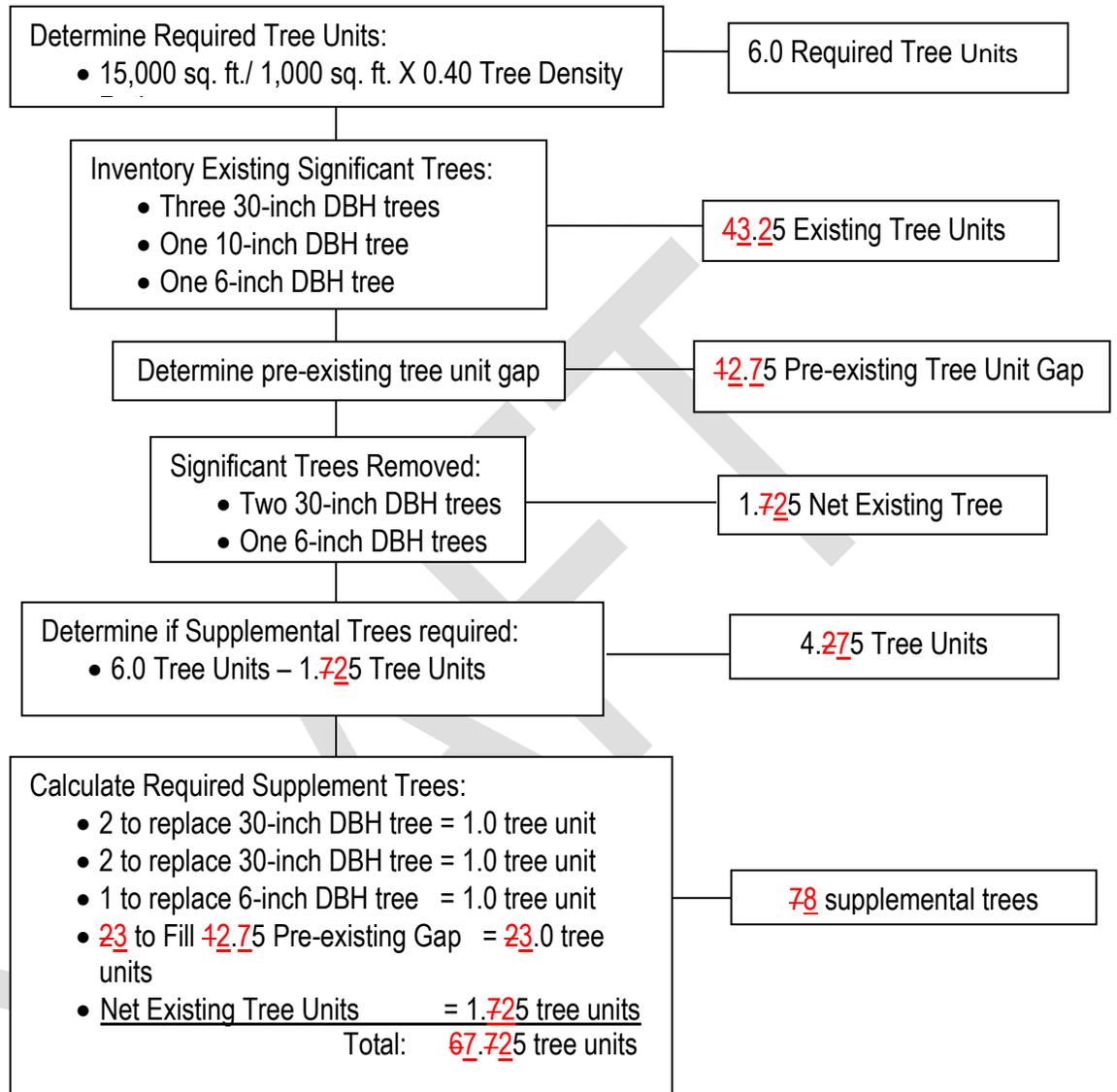
1. Determine if a pre-existing tree unit gap exists by subtracting the total existing tree units from the required tree units:
 - a. If the difference is less than zero round to zero;
 - b. A difference of zero means no pre-existing tree unit gap is present;
 - c. If the difference is greater than zero, the difference is the pre-existing tree unit gap;
2. To calculate the quantity of supplemental trees required, apply the provisions in subsection (D)(3) of this section first to those supplemental trees replacing an existing significant tree starting in order with the largest tree to the smallest tree, and then, if applicable, apply subsection (D)(3) of this section to those filling a pre-existing tree unit gap;
3. The quantity of supplemental trees is determined by:
 - a. Assigning a tree unit to each supplemental tree using Table 16.52.090(D);
 - b. Two supplemental trees shall be required for replacing each existing significant tree having a diameter breast height of 24 inches and larger subject to the limitation in subsection (D)(3)(d) of this section, and consistent with subsection (D)(2) of this section these shall be counted first;
 - c. The quantity of supplemental trees shall be of a sufficient number that their total assigned tree units added to the net existing tree units shall equal or exceed the minimum required tree units established in subsection (B) of this section; and
 - d. Supplemental trees in excess of those needed to meet the minimum required tree units shall not be required.
 - e. See Diagram 16.52.090 for an example of calculating supplemental trees.

Table 16.52.090(D) Supplemental Tree Unit

Purpose of Supplemental Tree	Diameter Breast Height of Removed Tree	Tree Unit for Supplemental Trees
Replace an existing significant tree	6 inches to less than 24 inches	1.0
	24 inches and larger	0.5
Fill a pre-existing tree unit gap	Not applicable	1.0

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Diagram 16.52.090 Example Calculating Supplemental Trees



4. ~~Minimum Development Standards Applicable to All Supplemental Trees:~~

~~a. To be eligible as a supplemental tree, the tree species must be selected from the appropriate list set forth in the “City of Medina List of Suitable Tree Species” established in MMC 20.52.050;~~

~~b. Trees shall be planted on the subject lot;~~

~~c. Each supplemental tree shall have a minimum caliper of two inches or, if the tree is coniferous, it shall have a minimum height of six feet at the time of final inspection by the city;~~

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~~d. Trees shall be planted in a manner of proper spacing and lighting that allows them to grow to maturity;~~

~~e. Existing trees within the boundaries of the lot having less than six inches diameter breast height may count as supplemental trees provided the tree meets all other requirements applicable to a supplemental tree;~~

~~f. Supplemental trees replacing existing significant trees shall have at least one tree be of the same plant division (coniferous or deciduous) as the significant tree it is replacing; and~~

~~g. The owner of the subject lot shall take necessary measures to ensure that supplemental trees remain healthy and viable for at least five years after inspection by the city and the owner shall be responsible for replacing any supplemental trees that do not remain healthy and viable for the five years after inspection by the city.~~

~~E. All trees used to satisfy the supplemental tree requirements of this chapter shall be included as a significant tree for purposes of this chapter.~~

~~F. In lieu of the supplemental tree requirements prescribed by this section, an owner may satisfy the requirements for supplemental trees by meeting the requirements for off site tree planting set forth in MMC 20.52.140.~~

16.52.100 Off-site tree planting Supplemental tree standards and priorities.

~~A. Where this chapter authorizes off site tree plantings, an owner may use the provisions of this section to satisfy requirements for planting trees on site.~~

~~B. Except where contribution to the Medina tree fund is used in lieu of planting required trees, application of this section shall not result in planting trees below the minimum requirements for on-site plantings.~~

~~C. An owner may plant required trees at an off-site location provided all of the following are satisfied:~~

~~1. The off-site location is within the boundaries of the city including:~~

~~a. Private property with the written consent of the owner of the off-site location;~~

~~b. City property with the written approval of the director;~~

~~c. Other public property with the written consent of the entity with jurisdiction over the off-site location;~~

~~2. Existing trees at the off-site location shall not be included as satisfying tree planting requirements;~~

~~3. Trees planted off site in lieu of on-site requirements shall not be counted as an existing tree on the property where the off-site tree is located;~~

~~4. Trees planted off site in lieu of on-site requirements shall meet development standards including:~~

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- ~~a. Having a minimum caliper of two inches or, if the tree is coniferous, having a minimum height of six feet at the time of final inspection by the city;~~
- ~~b. If applicable, having at least one tree of the same plant division (coniferous or deciduous) as the significant tree it is replacing;~~
- ~~c. The owner of the off-site property shall take necessary measures to make certain that the trees planted to satisfy the requirements of this chapter remain healthy and viable for at least five years after inspection by the city, and the owner shall be responsible for replacing any subject trees that do not remain healthy and viable for the five years after inspection by the city.~~

~~D. In lieu of planting trees, an owner may contribute to the Medina tree fund provided the following are satisfied:~~

- ~~1. When the contribution is for replacing an existing significant tree, payment is at a rate of:
 - ~~a. Two hundred dollars per each diameter breast height inch of the significant tree where the tree removed has less than a 20-inch diameter breast height size;~~
 - ~~b. Two hundred fifty dollars per each diameter breast height inch of the significant tree where the tree removed has at least a 20-inch diameter breast height, but less than 36-inch diameter breast height size;~~
 - ~~c. Four hundred dollars per each diameter breast height inch of the significant tree where the tree removed has at least a 36-inch diameter breast height or larger size;~~~~
- ~~2. When the contribution is for required tree plantings used to satisfy the pre-existing tree unit gap determined in MMC 20.52.130(D)(1), payment shall be at a rate of \$1,700 per required tree not planted.~~

~~E. An owner may select to apply a combination of planting trees on-site, off-site and/or contributing to the Medina tree fund provided:~~

- ~~1. The combination is consistent with the provisions of this chapter; and~~
- ~~2. The combination results shall be equivalent to or greater than the minimum requirements for on-site plantings.~~

~~F. Consistent with the authority granted in MMC 20.10.040, the director may establish additional administrative rules as necessary relating to the care and maintenance of off-site trees.~~

A. To be eligible as a supplemental tree, the tree species must be selected from the appropriate list set forth in the "City of Medina List of Suitable Tree Species" established in MMC 16.52.060 and shall meet the following general requirements:

- 1. Each supplemental tree shall have a minimum caliper of two inches, or, if the tree is coniferous, it shall have a minimum height of six feet at the time of final inspection by the city;

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2. Trees shall be planted in a manner of proper spacing and lighting that allows them to grow to maturity;

3. Existing trees within the boundaries of the lot having less than six inches diameter breast height may count as supplemental trees provided the tree meets all other requirements applicable to a supplemental tree;

4. Supplemental trees replacing existing significant trees shall have at least one tree be of the same plant division (coniferous or deciduous) as the significant tree it is replacing; and

5. The owner of the subject lot shall take necessary measures to ensure that supplemental trees remain healthy and viable for at least five years after inspection by the city and the owner shall be responsible for replacing any supplemental trees that do not remain healthy and viable for the five years after inspection by the city.

B. All trees used to satisfy the supplemental tree requirements of this chapter shall be included as a significant tree for the purpose of this chapter.

C. Where supplemental trees are required pursuant to MMC 16.52.090(D), the trees shall be planted in the following order of priority from most important to least important:

1. On-site and adjacent right-of-way:

a. Adjacent to or within critical areas and their associated buffers as defined in MMC Chapters 16.50 and 16.67;

b. Outside of critical areas and their associated buffers adjacent to other preserved trees making up a grove or stand of trees;

c. Adjacent to a low impact development (LID) stormwater facility;

d. Outside of critical areas and their associated buffers but within the front yard setback;

d. Outside of critical areas and their associated buffers;

e. Off-site in adjacent right-of-way where explicitly authorized by the city.

2. Off-site. An owner may elect to plant the required trees off-site upon written request, and approval from the City. Except where contribution to the Medina tree fund is used in lieu of planting required trees, application of this section shall not result in planting trees below the minimum requirements for on-site plantings. Off-site locations include:

a. City-owned properties;

b. Street rights-of-way not immediately adjacent to the property;

c. Private property with the written consent of the owner of the off-site location;

d. Other public property with the written consent of the entity with jurisdiction over the off-site location;

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e. Any other property determined appropriate by the director.

3. Fee-in-Lieu. If the director or designee determines there is insufficient area to replant on-site or within the adjacent public right-of-way, the director or designee may authorize payment of a fee-in-lieu in accordance with MMC. 16.52.180.

D. An owner may elect a combination of planting trees on site, off site and/or fee-in-lieu upon written request, and approval by the City, provided:

1. The combination is consistent with the provisions of this chapter; and
2. The combination results shall be equivalent to or greater than the minimum requirements for on-site plantings.

E. Consistent with the authority granted in MMC 16.10.040, the director may establish additional administrative rules as necessary relating to the care and maintenance of off-site trees.

F. Existing trees at the off-site location shall not be included as satisfying tree planting requirements.

G. Trees planted off-site in lieu of on-site requirements shall not be counted as existing trees on the property where the off-site tree is located.

16.52.110 Minimum restoration standards for land not under development.

A. The requirements set forth in this section apply to tree removals on lots not meeting the criteria for land under development set forth in MMC 16.52.0670.

B. Removal of significant trees on a lot, including hazard and nuisance trees, is authorized only if the restoration requirements in Table 16.52.110 are satisfied, or if the property meets the requirements prescribed in subsection (K) of this section.

Table 16.52.110 Tree Restoration Standards

	Diameter Breast Height of Removed Tree	Restoration Requirements
Each Significant Tree	6 to 10 inches	Plant one tree
	Greater than 10 inches, but less than 24 inches	Plant two trees
	24 inches and larger	Plant three trees
	Legacy <u>or Landmark</u> trees	See MMC 16.52.080
	Hazard trees – 10 inches and larger	Plant one tree

C. To be eligible as a restoration tree, the tree species must be selected from the appropriate list in the “City of Medina List of Suitable Tree Species” established in MMC 16.52.0560.

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D. Restoration trees shall be planted within the boundaries of the lot, except as authorized pursuant to subsection (J) of this section.

E. Restoration trees shall be planted in a manner of proper spacing and lighting that allows them to grow to maturity.

F. Each restoration tree shall have a minimum caliper of two inches or, if the tree is coniferous, it shall have a minimum height of six feet at the time of final inspection by the city.

G. Existing trees on site having less than six inches diameter breast height may be included as restoration trees provided:

1. The subject tree is located within the boundaries of the lot; and
2. The subject tree meets all of the other requirements applicable to restoration trees.

H. The owner of the subject lot shall take necessary measures to make certain that restoration trees remain healthy and viable for at least five years after inspection by the city and the owner shall be responsible for replacing any restoration trees that do not remain healthy and viable for the five years after inspection by the city.

I. All trees used to satisfy the restoration requirements of this chapter shall be included as a significant tree for purposes of this chapter.

J. In lieu of the tree restoration requirements prescribed by this section, an owner may satisfy the requirements for restoration trees by meeting the requirements for off-site tree planting set forth in MMC 16.52.100.

K. The restoration requirements in Table 16.52.110 for removing significant trees shall be waived if the following criteria are satisfied:

1. The subject lot contains a sufficient number of significant trees to meet the performance preservation standard for required trees established in MMC 16.52.090; and
2. The owner demonstrates that removal of the significant tree, including hazard and nuisance trees, will not result in a failure to meet the performance preservation standards for required trees established in MMC 16.52.090.

16.52.120 Hazard tree risk assessment.

A. Hazard trees are trees assessed by the city arborist as having a high to extreme risk rating using the International Society of Arborists Tree Risk Assessment Qualification (TRAQ) method in its most current form.

B. Steps in the TRAQ method in developing a tree risk rating include the following:

1. Identify possible targets and estimate occupancy rate;
2. Inspect tree and identify tree parts that could fail and strike targets (referred to as failure mode);
3. For each significant failure mode identified:

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- a. The likelihood of failure is assessed;
- b. The likelihood of a tree part impacting a target is assessed;
- c. The likelihood of a tree failure impacting a target is assessed;
- d. Consequences of failure are estimated;
- e. The risk is designated pursuant to the matrix in Table 16.52.120(C);
- f. Possible mitigation treatments to reduce the risk are identified;
- g. The risk is again designated pursuant to the matrix in Table 16.52.120(C) after mitigation treatment is completed.

4. When assessing the risk of a tree, the city arborist shall evaluate the tree based on existing conditions and shall exclude possible impacts caused by new development, any land alteration activity, or other similar such activities that might otherwise unnaturally cause the risk rating to increase.

C. The following table is from the International Society of Arborists TRAQ method and denotes the risk rating matrix used to assess levels of tree risk as a combination of likelihood of a tree failing and impacting a specified target, and the severity of the associated consequences should the tree or any part of the tree fail:

Table 16.52.120(C) Tree Risk Rating Matrix

Likelihood of Failure or Impact	Consequences			
	Negligible	Minor	Significant	Severe
Very Likely	Low Risk	Moderate Risk	High Risk	Extreme Risk
Likely	Low Risk	Moderate Risk	High Risk	High Risk
Somewhat likely	Low Risk	Low Risk	Moderate Risk	Moderate Risk
Unlikely	Low Risk	Low Risk	Low Risk	Low Risk

1. The consequences listed in Table 16.52.120(C) have meanings as follows:
 - a. Extreme Risk. This category applies to trees in which failure is “imminent” and there is a high likelihood of impacting a target, and the consequences of the failure are “severe.”
 - b. High Risk. This category applies to situations in which consequences are significant and likelihood is “very likely” or “likely,” or when consequences are “severe” and likelihood is “likely.”

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c. Moderate Risk. This category applies to trees in which consequences are “minor” and likelihood is “very likely” or “likely” or when likelihood is “somewhat likely” and the consequences are “significant” or “severe.”

d. Low Risk. This category applies to trees in which consequences are “negligible” and likelihood is “unlikely”; or when consequences are “minor” and likelihood is “somewhat likely.”

2. Definitions of TRAQ method terminology that are not set forth in this chapter or Chapter 16.12 MMC can be found in the article “Qualitative Tree Risk Assessment” by E. Thomas Smiley, Nelda Matheny, and Sharon Lilly on file at Medina City Hall.

3. Potential targets are permanent structures or an area of moderate to high use. Where a target does not exist, applicants should consider routine pruning and maintenance to mitigate hazards.

D. Where a tree is found to have a high or extreme risk, the city arborist may authorize hazard pruning to mitigate the risk rather than removing the entire tree.

E. If the city arborist assesses a tree to have a high or extreme risk and mitigation of the risk through pruning or moving of potential targets is not feasible, the city arborist shall designate the tree a hazard tree.

16.52.130 Nuisance tree.

A. A nuisance tree, for purposes of this chapter, is a tree whose branches, stem and/or roots cause one or more of the following conditions to exist:

1. Substantial physical damage to public or private structures;
2. A qualified professional provides verification based on conditions on the property that substantial physical damage will occur within five years to a building containing a principal use;
3. Substantially impairs, interferes or restricts streets, sidewalks, sewers, power lines, utilities or other public improvements;
4. Substantially impairs, interferes, or obstructs any street, private lane, or driveway; or
5. The tree is diseased and restoration of the tree to a sound condition is not practical.

B. Designation of a nuisance tree is by the director following receipt of a written request and findings are made supporting a nuisance designation using the following criteria:

1. One or more of the conditions in subsection (A) of this section is present;
2. The nuisance associated with the subject tree cannot be corrected by reasonable measures including, but not limited to, pruning, cabling, bracing, or if feasible, relocating structures and other improvements; and
3. Other relevant information provided by the applicant and the city's inspection of the subject tree.

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16.52.140 City arborist established.

The director shall appoint a person to the position of city arborist who shall be assigned responsibility for evaluating the hazardousness of trees and other duties consistent with the requirements of this chapter.

16.52.150 Notice of tree removal involving no construction.

A. Property owners removing a significant tree requiring a permit under MMC 16.52.160, but not undergoing new construction or land alteration activity, shall notify the city at least 10 calendar days prior to the date the tree will be removed. The director may reduce this time with receipt of a written request from the applicant and upon finding that the lesser time will provide the city reasonable notification.

B. All property owners removing a nonsignificant tree that does not require a permit are encouraged, but not required, to notify the city of the tree removal at least 48 hours prior to the tree being removed.

16.52.160 Tree activity permits.

A. This section sets forth the criteria for applying permits that implement this chapter. All uses and activities not requiring a permit must still comply with this chapter.

B. An administrative tree activity permit meeting the requirements set forth in MMC 16.70.050 is required for the following activities unless a permit is required elsewhere under this section:

1. Land designated under development as determined in MMC 16.52.0670;
2. Removal at any time of a significant tree, including hazard and nuisance trees, located on private property or Washington State controlled land associated with the SR 520 highway;
3. Removal of any nonsignificant tree, including hazard and nuisance trees, located on private property or Washington State controlled land associated with the SR 520 highway that is located within 200 feet of Lake Washington pursuant to MMC 16.60.050;
4. Removal or pruning of any tree that is:
 - a. Six inches or larger diameter breast height size;
 - b. Located in any open or closed city right-of-way; and
 - c. Designated a hazard tree pursuant to MMC 16.52.120, or involving hazard pruning authorized by the director.

C. An administrative right-of-way tree activity permit meeting the requirements set forth in MMC 16.71.050 is required for the following activities:

1. Removal of any tree, excluding hazard trees, that is:
 - a. Six inches or larger diameter breast height size;
 - b. Located in any open or closed city right-of-way;

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- c. Application for the permit is made by the owner of property adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way; and
- d. The removal does not require a nonadministrative right-of-way activity permit under subsection (D) of this section.

2. Pruning of any tree, excluding hazard pruning, that is:

- a. Six inches or larger diameter breast height size;
- b. Located in any open or closed city right-of-way;
- c. Application for the permit is made by an owner of property adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way; and
- d. Excluding pruning activity that:
 - i. Follows ANSI standards in their most recent form;
 - ii. Does not endanger the life of the tree in the opinion of the director;
 - iii. Does not remove more than 25 percent of the natural canopy of the tree;
 - iv. Does not remove a limb having a diameter greater than three inches; and
 - v. Application for the pruning is made by an owner of property adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way.

D. A nonadministrative right-of-way tree activity permit meeting the requirements set forth in MMC 20.72.090 is required for the following activities:

- 1. Removal of any tree, excluding hazard trees, which is:
 - a. Six inches or larger diameter breast height size;
 - b. Located in any open or closed city right-of-way; and
 - c. Application for the permit is made by an owner of property who is not adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way.
- 2. Pruning or removal of any tree, excluding hazard trees and hazard pruning, for any purpose, which is:
 - a. Six inches or larger diameter breast height size;
 - b. Located in any open or closed city right-of-way; and
 - c. Application for the permit is made by a public or private utility or their agent.
- 3. Removal at any time of a significant tree, excluding hazard trees, which is:
 - a. Fifty inches or larger diameter breast height size;

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- b. Located in any open or closed city right-of-way; and
- c. Application for the permit is made by an owner of property adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way.

E. A nonadministrative tree activity permit meeting the requirements set forth in MMC 16.72.100 is required for the following:

1. Removal at any time of a significant tree, excluding hazard trees, which is:
 - a. Fifty inches or larger diameter breast height size;
 - b. Located on private property; and
 - c. Located outside of the footprint of a building containing the principal use of the property.
2. The director may modify the procedures for deciding a nonadministrative tree activity permit and approve the application using a Type 2 decision process provided:
 - a. The subject tree is designated a nuisance tree pursuant to MMC 16.52.130; and
 - b. During the public comment period, the city does not receive any written objection to a Type 2 decision decided by the director being used; and
 - c. The approval criteria in MMC 16.72.100 are satisfied.

16.52.170 Tree removal and planting preservation plan.

A. Permits for lands under development and permits for removing city trees in city rights-of-way shall include a tree removal and planting preservation plan containing the following information:

1. A survey plan prepared by a Washington State licensed surveyor that includes the following:
 - ~~a. The location, genus, species, common name, and size of all significant trees located within the boundaries of the property and within any adjoining city rights-of-way;~~
 - ~~ba.~~ Topography of the site at two-foot contour intervals;.
 - ~~eb.~~ Critical areas as defined in Chapters 16.50 and 16.67 MMC; and.
 - ~~d. If existing trees that are less than six inches diameter breast height are to be counted as supplemental trees, the location, genus, common name, and size of such tree.~~
2. A site plan drawing showing the following:
 - a. Proposed improvements, alterations or adjustments to the subject property including, but not limited to, buildings, driveways, walkways, patios, decks, utilities, and proposed contours;.
 - b. Existing structures, whether proposed to remain or proposed for removal; and.

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- c. The shoreline jurisdiction as defined in RCW 90.58.030, if applicable to the property.
3. A ~~conceptual or definitive~~ tree-planting plan that includes:
 - a. ~~Identification of all trees having a six inches or larger diameter breast height size to be retained and those to be removed;~~ The location, genus, species, common name, and size of all significant trees located within the boundaries of the property and within any adjoining city rights-of-way and notation of which significant trees will be retained and which are proposed to be removed.
 - b. ~~Analysis of required tree units, existing tree units, and net tree units;~~ If existing trees that are less than six inches diameter breast height are to be counted as supplemental trees, the location, genus, common name, and size of such tree.
 - c. Compliance with the following objectives:
 - i. Trees shall be incorporated as a site amenity with strong emphasis on tree protection. To the extent possible, forested sites should retain their forested look, value, and function after development.
 - ii. Trees should be preserved as vegetated islands and stands rather than as individual, isolated trees scattered throughout the site.
 - iii. Trees to be preserved shall be healthy and wind-firm as identified by a qualified arborist.
 - iv. Preservation of significant trees as follows:
 1. Significant trees which form a continuous canopy.
 2. Significant trees located adjacent to critical areas and their associated buffers.
 3. Significant trees located within the first 15 feet adjacent to a property line.
 4. Significant trees which will be used as part of a low impact development (LID) storm water facility.
 5. Significant trees over sixty (60) feet in height or greater than twenty-four (24) inches diameter breast height.
 - c. For lots larger than 20,000 square feet, excluding lots within the shoreline jurisdiction as defined by MMC 16.66.050, the tree density ratio shall be achieved as follows:
 - i. At least 20 percent of the required significant trees as determined by MMC 16.52.090 shall be retained equally within the site perimeter as follows:

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1. 10 percent within the first 15-feet of the front property line.

2.10 percent within the first 15-feet of the rear property line.

ii. At least 20 percent of the required significant trees as determined by MMC 16.52.090 shall be retained within the site interior.

e. Compliance with the required tree density ratio pursuant to MMC Table 16.52.090(B).

ef. If applicable, a list of supplemental trees to be planted consistent with the requirements of this chapter;

eg. If right-of-way trees are proposed for removal, an analysis of the tree mitigation and a list of replacement trees to be planted;

eh. The list of required tree plantings shall include the size, genus, species and common names; ~~and.~~

fi. As applicable, a proposed general planting landscaping plan that includes the required tree plantings and other vegetation being planted, as appropriate, for determining compliance with other provisions of the Medina Municipal Code (i.e., grading and drainage and shoreline master program regulations).

B. The director may authorize modifications to the tree removal and planting preservation plan on a case-by-case basis that reduce submittal requirements if the director concludes such information to be unnecessary.

C. The director may require additional information to be included with the tree removal and replacement preservation plan, such as tree protection measures, where the director concludes the information is necessary to determine compliance with this chapter.

D. The applicant may combine the survey, site plan drawing, and/or tree replacement preservation plan into a single document, or may combine the required information with other documents, provided the city determines the submitted information is reasonably easy to understand. All plans shall be drawn to a scale acceptable by the director.

E. Permits not involving land under development do not require a tree removal and planting preservation plan. However, this shall not preclude the director from requiring such information as necessary to determine compliance with this chapter.

16.52.180 Fee-in-lieu of supplemental plantings.

A. The director or designee may authorize payment of a fee-in-lieu provided:

1. There is insufficient area on the lot or adjacent right-of-way to meet the number of replacement inches prescribed by MMC 16.52.090; or

2. Tree replacement provided within public right-of-way or a city park in the vicinity will be of greater benefit to the community.

3. Fees shall be provided in lieu of on-site tree replacement based upon the following:

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a. The expected tree replacement cost including labor, materials, and maintenance for each replacement tree; and

b. The most current Council of Tree and Landscape Appraisers Guide for Plant Appraisal.

5. The applicant executes a written agreement with the City demonstrating compliance with the criteria in this section.

16.52.1890 Tree protection measures during construction.

A. Tree protection measures shall be implemented and maintained before and during all construction activities to ensure the preservation of significant trees that are planned to be retained. Tree protection measures shall be shown on grading and drainage plans, tree protection plans, and construction mitigation plans.

B. Tree protection measures shall include, but are not limited to, the following:

1. Establish tree protection zones and install protective fencing at the drip line or other barriers that are at least four feet in height, except where tree protection zones are remote from areas of land disturbance, and where approved by the director, alternative forms of tree protection may be used in lieu of tree protective fencing; provided, that the critical root zones of protected trees or stands of trees are clearly delineated and protected;

2. Limit grading levels around subject trees to not raise or lower grades within the larger of the following areas:

a. The drip line area of the tree; or

b. An area around the tree equal to one foot in diameter for each inch of tree diameter measured at DBH;

3. Installation of a tree well, but only where necessary and only with pre-approval of the city;

4. Designation of areas on site for parking, material and equipment storage, construction ingress and egress, and similar designated areas that do not negatively impact significant trees;

5. Locate trenches for utilities that minimize negative effects on the tree root structure with provisions for filling the trenches with a suitable growing medium in the vicinity of the trees;

6. Employ measures to protect critical root systems from smothering and compaction;

7. Implement a tree care program during construction to include watering, fertilizing, pruning and pest control; and

8. Measures for the disposal of potentially harmful items such as excess concrete, polluted water runoff, and other toxic materials.

C. The director may approve deviations to the tree protection measures set forth in subsection (B) of this section if the director determines that the deviation will provide equal or better tree protection than the required tree protection measure.

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16.52.12900 City tree removals.

A. This section sets forth the requirements applicable to all trees located on city-owned property and city rights-of-way.

B. General Provisions.

1. This section is intended to be of general application for the benefit of the public at large; it is not intended for the particular benefit of any individual person or group of persons other than the general public;
2. In addition to the limits set forth in MMC 16.52.0230, no city tree shall be broken, injured, mutilated, killed, destroyed, pruned or removed unless authorized by the provisions of this section; and
3. The exemptions in MMC 16.52.0340 apply to this section.

C. Pruning and trimming of city trees is permitted provided ANSI standards in their most recent form are followed and the trimming and pruning comply with the requirements for tree activity permits set forth in MMC 16.52.160.

D. Removal of a city tree located within an open or closed city right-of-way may be allowed for the following:

1. Hazard trees designated pursuant to MMC 16.52.120;
2. Nuisance trees designated pursuant to MMC 16.52.130;
3. Trees not suitable under utility lines, or in the city right-of-way, as prescribed in the “City of Medina List of Suitable Tree Species”;
4. Any tree having less than a 10-inch diameter breast height size; and any trees not included on the “City of Medina Suitable Tree Species List” for the right-of-way having less than a 36-inch diameter breast height size;
5. Trees where pruning and trimming for utilities caused significant defects to the primary stem of the tree resulting in significant abnormal growth;
6. Trees where removal is necessary to allow vehicle access to a property;
7. Trees where removal is necessary to restore a view significantly obstructed by the tree provided all of the following criteria are satisfied:
 - a. The owner of the adjoining property to the subject tree and the city both accept allowance to have the tree removed;
 - b. The person claiming the view obstruction establishes the tree causes an unreasonable view obstruction using the provisions established in MMC 14.08.040 through 14.08.080; and
 - c. The approval of a nonadministrative right-of-way activity permit is obtained pursuant to MMC 16.72.090.

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E. Where subsection (D) of this section allows removal of a city tree, the following shall apply:

1. Removal of city trees, including hazard and nuisance trees, is permitted only if replacement trees are planted in accordance with the requirements in Table 16.52.~~4290~~290 (E)(1), except as allowed otherwise by this section;

Table 16.52.~~4290~~290(E)(1) Replacement City Trees

	Diameter Breast Height of Removed Tree	Significant/Nonsignificant Tree Species	Tree Replacement
Each Tree (Include Nuisance Trees)	Less than 6 inches	All	None
	6 to 10 inches	All	Plant one tree
	Greater than 10 inches, but less than 24 inches	Nonsignificant	Plant one tree
		Significant	Plant two trees
	24 inches and larger	Nonsignificant	Plant two trees
		Significant	Plant three trees
Each Hazard Tree	6 to 10 inches	All	None
	Greater than 10 inches	All	Plant one tree

2. Replacement trees shall meet the following standards:

- a. To be eligible as a replacement tree, the tree species must be selected from the appropriate list in the “City of Medina List of Suitable Tree Species” established in MMC 16.52.05~~60~~60;
- b. Replacement trees shall be planted within the city right-of-way adjoining the subject lot;
- c. Each replacement tree shall have a minimum caliper of two inches or, if the tree is coniferous, it shall have a minimum height of six feet at the time of final inspection by the city;
- d. Replacement trees shall be planted in a manner of proper spacing and lighting that allows them to grow to maturity;
- e. At least one replacement city tree shall be of the same plant division (coniferous or deciduous) as the city tree removed;
- f. Approval to remove a city tree shall include conditions to make certain that replacement trees remain healthy and viable for at least five years after inspection by the city, including measures to replace those replacement trees that do not remain healthy and viable;

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3. In addition to the requirement for replacement trees in subsections (E)(1) and (2) of this section, the public benefits lost due to the removal of the city tree shall be mitigated by paying a contribution to the Medina tree fund in accordance with the following:

- a. The contribution shall be determined by multiplying the diameter breast height inches of the tree removed (significant and nonsignificant tree species) by a rate of \$25.00;
- b. Where more than one city tree is removed, the contribution for each removed tree shall be added together to produce the total payment to the Medina tree fund;
- c. The contribution rate for a city tree designated a hazard pursuant to MMC 20.52.120 is zero;
- d. If removal of the city tree was not authorized by the city at the time of its removal, the contribution rates shall triple and be in addition to any other penalties that might apply;
- e. Unless a city tree qualifies for the emergency exemption pursuant to MMC 16.52.0340~~(B)~~(C), city trees removed before a hazard or nuisance determination is made by the city shall be presumed not to be a hazard or a nuisance.

F. The following planting requirements apply within the city right-of-way when a city tree is removed:

1. The maximum number of trees in the city right-of-way shall be one tree for each 17 feet of linear public street frontage, or one tree for each 300 square feet of plantable area within the city right-of-way, whichever is greater, adjoining the subject lot;
2. The director may increase the maximum number of city trees prescribed in subsection (F)(1) of this section, provided there is sufficient space in the city right-of-way adjoining the lot to accommodate the increase in city trees;
3. If the tree replacement requirements prescribed in subsection (E) of this section would result in the total number of city trees in the right-of-way to exceed the maximum prescribed in subsection (F)(1) or (2) of this section, an applicant shall contribute \$290.00 to the Medina tree fund for each replacement tree above the maximum in lieu of planting replacement trees above the maximum;
4. If the tree replacement requirements prescribed in subsection (E) of this section would result in the total number of city trees in the right-of-way to be below the maximum prescribed in subsection (F)(1) or (2) of this section, an applicant may plant additional trees in the right-of-way, subject to the limits in subsection (F)(1) or (2) of this section, and reduce contributions to the Medina tree fund by:
 - a. Six hundred dollars for each coniferous tree planted;
 - b. Five hundred dollars for each deciduous tree planted; and
5. New trees shall not be planted within three feet of the edge of any paved roadway.

For ease of identifying what's new, the code language that is existing but has been moved to a new section is underlined, while the completely new language is red and underlined.

G. The requirements of this section may be used to satisfy the requirements set forth in MMC 16.52.2010.

H. Where a proposal includes application of this section and application of MMC 16.52.090 and/or 16.52.100, the requirements for supplemental trees and restoration trees shall be applied independent of the requirements in this section for replacement trees.

16.52.2010 Minimum street tree standards.

A. This section shall apply to properties adjoining the following city rights-of-way:

1. Minor arterial and collector street rights-of-way as defined in Chapter 10.08 MMC;
2. NE 8th Street;
3. 82nd Avenue NE between NE 8th Street and NE 12th Street;
4. 84th Avenue NE south of NE 12th Street; and
5. Evergreen Point Road north of 78th Place NE.

B. The following street tree standards shall apply when the lot adjoining the right-of-way is under development pursuant to MMC 16.52.0670:

1. There shall be at least one city tree planted for each 300 square feet of plantable area within the city right-of-way adjoining the lot with a minimum of two trees planted; and
2. The new city trees planted shall have a minimum two-inch caliper with coniferous trees also having a minimum height of six feet at the time of final inspection; and
3. The requirements of this subsection may be satisfied with existing trees in the adjoining city right-of-way measured to the centerline; and
4. New city trees shall not be planted within three feet of the edge of any paved roadway; and
5. Trees shall be planted in an informal pattern to create a natural appearance.

C. The following exceptions shall apply:

1. Shrubs, trees and plantings within the required sight line areas at private drives, private lane outlets and street intersections shall not interfere with required sight distances;
2. The director may waive the requirements of this section if the right-of-way to be planted is planned for modification in the Medina capital improvements plan.

16.52.2120 Owner responsibility within city rights-of-way.

A. All owners of property adjoining a city right-of-way shall be responsible for maintaining all trees, shrubs, and other landscaping planted in the adjoining right-of-way by the property owner or previous owner of the property, or for which responsibility has been assumed by the owner through a recorded agreement with the city.

For ease of identifying what's new, the code language that is existing but has been moved to a new section is underlined, while the completely new language is red and underlined.

B. All owners of the property adjoining a city right-of-way shall ensure the trees, shrubs and landscaping in the right-of-way adjoining their property do not interfere with the free passage of vehicles and pedestrians or cause any risk of danger to the public or property.

C. No hazardous or destructive tree species shall be planted in the city rights-of-way. The city shall maintain a list of suitable trees that are acceptable to be planted in city rights-of-way consistent with MMC 16.52.0560.

D. The requirements of this section shall apply equally to the city rights-of-way whether the city's title to the right-of-way was obtained by dedication, condemnation, deed or in any other manner.

E. For the purpose of this chapter, an owner shall be considered adjoining up to the centerline of the city right-of-way.

16.52.2230 Liability.

Consistent with MMC 16.10.070, nothing contained in this chapter shall be construed or form the basis for any liability on the part of the city, or its officers, agents, consultants or employees, for any injury or damage resulting from any person's failure to comply with the provisions of this chapter or by reason of or in consequence of any act or omission in connection with the implementation of or enforcement of this chapter.

16.52.2340 Other general provisions.

A. Implementation and Costs.

1. All costs associated with trimming and removal of trees shall be the responsibility of the applicant or property owner; and
2. Any tree trimming or removal governed by this chapter shall be performed by a state of Washington licensed tree service contractor, bonded and insured for the liabilities associated with tree removal.

B. Survey. The city may require as a condition of approving a tree removal permit that the applicant obtain a survey by a state of Washington licensed surveyor to determine if the trees described in the application are located on the subject property, or if a tree is located within a city right-of-way.

C. Supplemental Notice. The following shall supplement noticing requirements set forth in MMC 16.80.140(A) when applied to tree activity permits:

1. Notice shall be posted on or near the subject tree or trees in a manner that clearly identifies all trees being considered under the application;
2. The director may approve the use of a variety of reasonable methods to identify trees provided the methods clearly identify all trees being considered under the application; and
3. The director may require additional notices to be posted when, in the opinion of the director, it is determined necessary to provide reasonable notification to the public of a pending application.

For ease of identifying what's new, the code language that is existing but has been moved to a new section is underlined, while the completely new language is red and underlined.

D. Limitations on Occupancy. A certificate of occupancy shall not be issued until all required tree plantings and landscaping associated with this chapter is complete and receives final approval from the city. Temporary occupancy may be granted pursuant to MMC 16.40.100 before completion of the tree planting and landscaping work provided all of the following criteria are satisfied:

1. The property owner provides a financial guarantee to the city to ensure completion of the tree planting and landscaping;
2. The financial guarantee may take the form of a bond, line of credit, cash deposit, or another form acceptable to the city;
3. The minimum amount of the financial guarantee shall be 150 percent of the estimated cost of landscaping and required tree plantings not completed at the time of the inspection; and
4. Terms of the financial guarantee shall include, but are not limited to, conditions for approving the financial guarantee, a timeframe for the work to be completed, and terms under which the city shall release the financial guarantee.

E. View and Sunlight Obstructions Caused by Trees. Pursuant to MMC 14.08.040, unreasonable obstructions of views or sunlight by uncontrolled growth or maintenance of trees may constitute a private nuisance subject to redress as set forth in Chapter 14.08 MMC.

Chapter 16.52

TREE MANAGEMENT CODE

Sections:

- 16.52.010 Purpose and intent.
- 16.52.020 General provisions and applicability.
- 16.52.030 Applicability of the tree management code.
- 16.52.040 Exemptions.
- 16.52.050 Using this chapter.
- 16.52.060 Designation of significant tree species.
- 16.52.070 Designation of land under development.
- 16.52.080 Legacy and Landmark tree protection measures.
- 16.52.090 Minimum preservation standards for land under development.
- 16.52.100 Supplemental tree standards and priorities.
- 16.52.110 Minimum restoration standards for land not under development.
- 16.52.120 Hazard tree risk assessment.
- 16.52.130 Nuisance tree.
- 16.52.140 City arborist established.
- 16.52.150 Notice of tree removal involving no construction.
- 16.52.160 Tree activity permits.
- 16.52.170 Tree preservation plan.
- 16.52.180 Fee-in-lieu of supplemental plantings.
- 16.52.190 Tree protection measures during construction.
- 16.52.200 City tree removals.
- 16.52.210 Minimum street tree standards.
- 16.52.220 Owner responsibility within city rights-of-way.
- 16.52.230 Liability.
- 16.52.240 Other general provisions.

16.52.010 Purpose and intent.

A. The purpose of the tree management code is to preserve the existing sylvan appearance through long-term preservation and planting of trees that contribute to the community's distinct features including proximity to the lakeshore, views, heavily landscaped streetscapes, and large tracts of public and private open spaces. The city recognizes that trees:

1. Contribute to the residential character of Medina;
2. Provide a public health benefit;
3. Provide wind protection, ecological benefits to wetlands and watercourses, and aid in the stabilization of geologically hazardous areas;
4. Improve surface water quality and control and benefit Lake Washington; and
5. Reduce noise and air pollution.

B. The intent of this chapter is to establish regulations and standards that:

1. Protect and preserve the existing tree canopy;
2. Provide homeowners flexible standards that encourage the preservation of trees while recognizing the importance of having access to sunlight and views;
3. Recognize through the standards in this chapter that certain factors may require the removal or pruning of certain trees due to circumstances such as disease, danger of falling, proximity to structures and improvements, interference with utility services, protection of view and sunlight, and the reasonable enjoyment of property;
4. Encourage best practices for the planting and managing of trees appropriately to minimize hazards, nuisances, and maintenance costs while allowing access to sunlight and views;
5. Prevent the indiscriminate removal or destruction of trees except as provided for in accordance with this chapter;
6. Promote building and site planning practices consistent with the purpose and intent of this chapter;
7. Ensure prompt development, restoration, replanting and effective erosion control of property after tree removal with landscape plans and other reasonable controls; and
8. Foster public education on the local urban forestry program and encourage good tree management consistent with this chapter.

16.52.020 General provisions and applicability:

Where land is designated as under development pursuant to MMC 16.52.090, the preservation of healthy trees shall be considered in accordance with the following guidance:

1. Tree preservation shall be included as a primary step in site planning and shall be achieved by meeting the minimum required tree units established in Table 16.52.090(B).
2. Site design strategies and specific development site areas demonstrating preservation of significant trees shall be presented at the pre-application meeting with the city.
3. A tree preservation plan shall be required that demonstrates the objectives outlined in MMC 20.52.170.

4. Any applicable grading plans, pursuant to MMC Chapter 16.43, shall be developed to avoid significant alteration to the grades around preserved trees.
5. Multiple applications of the tree preservation requirements in this chapter over a 10-year period shall not cause the number and size of trees required to be retained to be reduced below the number and size of trees required to be retained with the first application.
6. When calculating tree preservation requirements, trees excluded from preservation requirements shall not be included in the calculation.
7. For the purpose of calculating tree density requirements, critical areas and their associated buffers shall be excluded from the lot area used for calculation (example: a 16,000 square foot lot has a stream on site that encompasses 1,500 square feet including the stream buffer. The lot area used for tree density calculation would be 14,500 square feet ($16,000 - 1,500 = 14,500$) provided:
 - a. Critical areas shall be limited to wetlands, streams, geologically hazardous areas, conservation easements, and their associated buffers as described in MMC Chapters 16.50 and 16.67; and
 - b. Removal of any vegetation or woody debris, including trees, from a critical area is subject to the regulations in MMC Chapters 16.50 and 16.67.
8. All of the following shall be excluded from the requirements of this chapter:
 - a. Hazard trees designated pursuant to MMC 16.52.120;
 - b. Nuisance trees designated pursuant to MMC 16.52.130 and where, if applicable, re-development does not remedy the conditions causing the nuisance;
 - c. Those significant trees having less than a 24-inch diameter breast height size and located within the footprint of the principal building on the lot.

16.52.030 Applicability of the tree management code.

A. No person or their representative, directly or indirectly, shall remove or destroy trees located on private property or public property within the jurisdictional boundaries of the city except as provided for in accordance with this chapter.

B. Additional tree management requirements are set forth in the Medina shoreline master program as provided in MMC 16.66.050.

16.52.040 Exemptions.

The following are exempt from the requirements in this chapter:

A. Trees less than six inches diameter breast height unless the tree is used to satisfy a requirement of this chapter;

B. Normal and routine trimming and pruning operations and maintenance of trees and vegetation on private property following the most current ANSI standards;

C. Emergency tree removal or hazard pruning for any tree that poses an imminent threat to life or property provided:

1. The city is notified within seven days after the emergency tree removal or hazard pruning takes place and evidence is provided of the imminent threat supporting the emergency tree removal; and
2. If evidence of the imminent threat is not provided, or the director determines the evidence does not warrant an emergency tree removal, the director may require the responsible person to obtain a permit as prescribed by this chapter and require compliance with the requirements of this chapter;

D. Trimming and pruning operations and maintenance of trees and vegetation following the most current ANSI standards or removal of trees performed by the city or a contractor contracted by the city within a public right-of-way or city-owned parkland;

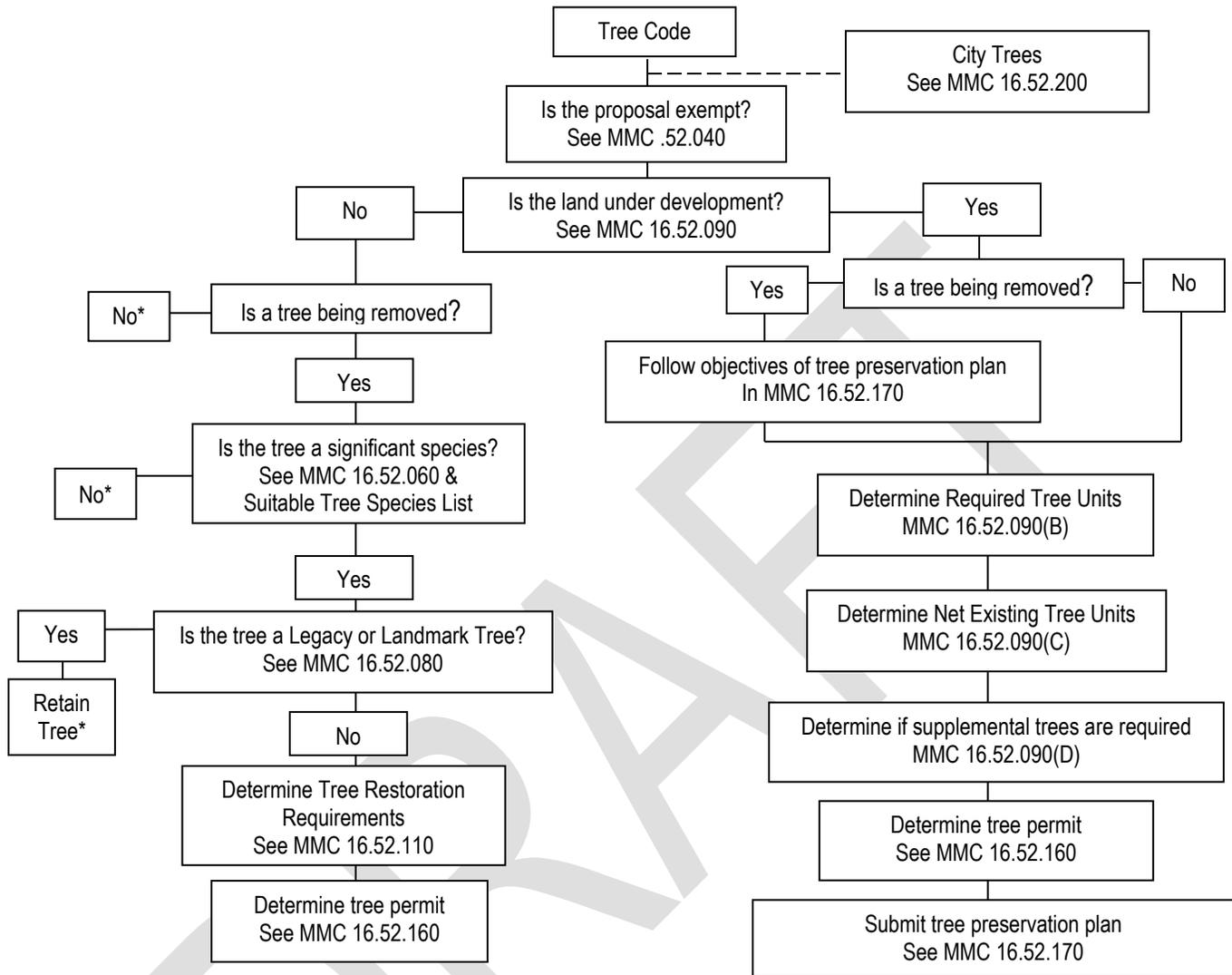
E. Removal of trees and vegetation management by the city or an agency under contract with the city for purposes of installing and maintaining fire hydrants, water meters, pumping stations, or similar utilities; or

F. The removal of a dead tree where the director pre-determines that the tree died from naturally occurring causes.

16.52.050 Using this chapter.

This chapter prescribes the requirements for tree preservation and planting on lands undergoing development, and the requirements for removal of significant trees on private and public lands. Diagram 16.52.050 offers a user's guide that outlines the general process for applying the provisions of this chapter.

Diagram 16.52.050



* Denotes no further action required.

16.52.050 Designation of significant tree species.

A. A list of suitable tree species consisting of coniferous and deciduous trees is set forth in the document entitled “City of Medina List of Suitable Tree Species,” adopted by Ordinance No. 923 and on file with the city for the purpose of establishing significant tree species on private property, public property, and city rights-of-way; and tree species that are eligible for credits in this chapter.

B. The director shall maintain the “City of Medina List of Suitable Tree Species” document at Medina City Hall and may administratively modify the list consistent with the following criteria:

1. The designation of coniferous trees should include all species excluding tree species known to have invasive root structures and to be fast growing such as Leyland cypress and should also exclude trees planted, clipped or sheared to be used as a hedge;

2. The designation of deciduous trees should include those suitable to United States Department of Agriculture Plant Hardiness Zones 8 and 9, excluding those trees with crown diameter of 10 feet or less at maturity;

3. Plantings of the following tree species within the city's rights-of-way shall be prohibited: London plane, quaking aspen, Lombardy poplar, bolleana poplar, cottonwood, and bigleaf maple.

C. The director shall submit proposals to modify the "City of Medina List of Suitable Tree Species" to the city council for their consideration. The city council may approve, modify or deny the proposed modifications. The city council may also decline to take action on the proposed modifications, in which case the modifications shall be incorporated into the list and take effect five days after the date the city council declines to take action.

D. The "City of Medina List of Suitable Tree Species" is used in conjunction with the definition of significant tree set forth in MMC 16.12.200 to denote the term significant tree as used in this chapter.

16.52.070 Designation of land under development.

Land is designated as under development for purposes of this chapter if one or more of the following conditions is present:

A. Any development activity requiring a building permit where:

1. Construction of a dwelling having a gross floor area of 2,500 square feet or more;
2. Construction of accessory buildings on property containing a residential use, or supporting a residential use, where the total gross floor area of all accessory buildings on the lot is 1,000 square feet or more;
3. Any building constructed to be occupied principally by a nonresidential use where the gross floor area of the building is 1,000 square feet or more;
4. Any series of exterior alterations, modifications or additions that over a four-consecutive-year period increases the total building footprint on a lot by more than 500 square feet or 15 percent, whichever is larger;
5. Construction of any structures, including but not limited to driveways, decks, patios, and walkways, that over a four-consecutive-year period increases the impervious surface on the lot by a total of 2,000 square feet or more;
6. Grading that over a four-consecutive-year period totals 2,000 cubic yards or more.

B. Any development activity requiring a building permit, a right-of-way permit, and/or a land use or shoreline permit where:

1. One or more significant trees are removed, with at least one tree having a 10-inch diameter breast height or larger size; or

2. Four or more significant trees are removed, provided each has less than a 10-inch diameter breast height size; and
3. The criteria in subsections (B)(1) and (2) of this section shall include the following trees:
 - a. Significant trees removed within two years prior to the submittal of an application for such permits; or
 - b. Significant trees removed within two years after such permits are finalized by the city and the project completed.

C. Clearing or grubbing of land that:

1. Is located outside of city rights-of-way;
2. Requires no permits, except for a tree permit; and
3. Removes four or more significant trees, with at least four trees having a 10-inch diameter breast height or larger size, over a four-consecutive-year period.

D. The counting of removed trees under subsections (B) and (C) of this section shall not include those trees designated as a hazard or nuisance tree pursuant to MMC 16.52.120 and 20.52.130, respectively.

16.52.080 Legacy and Landmark tree protection measures.

This section applies to trees designated as Legacy and Landmark trees, which are native trees that because of their age, size and condition are recognized as having outstanding value in contributing to the character of the community. Legacy and Landmark trees within the shoreline jurisdiction are regulated in MMC 16.66.050.

A. A Legacy or Landmark tree shall be designated by meeting the following criteria:

1. Legacy tree:
 - a. The tree species is denoted as a legacy tree on the “City of Medina List of Suitable Tree Species”; and
 - b. The diameter breast height of the tree is 36 inches or larger but less than 100 inches; and
 - c. The city arborist determines the tree to be healthy with a likelihood of surviving more than 10 years based on assumptions that:
 - i. The tree is properly cared for; and
 - ii. The risk of the tree declining or becoming a nuisance is unenhanced by any proposed development.
2. Landmark tree:

- a. The tree species is denoted as a legacy tree on the “City of Medina List of Suitable Tree Species”; and
- b. The diameter breast height of the tree is 100 inches or larger; and
- c. The city arborist determines the tree to be healthy with a likelihood of surviving more than 10 years based on assumptions that:
 - i. The tree is properly cared for; and
 - ii. The risk of the tree declining or becoming a nuisance is unenhanced by any proposed development.

B. Legacy and Landmark trees shall be preserved and retained unless replacement trees are planted in accordance with the following:

- 1. Legacy tree:
 - a. The quantity of replacement trees is calculated by multiplying the diameter breast height of each subject Legacy tree by the required percentage standards in Table 16.52.080(B) to establish the number of replacement inches; and
 - b. All fractions of this section shall be rounded up to the next whole number.

Table 16.52.080(B) Legacy Tree Replacement Requirements

Square Footage of the Lot Area	Required number of replacement inches
Less than 10,001	10% removed DBH
From 10,001 to 13,000	15% removed DBH
From 13,001 to 15,000	25% removed DBH
From 15,001 to 20,000	35% removed DBH
Greater than 20,000	50% removed DBH

The following example illustrates how to calculate legacy tree replacement units on a lot that is less than 10,001 square feet:

Lot size: 8,120 sq. ft.
 Required tree units: $8,120 / 1,000 \times 0.4$ (tree density ratio) = 3.2 (rounded up to the next whole number) = 4
 Total existing tree units on site: 6.5 units
 Eight 10-inch DBH trees – 4 units (.5 units per tree)

Two 24-inch DBH trees - 1.5 units (.75 units per tree)

One 44-inch DBH Tree – 1 unit (1 unit per tree)

Total tree units removed: 3

Four 10-inch DBH trees = 2 units removed

One 44-inch DBH tree = 1 unit removed

Net tree units: 3.5

Supplemental Units Required: Yes (4 required tree units – 3.5 net tree units) = .5

Legacy Tree Removed: Yes – One 44-inch DHB tree

Legacy Tree Supplemental Units: $10\% \times 44 = 4.4$ (rounded up to the next whole number) = 5

Landmark Tree Removed: No

Total supplemental Requirements = 5.5 units (.5 supplemental units + 5 legacy supplemental units) = 6 trees

2. Landmark tree:

- a. The quantity of replacement inches is calculated by multiplying the diameter breast height of each subject Landmark tree by 100 percent to establish the minimum number of replacement inches; and
- b. All fractions of this section shall be rounded up to the next whole number.

C. In lieu of planting the replacement trees prescribed in subsection (B) of this section, an applicant may satisfy the tree replacement requirements by meeting the criteria set forth in MMC 16.52.180.

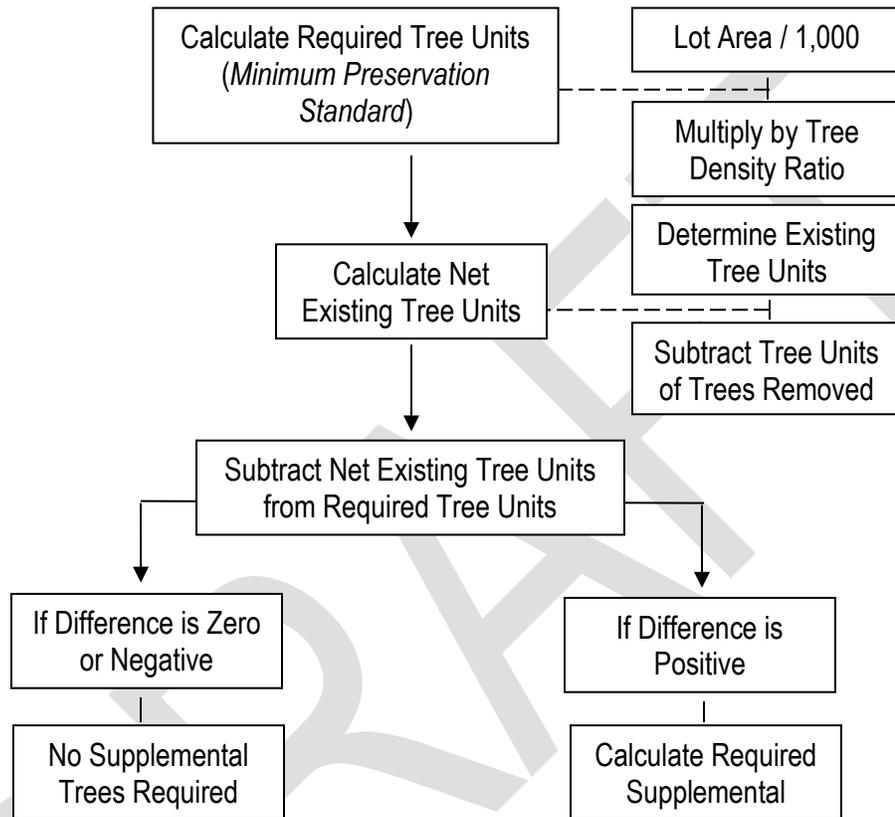
D. Other Provisions.

1. Each replacement tree shall meet the standards prescribed in MMC 16.52.100;
2. The tree replacement requirements set forth in subsections (B) and (C) of this section shall apply to the removal of Legacy and Landmark trees in lieu of and in addition to requirements for removing nonlegacy trees;
3. The tree replacement requirements set forth in this section for a Legacy and Landmark tree shall not be used to satisfy requirements for removing nonlegacy trees or a pre-existing tree unit gap;
4. If the minimum preservation standards in MMC 16.52.090 are used, and if supplemental tree units are required, the tree replacement requirements set forth in subsections (B) and (C) of this section shall together count as one supplemental tree unit;
5. Off-site tree planting as described in MMC 16.52.1400(C) are acceptable alternatives to on-site replacement tree planting provided the director or designee approves of the off-site location in writing.

16.52.090 Minimum preservation standards for land under development.

A. The requirements and procedures set forth in this section shall apply to lands that are designated as under development pursuant to MMC 16.52.090. Figure 16.52.090 outlines the primary steps prescribed by this section in establishing requirements and determining compliance with this chapter.

Figure 16.52.090 Tree Preservation Process



B. Lots with land under development shall contain a sufficient number of significant trees to meet the minimum required tree units established by the following procedures:

1. The lot area is divided by 1,000 square feet; and
2. The quotient is multiplied by the corresponding tree density ratio applicable to the lot as set forth in Table 16.52.090(B); and
3. The resulting product is rounded up to the next whole number to establish the minimum number of required tree units.

Table 16.52.090(B) Tree Density Ratio

Zoning District	Category of Land Use	Tree Density Ratio
R-16, R-20, R-30 & SR-30	Residential	0.40

Zoning District	Category of Land Use	Tree Density Ratio
	Golf Course	0.15
	Nonresidential other than specifically listed	0.25
Public	Schools	0.15
	Parks	0.42
	Residential	0.40
	Nonresidential other than specifically listed	0.25
N-A	All	0.25
State Highway	All	0.12

C. To determine compliance with the required tree units applicable to the lot, apply the following procedures:

1. Inventory all existing significant trees on the subject lot; and
2. Assign a tree unit to each significant tree using the corresponding tree unit set forth in Table 16.52.090(C); and
3. Add the tree units together to compute the total existing tree units and subtract the tree units of those significant trees removed to determine the net existing tree units (do not round fractions); and
4. Subtract the net existing tree units from the required tree units determined in this subsection (C) to establish:
 - a. If the net existing tree units equal or exceed the required tree units then no supplemental trees are required; or
 - b. If the net existing tree units are less than the required tree units then supplemental trees are required pursuant to subsection (D) of this section.

Table 16.52.090(C) Existing Tree Unit

Tree Type	Diameter Breast Height of Existing Tree	Tree Unit
Deciduous	6 to 10 inches	0.5
	Greater than 10 inches	0.75
Coniferous	6 to 10 inches	0.5

Tree Type	Diameter Breast Height of Existing Tree	Tree Unit
	Greater than 10 inches, but less than 36 inches	0.75
	36 inches and greater	1.0

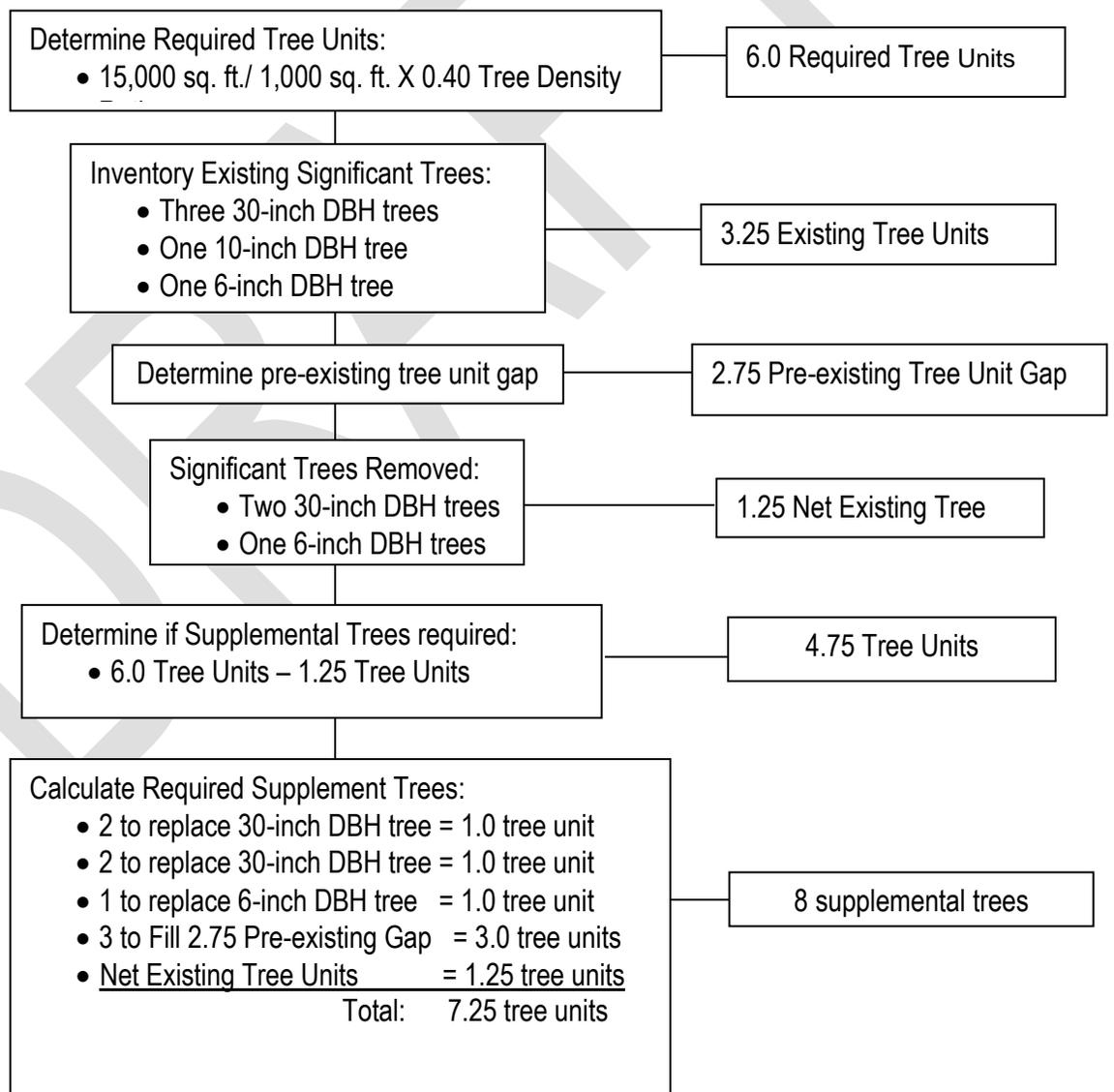
D. If supplemental trees are required, the quantity of trees is determined by applying the following procedures:

1. Determine if a pre-existing tree unit gap exists by subtracting the total existing tree units from the required tree units:
 - a. If the difference is less than zero round to zero;
 - b. A difference of zero means no pre-existing tree unit gap is present;
 - c. If the difference is greater than zero, the difference is the pre-existing tree unit gap;
2. To calculate the quantity of supplemental trees required, apply the provisions in subsection (D)(3) of this section first to those supplemental trees replacing an existing significant tree starting in order with the largest tree to the smallest tree, and then, if applicable, apply subsection (D)(3) of this section to those filling a pre-existing tree unit gap;
3. The quantity of supplemental trees is determined by:
 - a. Assigning a tree unit to each supplemental tree using Table 16.52.090(D);
 - b. Two supplemental trees shall be required for replacing each existing significant tree having a diameter breast height of 24 inches and larger subject to the limitation in subsection (D)(3)(d) of this section, and consistent with subsection (D)(2) of this section these shall be counted first;
 - c. The quantity of supplemental trees shall be of a sufficient number that their total assigned tree units added to the net existing tree units shall equal or exceed the minimum required tree units established in subsection (B) of this section; and
 - d. Supplemental trees in excess of those needed to meet the minimum required tree units shall not be required.
 - e. See Diagram 16.52.090(D) for an example of calculating supplemental trees.

Table 16.52.090(D) Supplemental Tree Unit

Purpose of Supplemental Tree	Diameter Breast Height of Removed Tree	Tree Unit for Supplemental Trees
Replace an existing significant tree	6 inches to less than 24 inches	1.0
	24 inches and larger	0.5
Fill a pre-existing tree unit gap	Not applicable	1.0

Diagram 16.52.090 Example Calculating Supplemental Trees



16.52.100 Supplemental tree standards and priorities.

A. To be eligible as a supplemental tree, the tree species must be selected from the appropriate list set forth in the “City of Medina List of Suitable Tree Species” established in MMC 16.52.060 and shall meet the following general requirements:

1. Each supplemental tree shall have a minimum caliper of two inches, or, if the tree is coniferous, it shall have a minimum height of six feet at the time of final inspection by the city;
2. Trees shall be planted in a manner of proper spacing and lighting that allows them to grow to maturity;
3. Existing trees within the boundaries of the lot having less than six inches diameter breast height may count as supplemental trees provided the tree meets all other requirements applicable to a supplemental tree;
4. Supplemental trees replacing existing significant trees shall have at least one tree be of the same plant division (coniferous or deciduous) as the significant tree it is replacing; and
5. The owner of the subject lot shall take necessary measures to ensure that supplemental trees remain healthy and viable for at least five years after inspection by the city and the owner shall be responsible for replacing any supplemental trees that do not remain healthy and viable for the five years after inspection by the city.

B. All trees used to satisfy the supplemental tree requirements of this chapter shall be included as a significant tree for the purpose of this chapter.

C. Where supplemental trees are required pursuant to MMC 16.52.090(D), the trees shall be planted in the following order of priority from most important to least important:

1. On-site and adjacent right-of-way:
 - a. Adjacent to or within critical areas and their associated buffers as defined in MMC Chapters 16.50 and 16.67;
 - b. Outside of critical areas and their associated buffers adjacent to other preserved trees making up a grove or stand of trees;
 - c. Adjacent to a low impact development (LID) stormwater facility;
 - d. Outside of critical areas and their associated buffers but within the front yard setback;
 - d. Outside of critical areas and their associated buffers;
 - e. Off-site in adjacent right-of-way where explicitly authorized by the city.
2. Off-site. An owner may elect to plant the required trees off-site upon written request, and approval from the City. Except where contribution to the Medina tree fund is used in lieu of

planting required trees, application of this section shall not result in planting trees below the minimum requirements for on-site plantings. Off-site locations include:

- a. City-owned properties;
- b. Street rights-of-way not immediately adjacent to the property;
- c. Private property with the written consent of the owner of the off-site location;
- d. Other public property with the written consent of the entity with jurisdiction over the off-site location;
- e. Any other property determined appropriate by the director.

3. Fee-in-Lieu. If the director or designee determines there is insufficient area to replant on-site or within the adjacent public right-of-way, the director or designee may authorize payment of a fee-in-lieu in accordance with MMC. 16.52.180.

D. An owner may elect a combination of planting trees on site, off site and/or fee-in-lieu upon written request, and approval by the City, provided:

1. The combination is consistent with the provisions of this chapter; and
2. The combination results shall be equivalent to or greater than the minimum requirements for on-site plantings.

E. Consistent with the authority granted in MMC 16.10.040, the director may establish additional administrative rules as necessary relating to the care and maintenance of off-site trees.

F. Existing trees at the off-site location shall not be included as satisfying tree planting requirements.

G. Trees planted off-site in lieu of on-site requirements shall not be counted as existing trees on the property where the off-site tree is located.

16.52.110 Minimum restoration standards for land not under development.

A. The requirements set forth in this section apply to tree removals on lots not meeting the criteria for land under development set forth in MMC 16.52.070.

B. Removal of significant trees on a lot, including hazard and nuisance trees, is authorized only if the restoration requirements in Table 16.52.110 are satisfied, or if the property meets the requirements prescribed in subsection (K) of this section.

Table 16.52.110 Tree Restoration Standards

	Diameter Breast Height of Removed Tree	Restoration Requirements
	6 to 10 inches	Plant one tree

	Diameter Breast Height of Removed Tree	Restoration Requirements
Each Significant Tree	Greater than 10 inches, but less than 24 inches	Plant two trees
	24 inches and larger	Plant three trees
	Legacy or Landmark trees	See MMC 16.52.080
	Hazard trees – 10 inches and larger	Plant one tree

C. To be eligible as a restoration tree, the tree species must be selected from the appropriate list in the “City of Medina List of Suitable Tree Species” established in MMC 16.52.060.

D. Restoration trees shall be planted within the boundaries of the lot, except as authorized pursuant to subsection (J) of this section.

E. Restoration trees shall be planted in a manner of proper spacing and lighting that allows them to grow to maturity.

F. Each restoration tree shall have a minimum caliper of two inches or, if the tree is coniferous, it shall have a minimum height of six feet at the time of final inspection by the city.

G. Existing trees on site having less than six inches diameter breast height may be included as restoration trees provided:

1. The subject tree is located within the boundaries of the lot; and
2. The subject tree meets all of the other requirements applicable to restoration trees.

H. The owner of the subject lot shall take necessary measures to make certain that restoration trees remain healthy and viable for at least five years after inspection by the city and the owner shall be responsible for replacing any restoration trees that do not remain healthy and viable for the five years after inspection by the city.

I. All trees used to satisfy the restoration requirements of this chapter shall be included as a significant tree for purposes of this chapter.

J. In lieu of the tree restoration requirements prescribed by this section, an owner may satisfy the requirements for restoration trees by meeting the requirements for off-site tree planting set forth in MMC 16.52.100.

K. The restoration requirements in Table 16.52.110 for removing significant trees shall be waived if the following criteria are satisfied:

1. The subject lot contains a sufficient number of significant trees to meet the preservation standard for required trees established in MMC 16.52.090; and
2. The owner demonstrates that removal of the significant tree, including hazard and nuisance trees, will not result in a failure to meet the preservation standards for required trees established in MMC 16.52.090.

16.52.120 Hazard tree risk assessment.

A. Hazard trees are trees assessed by the city arborist as having a high to extreme risk rating using the International Society of Arborists Tree Risk Assessment Qualification (TRAQ) method in its most current form.

B. Steps in the TRAQ method in developing a tree risk rating include the following:

1. Identify possible targets and estimate occupancy rate;
2. Inspect tree and identify tree parts that could fail and strike targets (referred to as failure mode);
3. For each significant failure mode identified:
 - a. The likelihood of failure is assessed;
 - b. The likelihood of a tree part impacting a target is assessed;
 - c. The likelihood of a tree failure impacting a target is assessed;
 - d. Consequences of failure are estimated;
 - e. The risk is designated pursuant to the matrix in Table 16.52.120(C);
 - f. Possible mitigation treatments to reduce the risk are identified;
 - g. The risk is again designated pursuant to the matrix in Table 16.52.120(C) after mitigation treatment is completed.
4. When assessing the risk of a tree, the city arborist shall evaluate the tree based on existing conditions and shall exclude possible impacts caused by new development, any land alteration activity, or other similar such activities that might otherwise unnaturally cause the risk rating to increase.

C. The following table is from the International Society of Arborists TRAQ method and denotes the risk rating matrix used to assess levels of tree risk as a combination of likelihood of a tree failing and impacting a specified target, and the severity of the associated consequences should the tree or any part of the tree fail:

Table 16.52.120(C) Tree Risk Rating Matrix

Likelihood of Failure or Impact	Consequences			
	Negligible	Minor	Significant	Severe
Very Likely	Low Risk	Moderate Risk	High Risk	Extreme Risk
Likely	Low Risk	Moderate Risk	High Risk	High Risk
Somewhat likely	Low Risk	Low Risk	Moderate Risk	Moderate Risk
Unlikely	Low Risk	Low Risk	Low Risk	Low Risk

1. The consequences listed in Table 16.52.120(C) have meanings as follows:

a. Extreme Risk. This category applies to trees in which failure is “imminent” and there is a high likelihood of impacting a target, and the consequences of the failure are “severe.”

b. High Risk. This category applies to situations in which consequences are significant and likelihood is “very likely” or “likely,” or when consequences are “severe” and likelihood is “likely.”

c. Moderate Risk. This category applies to trees in which consequences are “minor” and likelihood is “very likely” or “likely” or when likelihood is “somewhat likely” and the consequences are “significant” or “severe.”

d. Low Risk. This category applies to trees in which consequences are “negligible” and likelihood is “unlikely”; or when consequences are “minor” and likelihood is “somewhat likely.”

2. Definitions of TRAQ method terminology that are not set forth in this chapter or Chapter 16.12 MMC can be found in the article “Qualitative Tree Risk Assessment” by E. Thomas Smiley, Nelda Matheny, and Sharon Lilly on file at Medina City Hall.

3. Potential targets are permanent structures or an area of moderate to high use. Where a target does not exist, applicants should consider routine pruning and maintenance to mitigate hazards.

D. Where a tree is found to have a high or extreme risk, the city arborist may authorize hazard pruning to mitigate the risk rather than removing the entire tree.

E. If the city arborist assesses a tree to have a high or extreme risk and mitigation of the risk through pruning or moving of potential targets is not feasible, the city arborist shall designate the tree a hazard tree.

16.52.130 Nuisance tree.

A. A nuisance tree, for purposes of this chapter, is a tree whose branches, stem and/or roots cause one or more of the following conditions to exist:

1. Substantial physical damage to public or private structures;
2. A qualified professional provides verification based on conditions on the property that substantial physical damage will occur within five years to a building containing a principal use;
3. Substantially impairs, interferes or restricts streets, sidewalks, sewers, power lines, utilities or other public improvements;
4. Substantially impairs, interferes, or obstructs any street, private lane, or driveway; or
5. The tree is diseased and restoration of the tree to a sound condition is not practical.

B. Designation of a nuisance tree is by the director following receipt of a written request and findings are made supporting a nuisance designation using the following criteria:

1. One or more of the conditions in subsection (A) of this section is present;
2. The nuisance associated with the subject tree cannot be corrected by reasonable measures including, but not limited to, pruning, cabling, bracing, or if feasible, relocating structures and other improvements; and
3. Other relevant information provided by the applicant and the city's inspection of the subject tree.

16.52.140 City arborist established.

The director shall appoint a person to the position of city arborist who shall be assigned responsibility for evaluating the hazardousness of trees and other duties consistent with the requirements of this chapter.

16.52.150 Notice of tree removal involving no construction.

A. Property owners removing a significant tree requiring a permit under MMC 16.52.160, but not undergoing new construction or land alteration activity, shall notify the city at least 10 calendar days prior to the date the tree will be removed. The director may reduce this time with receipt of a written request from the applicant and upon finding that the lesser time will provide the city reasonable notification.

B. All property owners removing a nonsignificant tree that does not require a permit are encouraged, but not required, to notify the city of the tree removal at least 48 hours prior to the tree being removed.

16.52.160 Tree activity permits.

A. This section sets forth the criteria for applying permits that implement this chapter. All uses and activities not requiring a permit must still comply with this chapter.

B. An administrative tree activity permit meeting the requirements set forth in MMC 16.70.050 is required for the following activities unless a permit is required elsewhere under this section:

1. Land designated under development as determined in MMC 16.52.0670;
2. Removal at any time of a significant tree, including hazard and nuisance trees, located on private property or Washington State controlled land associated with the SR 520 highway;
3. Removal of any nonsignificant tree, including hazard and nuisance trees, located on private property or Washington State controlled land associated with the SR 520 highway that is located within 200 feet of Lake Washington pursuant to MMC 16.60.050;
4. Removal or pruning of any tree that is:
 - a. Six inches or larger diameter breast height size;
 - b. Located in any open or closed city right-of-way; and

c. Designated a hazard tree pursuant to MMC 16.52.120, or involving hazard pruning authorized by the director.

C. An administrative right-of-way tree activity permit meeting the requirements set forth in MMC 16.71.050 is required for the following activities:

1. Removal of any tree, excluding hazard trees, that is:
 - a. Six inches or larger diameter breast height size;
 - b. Located in any open or closed city right-of-way;
 - c. Application for the permit is made by the owner of property adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way; and
 - d. The removal does not require a nonadministrative right-of-way activity permit under subsection (D) of this section.
2. Pruning of any tree, excluding hazard pruning, that is:
 - a. Six inches or larger diameter breast height size;
 - b. Located in any open or closed city right-of-way;
 - c. Application for the permit is made by an owner of property adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way; and
 - d. Excluding pruning activity that:
 - i. Follows ANSI standards in their most recent form;
 - ii. Does not endanger the life of the tree in the opinion of the director;
 - iii. Does not remove more than 25 percent of the natural canopy of the tree;
 - iv. Does not remove a limb having a diameter greater than three inches; and
 - v. Application for the pruning is made by an owner of property adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way.

D. A nonadministrative right-of-way tree activity permit meeting the requirements set forth in MMC 20.72.090 is required for the following activities:

1. Removal of any tree, excluding hazard trees, which is:
 - a. Six inches or larger diameter breast height size;
 - b. Located in any open or closed city right-of-way; and
 - c. Application for the permit is made by an owner of property who is not adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way.

2. Pruning or removal of any tree, excluding hazard trees and hazard pruning, for any purpose, which is:

- a. Six inches or larger diameter breast height size;
- b. Located in any open or closed city right-of-way; and
- c. Application for the permit is made by a public or private utility or their agent.

3. Removal at any time of a significant tree, excluding hazard trees, which is:

- a. Fifty inches or larger diameter breast height size;
- b. Located in any open or closed city right-of-way; and
- c. Application for the permit is made by an owner of property adjoining the right-of-way where the tree is located measured to the centerline of the right-of-way.

E. A nonadministrative tree activity permit meeting the requirements set forth in MMC 16.72.100 is required for the following:

1. Removal at any time of a significant tree, excluding hazard trees, which is:

- a. Fifty inches or larger diameter breast height size;
- b. Located on private property; and
- c. Located outside of the footprint of a building containing the principal use of the property.

2. The director may modify the procedures for deciding a nonadministrative tree activity permit and approve the application using a Type 2 decision process provided:

- a. The subject tree is designated a nuisance tree pursuant to MMC 16.52.130; and
- b. During the public comment period, the city does not receive any written objection to a Type 2 decision decided by the director being used; and
- c. The approval criteria in MMC 16.72.100 are satisfied.

16.52.170 Tree preservation plan.

A. Permits for lands under development and permits for removing city trees in city rights-of-way shall include a tree preservation plan containing the following information:

1. A survey plan prepared by a Washington State licensed surveyor that includes the following:

- a. Topography of the site at two-foot contour intervals.
- b. Critical areas as defined in Chapters 16.50 and 16.67 MMC.

2. A site plan drawing showing the following:

- a. Proposed improvements, alterations or adjustments to the subject property including, but not limited to, buildings, driveways, walkways, patios, decks, utilities, and proposed contours.
- b. Existing structures, whether proposed to remain or proposed for removal.
- c. The shoreline jurisdiction as defined in RCW 90.58.030, if applicable to the property.

3. A tree-planting plan that includes:

- a. The location, genus, species, common name, and size of all significant trees located within the boundaries of the property and within any adjoining city rights-of-way and notation of which significant trees will be retained and which are proposed to be removed.
- b. If existing trees that are less than six inches diameter breast height are to be counted as supplemental trees, the location, genus, common name, and size of such tree.
- c. Compliance with the following objectives:
 - i. Trees shall be incorporated as a site amenity with strong emphasis on tree protection. To the extent possible, forested sites should retain their forested look, value, and function after development.
 - ii. Trees should be preserved as vegetated islands and stands rather than as individual, isolated trees scattered throughout the site.
 - iii. Trees to be preserved shall be healthy and wind-firm as identified by a qualified arborist.
 - iv. Preservation of significant trees as follows:
 1. Significant trees which form a continuous canopy.
 2. Significant trees located adjacent to critical areas and their associated buffers.
 3. Significant trees located within the first 15 feet adjacent to a property line.
 4. Significant trees which will be used as part of a low impact development (LID) storm water facility.
 5. Significant trees over sixty (60) feet in height or greater than twenty-four (24) inches diameter breast height.
- c. For lots larger than 20,000 square feet, excluding lots within the shoreline jurisdiction as defined by MMC 16.66.050, the tree density ratio shall be achieved as follows:

- i. At least 20 percent of the required significant trees as determined by MMC 16.52.090 shall be retained equally within the site perimeter as follows:
 1. 10 percent within the first 15-feet of the front property line.
 2. 10 percent within the first 15-feet of the rear property line.
 - ii. At least 20 percent of the required significant trees as determined by MMC 16.52.090 shall be retained within the site interior.
- e. Compliance with the required tree density ratio pursuant to MMC Table 16.52.090(B).
- f. If applicable, a list of supplemental trees to be planted consistent with the requirements of this chapter.
- g. If right-of-way trees are proposed for removal, an analysis of the tree mitigation and a list of replacement trees to be planted.
- h. The list of required tree plantings shall include the size, genus, species and common names.
- i. As applicable, a proposed landscaping plan that includes the required tree plantings and other vegetation being planted, as appropriate, for determining compliance with other provisions of the Medina Municipal Code (i.e., grading and drainage and shoreline master program regulations).
- B. The director may authorize modifications to the tree preservation plan on a case-by-case basis that reduce submittal requirements if the director concludes such information to be unnecessary.
- C. The director may require additional information to be included with the tree preservation plan, such as tree protection measures, where the director concludes the information is necessary to determine compliance with this chapter.
- D. The applicant may combine the survey, site plan drawing, and/or tree preservation plan into a single document, or may combine the required information with other documents, provided the city determines the submitted information is reasonably easy to understand. All plans shall be drawn to a scale acceptable by the director.
- E. Permits not involving land under development do not require a tree preservation plan. However, this shall not preclude the director from requiring such information as necessary to determine compliance with this chapter.

16.52.180 Fee-in-lieu of supplemental plantings.

- A. The director or designee may authorize payment of a fee-in-lieu provided:
1. There is insufficient area on the lot or adjacent right-of-way to meet the number of replacement inches prescribed by MMC 16.52.090; or

2. Tree replacement provided within public right-of-way or a city park in the vicinity will be of greater benefit to the community.
3. Fees shall be provided in lieu of on-site tree replacement based upon the following:
 - a. The expected tree replacement cost including labor, materials, and maintenance for each replacement tree; and
 - b. The most current Council of Tree and Landscape Appraisers Guide for Plant Appraisal.
5. The applicant executes a written agreement with the City demonstrating compliance with the criteria in this section.

16.52.190 Tree protection measures during construction.

A. Tree protection measures shall be implemented and maintained before and during all construction activities to ensure the preservation of significant trees that are planned to be retained. Tree protection measures shall be shown on grading and drainage plans, tree protection plans, and construction mitigation plans.

B. Tree protection measures shall include, but are not limited to, the following:

1. Establish tree protection zones and install protective fencing at the drip line or other barriers that are at least four feet in height, except where tree protection zones are remote from areas of land disturbance, and where approved by the director, alternative forms of tree protection may be used in lieu of tree protective fencing; provided, that the critical root zones of protected trees or stands of trees are clearly delineated and protected;
2. Limit grading levels around subject trees to not raise or lower grades within the larger of the following areas:
 - a. The drip line area of the tree; or
 - b. An area around the tree equal to one foot in diameter for each inch of tree diameter measured at DBH;
3. Installation of a tree well, but only where necessary and only with pre-approval of the city;
4. Designation of areas on site for parking, material and equipment storage, construction ingress and egress, and similar designated areas that do not negatively impact significant trees;
5. Locate trenches for utilities that minimize negative effects on the tree root structure with provisions for filling the trenches with a suitable growing medium in the vicinity of the trees;
6. Employ measures to protect critical root systems from smothering and compaction;
7. Implement a tree care program during construction to include watering, fertilizing, pruning and pest control; and

8. Measures for the disposal of potentially harmful items such as excess concrete, polluted water runoff, and other toxic materials.

C. The director may approve deviations to the tree protection measures set forth in subsection (B) of this section if the director determines that the deviation will provide equal or better tree protection than the required tree protection measure.

16.52.200 City tree removals.

A. This section sets forth the requirements applicable to all trees located on city-owned property and city rights-of-way.

B. General Provisions.

1. This section is intended to be of general application for the benefit of the public at large; it is not intended for the particular benefit of any individual person or group of persons other than the general public;

2. In addition to the limits set forth in MMC 16.52.020, no city tree shall be broken, injured, mutilated, killed, destroyed, pruned or removed unless authorized by the provisions of this section; and

3. The exemptions in MMC 16.52.040 apply to this section.

C. Pruning and trimming of city trees is permitted provided ANSI standards in their most recent form are followed and the trimming and pruning comply with the requirements for tree activity permits set forth in MMC 16.52.160.

D. Removal of a city tree located within an open or closed city right-of-way may be allowed for the following:

1. Hazard trees designated pursuant to MMC 16.52.120;

2. Nuisance trees designated pursuant to MMC 16.52.130;

3. Trees not suitable under utility lines, or in the city right-of-way, as prescribed in the “City of Medina List of Suitable Tree Species”;

4. Any tree having less than a 10-inch diameter breast height size; and any trees not included on the “City of Medina Suitable Tree Species List” for the right-of-way having less than a 36-inch diameter breast height size;

5. Trees where pruning and trimming for utilities caused significant defects to the primary stem of the tree resulting in significant abnormal growth;

6. Trees where removal is necessary to allow vehicle access to a property;

7. Trees where removal is necessary to restore a view significantly obstructed by the tree provided all of the following criteria are satisfied:

a. The owner of the adjoining property to the subject tree and the city both accept allowance to have the tree removed;

- b. The person claiming the view obstruction establishes the tree causes an unreasonable view obstruction using the provisions established in MMC 14.08.040 through 14.08.080; and
- c. The approval of a nonadministrative right-of-way activity permit is obtained pursuant to MMC 16.72.090.

E. Where subsection (D) of this section allows removal of a city tree, the following shall apply:

- 1. Removal of city trees, including hazard and nuisance trees, is permitted only if replacement trees are planted in accordance with the requirements in Table 16.52.200(E)(1), except as allowed otherwise by this section;

Table 16.52.200(E)(1) Replacement City Trees

	Diameter Breast Height of Removed Tree	Significant/Nonsignificant Tree Species	Tree Replacement
Each Tree (Include Nuisance Trees)	Less than 6 inches	All	None
	6 to 10 inches	All	Plant one tree
	Greater than 10 inches, but less than 24 inches	Nonsignificant	Plant one tree
		Significant	Plant two trees
	24 inches and larger	Nonsignificant	Plant two trees
Significant		Plant three trees	
Each Hazard Tree	6 to 10 inches	All	None
	Greater than 10 inches	All	Plant one tree

- 2. Replacement trees shall meet the following standards:
 - a. To be eligible as a replacement tree, the tree species must be selected from the appropriate list in the “City of Medina List of Suitable Tree Species” established in MMC 16.52.060;
 - b. Replacement trees shall be planted within the city right-of-way adjoining the subject lot;
 - c. Each replacement tree shall have a minimum caliper of two inches or, if the tree is coniferous, it shall have a minimum height of six feet at the time of final inspection by the city;
 - d. Replacement trees shall be planted in a manner of proper spacing and lighting that allows them to grow to maturity;

e. At least one replacement city tree shall be of the same plant division (coniferous or deciduous) as the city tree removed;

f. Approval to remove a city tree shall include conditions to make certain that replacement trees remain healthy and viable for at least five years after inspection by the city, including measures to replace those replacement trees that do not remain healthy and viable;

3. In addition to the requirement for replacement trees in subsections (E)(1) and (2) of this section, the public benefits lost due to the removal of the city tree shall be mitigated by paying a contribution to the Medina tree fund in accordance with the following:

a. The contribution shall be determined by multiplying the diameter breast height inches of the tree removed (significant and nonsignificant tree species) by a rate of \$25.00;

b. Where more than one city tree is removed, the contribution for each removed tree shall be added together to produce the total payment to the Medina tree fund;

c. The contribution rate for a city tree designated a hazard pursuant to MMC 20.52.120 is zero;

d. If removal of the city tree was not authorized by the city at the time of its removal, the contribution rates shall triple and be in addition to any other penalties that might apply;

e. Unless a city tree qualifies for the emergency exemption pursuant to MMC 16.52.040(B), city trees removed before a hazard or nuisance determination is made by the city shall be presumed not to be a hazard or a nuisance.

F. The following planting requirements apply within the city right-of-way when a city tree is removed:

1. The maximum number of trees in the city right-of-way shall be one tree for each 17 feet of linear public street frontage, or one tree for each 300 square feet of plantable area within the city right-of-way, whichever is greater, adjoining the subject lot;

2. The director may increase the maximum number of city trees prescribed in subsection (F)(1) of this section, provided there is sufficient space in the city right-of-way adjoining the lot to accommodate the increase in city trees;

3. If the tree replacement requirements prescribed in subsection (E) of this section would result in the total number of city trees in the right-of-way to exceed the maximum prescribed in subsection (F)(1) or (2) of this section, an applicant shall contribute \$290.00 to the Medina tree fund for each replacement tree above the maximum in lieu of planting replacement trees above the maximum;

4. If the tree replacement requirements prescribed in subsection (E) of this section would result in the total number of city trees in the right-of-way to be below the maximum prescribed in subsection (F)(1) or (2) of this section, an applicant may plant additional trees in the right-of-way, subject to the limits in subsection (F)(1) or (2) of this section, and reduce contributions to the Medina tree fund by:

- a. Six hundred dollars for each coniferous tree planted;
- b. Five hundred dollars for each deciduous tree planted; and

5. New trees shall not be planted within three feet of the edge of any paved roadway.

G. The requirements of this section may be used to satisfy the requirements set forth in MMC 16.52.210.

H. Where a proposal includes application of this section and application of MMC 16.52.090 and/or 16.52.100, the requirements for supplemental trees and restoration trees shall be applied independent of the requirements in this section for replacement trees.

16.52.210 Minimum street tree standards.

A. This section shall apply to properties adjoining the following city rights-of-way:

1. Minor arterial and collector street rights-of-way as defined in Chapter 10.08 MMC;
2. NE 8th Street;
3. 82nd Avenue NE between NE 8th Street and NE 12th Street;
4. 84th Avenue NE south of NE 12th Street; and
5. Evergreen Point Road north of 78th Place NE.

B. The following street tree standards shall apply when the lot adjoining the right-of-way is under development pursuant to MMC 16.52.070:

1. There shall be at least one city tree planted for each 300 square feet of plantable area within the city right-of-way adjoining the lot with a minimum of two trees planted; and
2. The new city trees planted shall have a minimum two-inch caliper with coniferous trees also having a minimum height of six feet at the time of final inspection; and
3. The requirements of this subsection may be satisfied with existing trees in the adjoining city right-of-way measured to the centerline; and
4. New city trees shall not be planted within three feet of the edge of any paved roadway; and
5. Trees shall be planted in an informal pattern to create a natural appearance.

C. The following exceptions shall apply:

1. Shrubs, trees and plantings within the required sight line areas at private drives, private lane outlets and street intersections shall not interfere with required sight distances;
2. The director may waive the requirements of this section if the right-of-way to be planted is planned for modification in the Medina capital improvements plan.

16.52.220 Owner responsibility within city rights-of-way.

A. All owners of property adjoining a city right-of-way shall be responsible for maintaining all trees, shrubs, and other landscaping planted in the adjoining right-of-way by the property owner or previous owner of the property, or for which responsibility has been assumed by the owner through a recorded agreement with the city.

B. All owners of the property adjoining a city right-of-way shall ensure the trees, shrubs and landscaping in the right-of-way adjoining their property do not interfere with the free passage of vehicles and pedestrians or cause any risk of danger to the public or property.

C. No hazardous or destructive tree species shall be planted in the city rights-of-way. The city shall maintain a list of suitable trees that are acceptable to be planted in city rights-of-way consistent with MMC 16.52.060.

D. The requirements of this section shall apply equally to the city rights-of-way whether the city's title to the right-of-way was obtained by dedication, condemnation, deed or in any other manner.

E. For the purpose of this chapter, an owner shall be considered adjoining up to the centerline of the city right-of-way.

16.52.230 Liability.

Consistent with MMC 16.10.070, nothing contained in this chapter shall be construed or form the basis for any liability on the part of the city, or its officers, agents, consultants or employees, for any injury or damage resulting from any person's failure to comply with the provisions of this chapter or by reason of or in consequence of any act or omission in connection with the implementation of or enforcement of this chapter.

16.52.240 Other general provisions.

A. Implementation and Costs.

1. All costs associated with trimming and removal of trees shall be the responsibility of the applicant or property owner; and
2. Any tree trimming or removal governed by this chapter shall be performed by a state of Washington licensed tree service contractor, bonded and insured for the liabilities associated with tree removal.

B. Survey. The city may require as a condition of approving a tree removal permit that the applicant obtain a survey by a state of Washington licensed surveyor to determine if the trees described in the application are located on the subject property, or if a tree is located within a city right-of-way.

C. Supplemental Notice. The following shall supplement noticing requirements set forth in MMC 16.80.140(A) when applied to tree activity permits:

1. Notice shall be posted on or near the subject tree or trees in a manner that clearly identifies all trees being considered under the application;

2. The director may approve the use of a variety of reasonable methods to identify trees provided the methods clearly identify all trees being considered under the application; and
3. The director may require additional notices to be posted when, in the opinion of the director, it is determined necessary to provide reasonable notification to the public of a pending application.

D. **Limitations on Occupancy.** A certificate of occupancy shall not be issued until all required tree plantings and landscaping associated with this chapter is complete and receives final approval from the city. Temporary occupancy may be granted pursuant to MMC 16.40.100 before completion of the tree planting and landscaping work provided all of the following criteria are satisfied:

1. The property owner provides a financial guarantee to the city to ensure completion of the tree planting and landscaping;
2. The financial guarantee may take the form of a bond, line of credit, cash deposit, or another form acceptable to the city;
3. The minimum amount of the financial guarantee shall be 150 percent of the estimated cost of landscaping and required tree plantings not completed at the time of the inspection; and
4. Terms of the financial guarantee shall include, but are not limited to, conditions for approving the financial guarantee, a timeframe for the work to be completed, and terms under which the city shall release the financial guarantee.

E. **View and Sunlight Obstructions Caused by Trees.** Pursuant to MMC 14.08.040, unreasonable obstructions of views or sunlight by uncontrolled growth or maintenance of trees may constitute a private nuisance subject to redress as set forth in Chapter 14.08 MMC.

Attachment C

Tree Permit Number	Address	Total Tree Units	Total Actual Trees (not in units)	Sig. Tree Units Removed	Actual Sig. Trees Removed	Sig. Tree Units Remain	Actual Remaining Sig. Trees	Required Tree Units	Required Supplemental Tree Units	Actual Supplemental Trees Planted (not in units)	Sq. Ft.
TREE-15-023	2403 76TH AVE NE	60.5	71	20.5	26	40	45	19	None required	0	52,345
TREE-15-024	7916 NE 22ND ST	21.5	22	1.75	1	19.75	21	9	None required	0	24,487
TREE-15-026	1425 80TH AVE NE	5.75	6	1	1	4.75	5	4	None required	0	10,975
TREE-15-032	923 76TH AVE NE	141.75	145	1	1	140.75	144	82	None required	0	232,610
TREE-15-038	3242 78TH PL NE	11.5	13	4.5	5	7	8	7	None required	0	20,023
TREE-15-040	8703 NE 11TH ST	7.75	7	1	1	6.75	6	5	None required	0	12,653
TREE-15-042	3239 EVERGREEN PT RD	22	23	14	15	8	8	7	None required	0	20,000
TREE-15-043	7640 NE 12TH ST	11.25	12	0	0	11.25	12	7	None required	0	19,844
TREE-16-002	8658 NE 7TH ST	33	34	7.5	8	25.5	26	9	None required	0	24,550
TREE-16-003	3225 EVERGREEN POINT RD	0	0	0	0	0	0	8	8	8	20,350
TREE-16-006	2209 79TH AVE NE	5.25	6	2.5	3	2.75	3	3	0.5	1	8,119
TREE-16-013	2000 79TH AVE NE	35.5	38	20.5	22	15	16	14	None required	0	40,642
TREE-16-015	820 80TH AVE NE	8.5	9	2	2	6.5	7	5	None required	0	13,815
TREE-16-023	830 80TH AVE NE	15.25	16	5	5	10.25	11	5	None required	0	13,816
TREE-16-026	1456 76TH AVE NE	15.5	16	10	10	5.5	6	8	3	6	20,373
TREE-16-027	2656 78TH AVE NE	5	6	2	2	3	4	6	3	5	15,564
TREE-16-030	2637 77TH AVE NE	22.25	23	0.75	1	21.5	22	7	None required	0	16,240
TREE-16-031	2426 78TH AVE NE	4.75	5	0.75	1	4	4	3	None required	0	8,119
TREE-16-032	7650 NE 10TH ST	24.5	26	14.25	18	10.25	8	6	None required	0	16,051
TREE-16-033	3311 EVERGREEN POINT RD	33.75	35	8.25	9	25.5	26	10	None required	0	26,136
TREE-16-036	1632 77TH AVE NE	6.25	6	0	0	6.25	6	7	1	1	18,449
TREE-16-037	7841 NE 21ST ST	2.5	3	1.5	2	1	1	9	8	8	24,911
TREE-16-042	1013 84TH AVE NE	8.5	10	0	0	8.5	10	5	None required	0	12,163
TREE-16-048	1625 RAMBLING LN	22.5	23	0	0	22.5	23	18	None required	0	52,707
TREE-16-051	911 87TH AVE NE	6.75	7	2	2	4.75	5	6	1.25	3	17,030
TREE-16-053	7842 NE 21ST ST	35.5	36	17.75	18	17.75	18	9	None required	0	24,345
TREE-16-057	2750 EVERGREEN POINT RD	23	25	13.5	15	9.5	10	6	None required	0	16,963
TREE-16-061	7842 NE 14TH ST	20	21	9	9	11	12	8	None required	0	19,868
TREE-17-001	8400 NE 7TH ST	7.25	8	3	3	4.25	5	9	4.75	7	23,784
TREE-17-003	520 EVERGREEN PT RD	1.25	1	0	0	1.25	1	3	1.75	2	9,600
TREE-17-008	543 OVERLAKE DR E	23	25	1	1	22	24	5	None required	0	13,826
TREE-17-010	619 84TH AVE NE	17.75	18	8	8	9.75	10	8	None required	0	21,625
TREE-17-011	2625 82ND AVE NE	6.75	7	1	1	5.75	6	6	0.25	2	16,355
TREE-17-013	7871 NE 21ST ST	53	55	25.5	26	27.5	29	9	None required	0	25,763
TREE-17-022	3401 EVERGREEN POINT RD	27.25	29	1	1	26.25	28	10	None required	0	27,007
TREE-17-025	2209 79TH AVE NE	2.75	3	0.75	1	2	2	3	1	2	8,119
TREE-17-028	7819 NE 10TH ST	6.75	8	2.5	2	4.25	6	4	None required	0	10,650
TREE-17-033	1306 EVERGREEN POINT RD	20	21	11.75	12	8.25	9	6	None required	0	16,368
TREE-17-038	8233 OVERLAKE DR W	3.5	4	0	0	3.5	4	5	1.5	2	10,668
TREE-17-040	8700 NE 11TH ST	6.25	7	2	2	4.25	5	4	None required	0	11,288
TREE-17-041	7842 NE 10TH ST	11.25	12	6.5	7	4.75	5	6	1.25	2	16,000
TREE-17-044	2612 79TH AVE NE	10	10	2	2	8	8	6	None required	0	16,240
TREE-17-046	2610 82ND AVE NE	4	4	3	3	1	1	5	4	5	15,388
TREE-17-047	7545 NE 28TH PL	24.25	27	12.5	13	11.75	14	13	1.25	15	36,370
TREE-17-048	2841 76TH AVE NE	76	80	11.25	12	64.75	68	16	None required	0	44,789
TREE-17-051	3244 76TH AVE NE	12.25	13	6.5	7	5.75	6	7	1.25	1	21,208
TREE-17-054	8423 Midland Road	5.5	6	2.5	3	3	3	5	2	2	12,920
TREE-17-060	1201 76TH AVE NE	67	67	7	6	60	61	48	None required	0	136,900
TREE-18-002	7852 NE 14TH ST	9.5	10	5.5	6	4	4	3	None required	0	8,675
TREE-18-005	433 86TH AVE NE	5.25	6	0.75	1	4.5	5	7	2.75	5	17,680
TREE-18-013	1221 EVERGREEN POINT RD	79.5	86	48.75	51	30.75	35	23	None required	0	67,700
TREE-18-017	202 OVERLAKE DR E	19.25	20	13	14	6.25	6	9.5	3.25	4	26,400
TREE-18-019	515 OVERLAKE DR E	7.5	9	1	1	6.5	8	4	None required	0	9,900
TREE-18-022	3265 EVERGREEN PT RD	18.5	19	11	11	7.5	8	7	None required	0	20,023
TREE-18-023	3267 EVERGREEN PT RD	17	17	12	12	5	5	8.5	3.5	8	23,967
TREE-18-024	3263 EVERGREEN PT RD	19.5	21	10.5	11	9	10	12.25	3.5	8	34,342
TREE-18-031	8426 OVERLAKE DR W	11.75	15	8	10	3.75	5	9	5.25	6	25,828
TREE-18-032	7747 OVERLAKE DR W	23.75	25	13.5	14	10.25	11	22	1.75	5	62,153
TREE-18-035	1024 82ND AVE NE	4	4	1	1	3	3	2.5	None required	0	6,925
TREE-18-037	1655 73RD AVE NE	15.25	18	6	7	9.25	11	9	None required	8	21,720
TREE-18-038	111 84th AVE NE	53	57	24.75	27	28.25	30	28	None required	0	79,918
TREE-19-009	1637 77TH AVE NE	25	26	5.75	6	19.25	20	12	None required	0	32,614
TREE-19-019	607 86th Ave NE	14.25	15	8.75	9	5.5	6	6	0.5	1	17,036
TREE-19-021	2519 82nd Ave NE	9.5	10	2.75	3	6.75	7	5	None required	0	12,024
TREE-19-023	2230 Evergreen Point Rd	14.75	15	7.75	8	7	7	6	None required	0	16,238
TREE-19-024	8080 NE 24TH ST	4.75	5	2	2	2.75	3	6	3.25	5	15,952
TREE-19-026	7648 NE 12th St	25.5	26	16.5	17	9	9	7	None required	0	19,850
TREE-19-032	7838 NE 8TH ST	17	18	7.25	8	9.75	10	6	None required	0	15,971
TREE-19-034	2436 82nd Ave NE	24	24	4.25	4	19.75	20	6	None required	0	15,948
TREE-19-038	2231 78TH AVE NE	10.25	11	4.75	5	5.5	6	12	6.5	9	32,485
TREE-19-044	1848 77th Ave NE	17.25	18	10.75	11	6.5	7	9	2.5	4	25,586
TREE-19-045	226 Overlake Dr E	4.25	5	1.75	2	2.5	3	7	5.5	7	17,820
TREE-19-049	3300 78TH PL NE	21.25	22	12.75	13	8.5	9	7	None required	0	18,675
TREE-19-057	1405 Evergreen Point Rd	39.25	44	0.75	1	38.5	43	12	None required	0	34,105
TREE-19-058	8015 NE 28th St	10.5	11	5.75	6	4.75	5	4	None required	0	9,382

Attachment C

TREE-19-062	7823 NE 14TH ST	21.25	26	12.75	14	8.5	12	7	None required	0	19,862
TREE-19-063	2019 79TH AVE NE	42.5	43	32.75	33	9.75	10	9	None required	0	23,219
TREE-19-072	2033 77TH AVE NE	2	2	1	1	1	1	3	2	2	8,188
TREE-19-076	8297 Overlake Dr W	24.25	26	7.25	8	17	18	11	None required	0	124,636
TREE-19-080	1010 84TH AVE NE	6.75	9	3.75	5	3	4	4	1	1	8,979
TREE-19-081	442 87TH AVE NE	63	73	28.5	33	34.5	40	21	None required	0	59,480
TREE-20-002	850 80TH AVE NE	20.25	21	11	11	9.25	10	7	None required	0	17,904
TREE-20-004	8909 GROAT PT	3.75	5	0.75	1	3	4	8	5	5	23,188
TREE-20-005	444 OVERLAKE DR E	8.25	10	5	6	3.25	4	5	1.75	3	13,950
TREE-20-006	438 OVERLAKE DR E	20	22	10	12	10	10	7	None required	0	19,970
TREE-20-008	2626 78TH AVE NE	10	10	7	7	3	3	3	None required	0	8,120
TREE-20-009	2632 78TH AVE NE	7	7	2	2	5	5	3	None required	0	8,120
TREE-20-010	1407 76TH AVE NE	23.25	25	5.5	6	17.75	19	11	None required	0	30,004
TREE-20-011	2451 78TH AVE NE	6.75	7	4	4	2.75	3	3	0.25	2	8,119
TREE-20-012	619 84TH AVE NE	21.5	23	2.75	3	18.75	20	8	None required	0	21,625
TREE-20-013	7815 NE 28TH ST	11.5	14	8.5	9	3	5	3	None required	0	8,120
TREE-20-014	1645 73RD AVE NE	5.25	6	5.25	6	0	0	5	5	5	13,300
TREE-20-019	7619 NE 22ND ST	17.25	18	9.5	10	7.75	8	6	None required	0	16,303
TREE-20-042	2036 EVERGREEN POINT RD	17	18	5	5	12	13	6	None required	0	14,850
TREE-20-049	707 OVERLAKE DR E	36.75	39	21.5	23	15.25	16	7	None required	0	19,753
TREE-20-055	8024 NE 8TH ST	60.25	69	41.75	47	18.5	22	8	None required	0	22,879
TREE-20-060	1800 77TH AVE NE	26	27	10.75	11	15.25	16	11	None required	0	29,250
TREE-20-075	7811 NE 10TH ST	14.75	17	0	0	14.75	17	9	None required	0	24,127
TREE-20-080	8425 RIDGE RD	3.5	4	2.5	3	1	1	5	4	4	12,768
TREE-20-081	2621 78TH AVE NE	2	2	2	2	0	0	3	3	3	8,120
TREE-20-082	1686 77TH AVE NE	15.25	15	8	8	7.25	7	11	3.75	8	31,082
TREE-20-085	2627 78TH AVE NE	0	0	0	0	0	0	3	3	3	8,120
TREE-21-001	2226 79TH AVE NE	10	10	4.25	4	5.75	6	9	3.25	8	23,144
TREE-21-008	2604 79TH AVE NE	5.75	6	3.75	4	2	2	4	2	6	10,734
TREE-21-013	7777 OVERLAKE DR W	87.25	90	0.75	1	86.5	89	81	None required	0	230,103
TREE-21-014	550 OVERLAKE DR E	11.75	13	7	7	4.75	6	9	4.25	9	24,756
TREE-21-016	7611 NE 12TH ST	12.75	15	0.75	1	12	14	3	None required	0	8,473
TREE-21-027	2450 78TH AVE NE	1.75	2	1.75	2	0	0	3	3	4	8,119
TREE-21-032	8604 NE 6TH ST	3.5	4	1	1	2.5	3	4	1.5	2	10,239
TREE-21-053	1312 76TH AVE NE	6	6	1	1	5	5	6	1	2	16,200
Total:		2146	2290	785	839	1361	1451	1025.75	116	209	



LISTS OF SUITABLE TREES

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

PURPOSE: The suitable tree species listed under each section are for the purpose of establishing significant trees under the Medina Tree Code (Chapter 16.52 Medina Municipal Code). This list includes trees species eligible towards planting requirements.*

LIST 1: SIGNIFICANT TREE SPECIES ON PRIVATE PROPERTY**

The following trees are designated as significant tree species pursuant to MMC 16.52.050. List 1 is used in conjunction with the definition of “significant tree” set forth in MMC 16.12.200 to denote the application of the term “significant tree” in the Medina Tree Code (Chapter 16.52 MMC). Please note that not all trees in this list are eligible for credit as supplemental or restoration trees. See List 4 for tree species eligible for supplemental tree or restoration tree credit.

A. EVERGREENS (CONIFERS):

1. All, except the following:
 - a. Leyland Cypress – Cupressocyparis leylandii
 - b. Arborvitae – Thuja occidentalis
 - c. Italian Cypress - Cupressus sempervirens
 - d. Blue Surprise Port Orford Cedar – Chamaecyparis lawsoniana ‘Blue Surprise’
 - e. Wissel’s Saguaro False Cypress – Chamaecyparis lawsoniana ‘Wissels Saquaro’
 - f. Other species not listed that typically have a crown diameter of less than 10 feet at maturity
 - g. Trees planted, clipped or sheared into use as a hedge regardless of species

B. DECIDUOUS

1. All that coincide with United States Department of Agriculture hardiness zones 8b and 9a, except the following:
 - a. Swedish Aspen – Populus tremula “Erecta’
 - b. Skyward Bald Cypress – Taxodium districhum ‘Skyward’
 - c. Other species not listed that typically have a crown diameter of less than 10 feet at maturity
 - d. Trees planted, clipped or sheared into use as a hedge regardless of species

* The list of native trees are those that are naturally occurring and propagating in the Puget Sound lowlands in the last 100 years and coincide with the USDA hardiness zone 8b.

** Private property includes state highway right-of-way.

Note: The USDA Plant Hardiness Zones helps determine which plants are most likely to thrive at a location. The zones are based on the average annual minimum winter temperature, divided into 10-degree F zones.

LIST 2: SIGNIFICANT TREE SPECIES ON CITY RIGHTS-OF-WAY

This list shall apply only where a tree is removed from city rights-of-way. It is used to distinguish significant and non-significant trees. Tree species eligible for replacement credit in the city right-of-way are set forth in List 6 and 7.

A. EVERGREENS (CONIFERS) - NATIVE:

1. Lawson Cypress – *Chamaecyparis lawsoniana*
2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
3. Western Red Cedar – *Thuja plicata*
4. Douglas Fir – *Pseudotsuga menziesii*
5. Engelmann Spruce – *Picea engelmannii*
6. Grand Fir – *Abies grandis*
7. Pacific Silver Fir – *Abies amabilis*
8. Rocky Mountain Juniper – *Juniperus scopulorum*
9. Mountain Hemlock – *Tsuga mertensiana*
10. Western Hemlock – *Tsuga heterophylla*
11. Shore Pine – *Pinus contorta* var. *contorta*
12. Sitka Spruce – *Picea sitchensis*
13. Western White Pine – *Pinus monticola*

B. EVERGREENS (CONIFERS) – NON-NATIVE:

1. None

C. DECIDUOUS - NATIVE:

1. Pacific or Western Flowering Dogwood -- *Cornus nuttallii*
2. Vine Maple -- *Acer circinatum*
3. Red Alder -- *Alnus rubra*
4. Western Hazelnut -- *Corylus cornuta*
5. Oregon Ash -- *Fraxinus latifolia*
6. Narrow-leaved Cherry – *Prunus emarginata* var. *mollis*
7. Western Serviceberry - *Amelanchier alnifolia*
8. Black Hawthorn - *Crataegus douglasii*
9. Cascara - *Rhamnus purshiana*
10. Oregon White Oak - *Quercus garryana*
11. Pacific Crabapple - *Malus fusca*
12. Pacific Willow - *Salix lasiandra*

D. DECIDUOUS – NON-NATIVE:

1. None

LIST 3: LEGACY TREE SPECIES LIST

The following trees are Legacy Tree species that if the criteria in MMC 16.52.120 are present are subject to the replacement requirements for a Legacy Tree.

A. EVERGREENS (CONIFERS):

1. Lawson Cypress – *Chamaecyparis lawsoniana*
2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
3. Western Red Cedar – *Thuja plicata*
4. Douglas Fir – *Pseudotsuga menziesii*
5. Grand Fir – *Abies grandis*
6. Mountain Hemlock – *Tsuga mertensiana*
7. Western Hemlock – *Tsuga heterophylla*
8. Pacific Madrone – *Arbutus menziesii*
9. Shore Pine – *Pinus contorta* var. *contorta*
10. Western White Pine – *Pinus monticola*
11. Sitka Spruce – *Picea sitchensis*

B. DECIDUOUS:

1. None

LIST 4: TREE SPECIES ELIGIBLE FOR CREDIT ON PRIVATE PROPERTY

This list establishes eligibility requirements for receiving supplemental tree unit or restoration credits under MMC 16.52.130 and MMC 16.52.150 respectively. This list is used for determining existing trees that may be included as credit; and new tree plantings on private property that are eligible for credit. The list of native species in Sub-list 4A and 4C apply to determining tree retention requirements in MMC 16.52.110.

A. EVERGREENS (CONIFEROUS) - NATIVE:

1. Lawson Cypress – *Chamaecyparis lawsoniana*
2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
3. Western Red Cedar – *Thuja plicata*
4. Douglas Fir – *Pseudotsuga menziesii*
5. Engelmann Spruce – *Picea engelmannii*
6. Grand Fir – *Abies grandis*
7. Pacific Silver Fir – *Abies amabilis*
8. Rocky Mountain Juniper – *Juniperus scopulorum*
9. Mountain Hemlock – *Tsuga mertensiana*
10. Western Hemlock – *Tsuga heterophylla*
11. Shore Pine – *Pinus contorta* var. *contorta*
12. Sitka Spruce – *Picea sitchensis*
13. Western White Pine – *Pinus monticola*

B. EVERGREENS (CONIFEROUS) – NON-NATIVE:

1. Korean Fir – *Abies koreana*
2. Spanish Fir – *Abies pinsapo*
3. White Fir – *Abies concolor*
4. Incense Cedar – *Calocedrus decurrens*
5. Deodar Cedar – *Cedrus deodara*
6. Atlas Cedar – *Cedrus atlantica*
7. Cedar of Lebanon – *Cedrus libani*
8. Moss Cypress – *Chamaecyparis pisifera*
9. Dwarf Hinoki Cypress – *Chamaecyparis obtusa*
10. Smooth-barked Arizona Cypress – *Cupressus glabra*
11. Dawn Redwood – *Metasequoia glyptostroboides*
12. Swiss Stone Pine – *Pinus cembra*
13. Austrian Black Pine – *Pinus nigra*
14. Japanese Black Pine – *Pinus thunbergii*
15. Japanese Red Pine – *Pinus densiflora*
16. Japanese Cryptomeria – *Cryptomeria japonica*
17. Serbian Spruce – *Picea omorika*
18. Umbrella Pine – *Sciadopitys verticillata*
19. Bald Cypress – *Taxodium distichum*
20. Hiba Cedar – *Thujopsis dolobrata*
21. Canadian Hemlock – *Tsuga canadensis*

C. DECIDUOUS - NATIVE:

1. Pacific or Western Flowering Dogwood -- *Cornus nuttallii*
2. Vine Maple -- *Acer circinatum*
3. Red Alder -- *Alnus rubra*
4. Western Hazelnut -- *Corylus cornuta*
5. Oregon Ash -- *Fraxinus latifolia*
6. Narrow-leaved Cherry – *Prunus emarginata* var. *mollis*
7. Western Serviceberry - *Amelanchier alnifolia*
8. Black Hawthorn - *Crataegus douglasii*
9. Cascara - *Rhamnus purshiana*
10. Oregon White Oak - *Quercus garryana*
11. Pacific Crabapple - *Malus fusca*
12. Pacific Willow - *Salix lasiandra*

D. DECIDUOUS – NON-NATIVE:

1. None

LIST 5: REPLACEMENT TREE SPECIES FOR CREDIT ON CITY RIGHTS-OF-WAY

The following trees are designated as eligible for receiving replacement credit on the city right-of-way. Trees planted in the rights-of-way shall ensure that sight-distance requirements are maintained and utilities will not become encumbered. If overhead power distribution or transmission lines are within 20 horizontal feet of the planting location, the replacement tree species shall be selected from List 6.

A. EVERGREENS (CONIFERS) - NATIVE:

1. Lawson Cypress – *Chamaecyparis lawsoniana*
2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
3. Western Red Cedar – *Thuja plicata*
4. Douglas Fir – *Pseudotsuga menziesii*
5. Engelmann Spruce – *Picea engelmannii*
6. Grand Fir – *Abies grandis*
7. Pacific Silver Fir – *Abies amabilis*
8. Rocky Mountain Juniper – *Juniperus scopulorum*
9. Mountain Hemlock – *Tsuga mertensiana*
10. Western Hemlock – *Tsuga heterophylla*
11. Shore Pine – *Pinus contorta* var. *contorta*
12. Sitka Spruce – *Picea sitchensis*
13. Western White Pine – *Pinus monticola*

B. EVERGREENS (CONIFERS) – NON-NATIVE:

1. Korean Fir – *Abies koreana*
2. Spanish Fir – *Abies pinsapo*
3. White Fir – *Abies concolor*
4. Incense Cedar – *Calocedrus decurrens*
5. Deodar Cedar – *Cedrus deodara*
6. Atlas Cedar – *Cedrus atlantica*
7. Cedar of Lebanon – *Cedrus libani*
8. Moss Cypress – *Chamaecyparis pisifera*
9. Dwarf Hinoki Cypress – *Chamaecyparis obtusa*
10. Smooth-barked Arizona Cypress – *Cupressus glabra*
11. Dawn Redwood – *Metasequoia glyptostroboides*
12. Swiss Stone Pine – *Pinus cembra*
13. Austrian Black Pine – *Pinus nigra*
14. Japanese Black Pine – *Pinus thunbergii*
15. Japanese Red Pine – *Pinus densiflora*
16. Japanese Cryptomeria – *Cryptomeria japonica*
17. Serbian Spruce – *Picea omorika*
18. Umbrella Pine – *Sciadopitys verticillata*
19. Bald Cypress – *Taxodium distichum*
20. Hiba Cedar – *Thujopsis dolabrata*
21. Canadian Hemlock – *Tsuga canadensis*

C. DECIDUOUS - NATIVE:

1. Pacific or Western Flowering Dogwood -- *Cornus nuttallii*
2. Vine Maple -- *Acer circinatum*
3. Red Alder -- *Alnus rubra*
4. Western Hazelnut -- *Corylus cornuta*
5. Oregon Ash -- *Fraxinus latifolia*
6. Narrow-leaved Cherry – *Prunus emarginata* var. *mollis*
7. Western Serviceberry - *Amelanchier alnifolia*
8. Black Hawthorn - *Crataegus douglasii*
9. Cascara - *Rhamnus purshiana*
10. Oregon White Oak - *Quercus garryana*
11. Pacific Crabapple - *Malus fusca*
12. Pacific Willow - *Salix lasiandra*

D. DECIDUOUS – NON-NATIVE:

1. None

LIST 6: TREE SPECIES FOR CREDIT IN RESTRICTED CITY RIGHT-OF-WAY

The tree species in List 7 shall be used for replacement credit in those locations identified as “Restricted R.O.W” in the Medina Landscape Plan set forth in Figure 3 of the Community Design Element of the Medina Comprehensive Plan. The city may accept other tree species not on the list for replacement credit provided the tree is an appropriate species to be planted where overhead utility lines or view corridors necessitate lower tree heights.

LIST 7: LOW-GROWING TREE SPECIES SUITABLE NEAR POWER LINES

The tree species in this list may be used for replacement credit when replacement trees are planted under or within 20 horizontal feet of overhead power distribution and transmission lines. The city may accept non-native tree species in this list and other non-native tree species not on the list for replacement credit provided the tree is an appropriate species to be planted near power lines.

A. EVERGREENS:

1. Mugo Pine – *Pinus mugo*
2. Tanyosho Pine – *Pinus densiflora* ‘*Umbraculifera*’
3. Dwarf Hinoki Cypress – *Chamaecyparis obtusa* ‘*Nana gracilis*’
4. Chinese Juniper – *Juniperus chinensis*
5. Swiss Stone Pine – *Pinus cembra*
6. Japanese Umbrella Pine – *Sciadopitys verticillata*
7. Bristlecone Pine – *Pinus aristata*
8. Dwarf Japanese Red Pine – *Pinus densiflora* sp

B. DECIDUOUS:

1. Vine Maple – *Acer circinatum*
2. Amur Maple – *Acer ginnala*
3. Rocky Mountain Maple – *Acer grandidentatum*
4. Paperbark Maple – *Acer griseum*
5. Japanese Maple – *Acer palmatum*
6. Pacific Serviceberry – *Amelanchier alnifolia*
7. Western Serviceberry – *Amelanchier grandiflora*
8. Japanese Hornbeam – *Carpinus japonica*
9. Eastern Redbud – *Cercis canadensis*
10. Corneliancherry Dogwood – *Cornus mas*
11. Japanese Dogwood – *Cornus officinalis*
12. European Filbert – *Corylus avellana*
13. Smoketree – *Cotinus sp.*
14. Hawthorn – *Crataegus sp.*
15. Goldenrain Tree – *Koelreuteria paniculata*
16. Galaxy Magnolia – *Magnolia 'Galaxy'*
17. Star Magnolia – *Magnolia stellata*
18. Lily Magnolia – *Magnolia liliiflora*
19. Victoria Southern Magnolia – *Magnolia grandiflora 'Victoria'*
20. Carmine Crabapple -- *Malus x atrosanguinea*
21. Sargent Crabapple – *Malus sargentii*
22. Pink Perfection Crabapple – *Malus 'Pink Perfection'*
23. Radiant Crabapple – *Malus 'Radiant'*
24. Strathmore Crabapple – *Malus 'Strathmore'*
25. Persian Parrotia – *Parrotia persica*
26. Flowering Cherry/Plum – *Prunus sp.*
27. Amur Chokecherry – *Prunus maackii*
28. Mt. Fuji Flowering Cherry – *Prunus serrulata 'Shirotae'*
29. Staghorn Sumac – *Rhus typhina*
30. Red Cascade Mountain Ash – *Sorbus americana 'Dwarf-crown'*
31. Japanese Stewartia – *Stewartia pseuocamellia*
32. Japanese Snowbell – *Styrax japonicus*
33. Japanese Tree Lilac – *Syringa reticulata*

SOURCE FOR IDENTIFYING NATIVE SPECIES:

- Kruckerberg, Arthur R. *Gardening with Native Plants of the Pacific Northwest – an illustrated guide*. Seattle: University of Washington Press, 1982. Print.
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- Hitchcock, C. Leo and Cronquist, Arthur. *Flora of the Pacific Northwest – an illustrated manual*. Seattle: University of Washington Press, 1973. Print.
- Breen, Patrick. *Oregon State University Department of Horticulture Landscape Plants – Images, identification and information* (<http://oregonstate.edu/dept/ldplants/>, September 12, 2013). Corvallis, OR 97331-4501, USA.
- USDA, NRCS. 2013. *The PLANTS Database* (<http://plants.usda.gov>, 19 September 2013). National Plant Data Team, Greensboro, NC 27401-4901 USA.
- USDA Plant Hardiness Zone Map, 2012. Agricultural Research Service, U.S. Department of Agriculture. Accessed from <http://planthardiness.ars.usda.gov>.

Excerpt from Staff report memo, April 27, 2021 Planning Commission meeting

Amending tree credit value section MMC 20.52.130(C) (increase or decrease) (NEW)

At the March Planning Commission meeting, the possibility of amending the tree credit value table (MMC 20.52.130(C)) so that larger trees (36" DBH or greater) were given a value of 1.25 was suggested (the current code has trees with a DBH of 50" or greater assigned to this value). As staff began the analysis, it quickly became apparent that assigning trees that are 36" or larger the 1.25 value did not have the impact that was assumed. In fact, it did not alter the net trees of any of the analyzed permits. Instead of raising the tree credit values, perhaps reducing them would be more appropriate. In the examples, a reduced tree credit value coupled with the .4 tree density multiplier resulted in more trees either being saved through retention or by supplemental planting.

The following is an analysis of six previously approved tree permits. Using the approved applications the examples show: what was permitted per the code; increasing the value to 1.25 for trees with a 36" DBH or greater; and reducing all of the tree credit values. For ease of reference, the baseline of what is used for each example is shown in the tables below:

Table for 1st Example (current code)

Tree Type	Diameter Breast Height of Existing Tree	Tree Unit
Deciduous	6 to 10 inches	0.75
	Greater than 10 inches	1.0
Coniferous	6 to 10 inches	0.75
	Greater than 10 inches, but less than 50 inches	1.0
	50 inches and greater	1.25

Table for 2nd Example (36" and larger 1.25)

Tree Type	Diameter Breast Height of Existing Tree	Tree Unit
Deciduous	6 to 10 inches	0.75
	Greater than 10 inches	1.0
Coniferous	6 to 10 inches	0.75
	Greater than 10 inches, but less than 36 inches	1.0
	36 inches and greater	1.25

Table for 3rd Example (reduce all values by .25)

Tree Type	Diameter Breast Height of Existing Tree	Tree Unit
Deciduous	6 to 10 inches	0.5
	Greater than 10 inches	0.75
Coniferous	6 to 10 inches	0.5
	Greater than 10 inches, but less than 36 inches	0.75
	36 inches and greater	1.0

707 Overlake Drive (TREE-20-049)

This is one of the permits that Steve Wilcox discussed in his presentation. This is a property on a steep slope critical area and is a heavily wooded site.

Lot size: 19,753

Zoning: R-16

Permitted

Total Existing Tree Units: 35.5
 Total Tree Units Removed: 20.75
 Net Tree Units: 14.75
 Required Tree Units (.35): $6.9 = 7$
 Supplemental Units Required: No

Using 1.25 tree credits for trees 36” and greater and the .4 multiplier

Total Existing Tree Units: 36
 Total Tree Units Removed: 21.25 (based on updated credits)
 Net Tree Units: 14.75
 Required Tree Units (.4): $7.9 = 8$
 Supplemental Units Required: No

Reducing tree credits and the .4 multiplier

Total Existing Tree Units: 26.25
 Total Tree Units Removed: 15.5 (based on updated credits)
 Net Tree Units: 10.75
 Required Tree Units (.4): $7.9 = 8$
 Supplemental Units Required: No

Result between tree credit values – No Difference

There was no difference in increasing the tree credit value for the two trees that were 36” on this site (both of which were approved to be removed) to 1.25. Once the trees that were to be removed were subtracted from the existing tree units, there was no difference in the net tree units between the existing code and increasing the credit value for trees larger than 36”. Additionally, by reducing the number of credits the trees are worth, they would have still been able to remove the same

number of trees and have more tree credits than the minimum required. No supplemental trees would have been required under any of the examples.

Result of legacy tree removal

This project removed two 36” trees. By amending the code to include trees 36” and above, this would either have required the homeowner to amend their site plan to ensure both trees were saved (the trees were located on the outer perimeter) or would have required 36” of replacement tree caliper. If the owner did not want to amend the site plan, this would have likely resulted in the homeowner requesting to use the in-lieu of planting section of the code.

**707 Overlake Drive East
Tree Credit Analysis Table**

Description	Tree Diameter	Proposed Removal	Tree Credits Per Existing Code	Tree Credits w/ 36” DBH and larger at 1.25	Tree Credits Reduced
Madrona	6	x	0.75	0.75	0.5
Douglas Fir	6		0.75	0.75	0.5
Madrona	6		0.75	0.75	0.5
Tree	6	x	0.75	0.75	0.5
Cedar	6	x	0.75	0.75	0.5
Cedar	6	x	0.75	0.75	0.5
Deciduous	8		0.75	0.75	0.5
Tree	8	x	0.75	0.75	0.5
Hemlock	8	x	0.75	0.75	0.5
Cedar	10		0.75	0.75	0.5
Cedar	10		0.75	0.75	0.5
Deciduous	10	x	0.75	0.75	0.5
Cedar	10	x	0.75	0.75	0.5
Cedar	10	x	0.75	0.75	0.5
Cedar	12		1	1	0.75
Cedar	12	x	1	1	0.75
Douglas Fir	12	x	1	1	0.75
Madrona	12	x	1	1	0.75
Douglas Fir	14		1	1	0.75
Douglas Fir	16	x	1	1	0.75
Cedar	18	x	1	1	0.75
Douglas Fir	22	x	1	1	0.75
Deciduous	22		1	1	0.75
Douglas Fir	24		1	1	0.75
Hemlock	24		1	1	0.75
Douglas Fir	24	x	1	1	0.75
Deciduous	26		1	1	0.75
Douglas Fir	26	x	1	1	0.75
Douglas Fir	28		1	1	0.75

Douglas Fir	30	x	1	1	0.75
Douglas Fir	30		1	1	0.75
Cedar	30		1	1	0.75
Douglas Fir	30	x	1	1	0.75
Douglas Fir	32		1	1	0.75
Douglas Fir	32		1	1	0.75
Douglas Fir	32	x	1	1	0.75
Douglas Fir	32	x	1	1	0.75
Douglas Fir	36	x	1	1.25	1
Douglas Fir	36	x	1	1.25	1
TOTAL			35.5	36	26.25

7815 NE 28th ST (TREE-20-013)

Lot size: 8,120 sq. ft.

Zoning: R-16

Permitted

Total Existing Tree Units: 12
 Total Tree Units Removed: 8.25
 Net Tree Units: 3.75
 Required Tree Units (.35): $2.9 = 3$
 Supplemental Units Required: No

Using 1.25 tree credits for trees 36" and greater and the .4 multiplier

Total Existing Tree Units: 12.25
 Total Tree Units Removed: 8.5 (based on updated credits)
 Net Tree Units: 3.75
 Required Tree Units (.4): $3.2 = 4$
 Supplemental Units Required: **Yes – 1 tree**

Reducing tree credits and the .4 multiplier

Total Existing Tree Units: 8.75
 Total Tree Units Removed: 6.25 (based on updated credits)
 Net Tree Units: 2.5
 Required Tree Units (.4): $3.2 = 4$
 Supplemental Units Required: **Yes – 2 trees**

Result between tree credit values – Reducing tree credits with the .4 multiplier resulted in more trees

The net tree unit number was unchanged for what was permitted per code and increasing the tree credit value for trees over 36" to 1.25. The .4 multiplier increased the requirement of a supplemental tree by 1 tree (or this could have been achieved by retaining another tree). Having the multiplier at .4 plus reducing the tree credit value resulted in 2 additional tree credits, which again could have been accomplished by retaining two more or by supplemental planting.

Result of legacy tree removal

This project removed one 44” tree that was located in the corner of the lot. It’s possible that the site plan would have been amended so that the tree root wasn’t disturbed and the tree could remain, or that the owners would not be willing to plant 22” of replacement tree caliper and so would ask to utilize the in-lieu of planting section of the code.

**7815 NE 28th
Tree Credit Analysis Table**

Description	Tree Diameter	Proposed Removal	Tree Credits Per Existing Code	Tree Credits w/ 36” DBH and larger at 1.25	Tree Credits Reduced
Cedar	7		0.75	0.75	0.5
Douglas Fir	7		0.75	0.75	0.5
Cedar	7.2		0.75	0.75	0.5
Cedar	8		0.75	0.75	0.5
Cedar	8.5		0.75	0.75	0.5
Plum	9	x	0.75	0.75	0.5
Apple	9.5	x	0.75	0.75	0.5
Hawthorne	10	x	0.75	0.75	0.5
Plum	12.6	x	1	1	0.75
Douglas Fir	18	x	1	1	0.75
Douglas Fir	24	x	1	1	0.75
Douglas Fir	26	x	1	1	0.75
Douglas Fir	28	x	1	1	0.75
Douglas Fir	44	x	1	1.25	1
TOTAL			8.25	8.5	6.25

2000 79th Ave NE (TREE-16-013)

Lot size: 40,108 sq. ft.

Zoning: R-20

Permitted

Total Existing Tree Units: 35.5

Total Tree Units Removed: 20.5

Net Tree Units: 15

Required Tree Units (.35): 14

Supplemental Units Required: No

Using 1.25 tree credits for trees 36” and greater and the .4 multiplier

Total Existing Tree Units: 36

Total Tree Units Removed: 21 (based on updated credits)

Net Tree Units: 15

Required Tree Units (.4): 16

Supplemental Units Required: **Yes – 1 tree**

Reducing tree credits and the .4 multiplier

Total Existing Tree Units: 26.5

Total Tree Units Removed: 15.5 (based on updated credits)

Net Tree Units: 11

Required Tree Units (.4): 16

Supplemental Units Required: **Yes – 5 trees**

Result between tree credit values – Reducing tree credits with the .4 multiplier resulted in more trees

Once again, the net tree unit number was unchanged for what was permitted and increasing trees over 36” to a 1.25 tree credit. The multiplier of .4 increased the requirement of a supplemental tree by 1 tree (or this could have been achieved by retaining another tree). Having the multiplier at .4 plus the reduced tree credit value resulted in 5 additional trees, which could have been accomplished by retaining more trees or by supplemental planting.

Result of legacy tree removal

This project removed one 36” tree and one 38” tree, both of which were located well outside of the building envelope. Due to their locations, it is staff’s opinion that both of these trees were removed to improve the view of the golf course. Lowering the legacy tree requirements would have possibly made the owners reconsider removing these trees, or they would have most likely requested to use the in-lieu of planting section to not have to plant 37” of replacement tree caliper.

**2000 79th Avenue NE
Tree Credit Analysis Table**

Description	Tree Diameter	Proposed Removal	Tree Credits Per Existing Code	Tree Credits w/ 36” DBH and larger at 1.25	Tree Credits Reduced
Dogwood	6	x	0.75	0.75	0.5
Dogwood	6	x	0.75	0.75	0.5
Dogwood	6	x	0.75	0.75	0.5
Dogwood	6	x	0.75	0.75	0.5
Dogwood	6		0.75	0.75	0.5
Dogwood	6		0.75	0.75	0.5
Dogwood	8	x	0.75	0.75	0.5
Dogwood	8	x	0.75	0.75	0.5
Dogwood	8		0.75	0.75	0.5
Dogwood	9		0.75	0.75	0.5
Douglas Fir	10		0.75	0.75	0.5
Cherry	12		0.75	0.75	0.5
Ash	12		0.75	0.75	0.5
Ash	14	x	0.75	0.75	0.5
Cherry	15	x	1	1	0.75

Douglas Fir	16	x	1	1	0.75
Magnolia	16		1	1	0.75
Douglas Fir	16		1	1	0.75
Birch	16		1	1	0.75
Maple	17		1	1	0.75
Cedar	18	x	1	1	0.75
Douglas Fir	18		1	1	0.75
Douglas Fir	18	x	1	1	0.75
Douglas Fir	20	x	1	1	0.75
Cherry	20	x	1	1	0.75
Douglas Fir	24		1	1	0.75
Douglas Fir	24		1	1	0.75
Douglas Fir	24		1	1	0.75
Douglas Fir	25	x	1	1	0.75
Douglas Fir	26	x	1	1	0.75
Douglas Fir	30	x	1	1	0.75
Douglas Fir	30	x	1	1	0.75
Douglas Fir	30	x	1	1	0.75
Douglas Fir	32		1	1	0.75
Douglas Fir	32	x	1	1	0.75
Douglas Fir	35	x	1	1	0.75
Hemlock	36	x	1	1	0.75
Cedar	38	x	1	1.25	1
TOTAL			35.5	36	26.25

1306 Evergreen Point Road (TREE-17-033)

Lot size: 16,364 sq. ft.

Zoning: R-16

Permitted

Total Existing Tree Units: 22.75

Total Tree Units Removed: 14.5

Net Tree Units: 8.25

Required Tree Units (.35): 5.7=6

Supplemental Units Required: No

Using 1.25 tree credits for trees 36" and greater and the .4 multiplier – *this property had no trees larger than 36"*

Total Existing Tree Units: 22.75

Total Tree Units Removed: 14.5 (no trees 36" or larger)

Net Tree Units: 8.25

Required Tree Units (.4): 6.5=7

Supplemental Units Required: No

Reducing tree credits and the .4 multiplier

Total Existing Tree Units: 16.75
 Total Tree Units Removed: 10.75 (no trees 36" or larger)
 Net Tree Units: 6
 Required Tree Units (.4): 6.5=7
 Supplemental Units Required: **Yes – 1 tree**

Result between tree credit values – Reducing tree credits with the .4 multiplier resulted in more trees

Although there were no trees that were 36" or larger on this site, the increased multiplier and reduced tree credit value did result in an additional tree.

Result of legacy tree removal

This project did not have any legacy trees.

**1306 Evergreen Point Road
 Tree Credit Analysis Table**

Description	Tree Diameter	Proposed Removal	Tree Credits Per Existing Code	Tree Credits w/ 36" DBH and larger at 1.25	Tree Credits Reduced
Dogwood	6		0.75	0.75	0.5
Dogwood	6		0.75	0.75	0.5
Dogwood	6		0.75	0.75	0.5
Dogwood	6	x	0.75	0.75	0.5
Dogwood	6	x	0.75	0.75	0.5
Dogwood	6		1	1	0.75
Dogwood	8	x	1	1	0.75
Dogwood	8	x	1	1	0.75
Dogwood	8	x	1	1	0.75
Dogwood	9	x	1	1	0.75
Douglas Fir	10		1	1	0.75
Cherry	12	x	1	1	0.75
Ash	12	x	1	1	0.75
Ash	14		1	1	0.75
Cherry	15	x	1	1	0.75
Douglas Fir	16	x	1	1	0.75
Magnolia	16	x	1	1	0.75
Douglas Fir	16		1	1	0.75
Birch	16	x	1	1	0.75
Maple	17	x	1	1	0.75
Cedar	18	x	1	1	0.75
Douglas Fir	18		1	1	0.75
Douglas Fir	18		1	1	0.75
Douglas Fir	20	x	1	1	0.75
TOTAL			22.75	22.75	16.75

1221 Evergreen Point Road (TREE-18-013)

Lot size: 65,556 sq. ft.

Zoning: R-30

Permitted

Total Existing Tree Units: 79.5
 Total Tree Units Removed: 29.75
 Net Tree Units: 49.75
 Required Tree Units (.35): 22.9=23
 Supplemental Units Required: No

Using 1.25 tree credits for trees 36” and greater and the .4 multiplier

Total Existing Tree Units: 79.5
 Total Tree Units Removed: 29.79 (no trees 36” or larger being removed)
 Net Tree Units: 49.75
 Required Tree Units (.4): 26.22=27
 Supplemental Units Required: No

Reducing tree credits and the .4 multiplier

Total Existing Tree Units: 59.25
 Total Tree Units Removed: 22 (no trees 36” or larger being removed)
 Net Tree Units: 37.25
 Required Tree Units (.4): 26.222=27
 Supplemental Units Required: No

Result between tree credit values – No Difference

Due to the size of the lot and the number of existing trees, there was neither a difference in having the trees that were 36” on this site (all of which were kept) have a tree credit of 1.25, nor was there any difference in reducing the tree credit values. No supplemental trees were required for any of the analyses.

Result of legacy tree removal

This project did not remove any legacy trees.

**1221 Evergreen Point Road
 Tree Credit Analysis Table**

Description	Tree Diameter	Proposed Removal	Tree Credits Per Existing Code	Tree Credits w/ 36” DBH and larger at 1.25	Tree Credits Reduced
Cedar	6		0.75	0.75	0.5
Hazelnut	6	x	0.75	0.75	0.5
Cedar	6		0.75	0.75	0.5
Cedar	6		0.75	0.75	0.5
Cedar	6		0.75	0.75	0.5

Cedar	6		0.75	0.75	0.5
Cedar	6		0.75	0.75	0.5
Cedar	6		0.75	0.75	0.5
Cedar	6		0.75	0.75	0.5
Cedar	6.5	x	0.75	0.75	0.5
Cedar	8		0.75	0.75	0.5
Cedar	8		0.75	0.75	0.5
Apple	8	x	0.75	0.75	0.5
Cedar	8	x	0.75	0.75	0.5
Cedar	8		0.75	0.75	0.5
Hazelnut	8		0.75	0.75	0.5
Hazelnut	8		0.75	0.75	0.5
Ash	8		0.75	0.75	0.5
Maple	8		0.75	0.75	0.5
Cedar	9	x	0.75	0.75	0.5
Cedar	9		0.75	0.75	0.5
Cedar	9		0.75	0.75	0.5
Cedar	9		0.75	0.75	0.5
Cedar	9		0.75	0.75	0.5
Cedar	9		0.75	0.75	0.5
Cedar	9		0.75	0.75	0.5
Cedar	10		1	1	0.75
Cedar	10		1	1	0.75
Cedar	10		1	1	0.75
Douglas Fir	10		1	1	0.75
Douglas Fir	10		1	1	0.75
Douglas Fir	10		1	1	0.75
Douglas Fir	10	x	1	1	0.75
Cedar	10		1	1	0.75
Hawthorn	10	x	1	1	0.75
Douglas Fir	10	x	1	1	0.75
Douglas Fir	10	x	1	1	0.75
Cherry	10		1	1	0.75
Ash	10		1	1	0.75
Dogwood	10		1	1	0.75
Maple	10		1	1	0.75
Douglas Fir	11		1	1	0.75
Hemlock	11	x	1	1	0.75
Cedar	11		1	1	0.75
Douglas Fir	12		1	1	0.75
Cedar	12		1	1	0.75
Cedar	12		1	1	0.75
Cedar	12		1	1	0.75
Dogwood	12	x	1	1	0.75
Dogwood	12	x	1	1	0.75
Plum	12	x	1	1	0.75

Douglas Fir	12	x	1	1	0.75
Madrone	12		1	1	0.75
Madrone	12		1	1	0.75
Hawthorn	12		1	1	0.75
Cedar	13		1	1	0.75
Yew	13	x	1	1	0.75
Douglas Fir	15		1	1	0.75
Douglas Fir	15		1	1	0.75
Apple	15	x	1	1	0.75
Cedar	16	x	1	1	0.75
Cedar	16		1	1	0.75
Douglas Fir	16		1	1	0.75
Apple	16	x	1	1	0.75
Apple	16	x	1	1	0.75
Douglas Fir	16		1	1	0.75
Cedar	17	x	1	1	0.75
Douglas Fir	18		1	1	0.75
Cherry	18	x	1	1	0.75
Cedar	20		1	1	0.75
Cottonwood	20	x	1	1	0.75
Cedrus	22	x	1	1	0.75
Cypress	22	x	1	1	0.75
Douglas Fir	23		1	1	0.75
Cedar	23	x	1	1	0.75
Cedar	23	x	1	1	0.75
Cedar	26	x	1	1	0.75
Cedar	27	x	1	1	0.75
Cedar	27	x	1	1	0.75
Cedar	35	x	1	1	0.75
Cedar	35	x	1	1	0.75
Douglas Fir	36		1	1.25	1
Maple	36		1	1.25	1
Cottonwood	36		1	1.25	1
Cottonwood	36		1	1.25	1
Cottonwood	38		1	1.25	1
TOTAL			79.5	80.75	59.25

2626 78th Avenue NE (TREE-20-008)

Lot size: 8,120 sq. ft.

Zoning: R-16

Permitted

Total Existing Tree Units: 10

Total Tree Units Removed: 7

Net Tree Units: 3

Required Tree Units (.35): 3
 Supplemental Units Required: No

Using 1.25 tree credits for trees 36” and greater and the .4 multiplier

Total Existing Tree Units: 10.5
 Total Tree Units Removed: 7.5
 Net Tree Units: 3
 Required Tree Units (.4): 3.2=4
 Supplemental Units Required: **Yes – 1 tree**

Reducing tree credits and the .4 multiplier

Total Existing Tree Units: 8
 Total Tree Units Removed: 5.75
 Net Tree Units: 2.25
 Required Tree Units (.4): 3.2=4
 Supplemental Units Required: **Yes – 2 trees**

Result between tree credit values – Reducing tree credits with the .4 multiplier resulted in more trees

Again, assigning trees 36” or larger a tree credit of 1.25 did not result in much of a difference. However, the increased multiplier along with a reduction in tree credit value resulted in two additional trees, which could have been satisfied by either retaining two more trees or supplemental plantings.

Result of legacy tree removal

This project removed one 38” tree and one 39” tree. The 39” tree was located in the front of the property and the 38” was located in the rear building envelope. It’s possible that the 39” tree would have been saved but the 38” would have only been saved with a redesign of the house and possibly some sort of variance for setbacks. If the owner elected to have both trees removed, a small lot (8,120 sq. ft.) could not reasonably support 38.5” of replacement tree caliper and so they would have had to request the in-lieu of planting section.

**2626 78th Ave NE
 Tree Credit Analysis Table**

Description	Tree Diameter	Proposed Removal	Tree Credits Per Existing Code	Tree Credits w/ 36” DBH and larger at 1.25	Tree Credits Reduced
Cedar	10		1	1	0.75
Douglas Fir	15		1	1	0.75
Douglas Fir	16	x	1	1	0.75
Douglas Fir	17		1	1	0.75
Douglas Fir	17	x	1	1	0.75
Douglas Fir	26	x	1	1	0.75
Douglas Fir	29	x	1	1	0.75

Douglas Fir	33	x	1	1	0.75
Douglas Fir	38	x	1	1.25	1
Douglas Fir	39	x	1	1.25	1
TOTAL			10	10.5	8

Conclusions for reducing legacy trees to 36” or greater

Throughout the analysis of tree permits this year, it has been fairly evident that if a property is heavily wooded the homeowner can cut down a large number of trees; no slight modification or tweaking of numbers is going to change that. This is evidenced by the analysis of 707 Overlake Drive and 1221 Evergreen Point Road, both of which were heavily wooded and both of which were able to remove a large number of trees as a result. It is staff’s opinion that putting in place priorities for areas of retention should help curb the clear-cut complaints that are received. However, if after five or so more years this does not create the intended result, then the city should perhaps consider either varying tree retention requirements based on lot size or existing on-site canopy.

In analyzing six approved tree permits, raising the credit for trees that are 36” or larger to 1.25 credits did not seem to have the impact that was hypothesized at the March meeting. Permits where larger trees had been removed would not have been hindered by this additional .25 tree credit value. It’s possible that a change like that might encourage someone to save one or two additional trees, but ultimately the impact would be minimal. On average, increasing the tree density multiplier from .35 to .4 (which was voted unanimously to recommend in March) will have the result of requiring an additional tree. Reducing the tree credit values by .25 seems to result in more trees either being saved or requiring supplemental plantings more often.

Reducing the DBH of what qualifies as a legacy would require those trees to follow the legacy tree protection measures (MMC 20.52.120) which includes the replacement section. Large lots would be able to accommodate at least some of the replanting that is required more often than small lots.

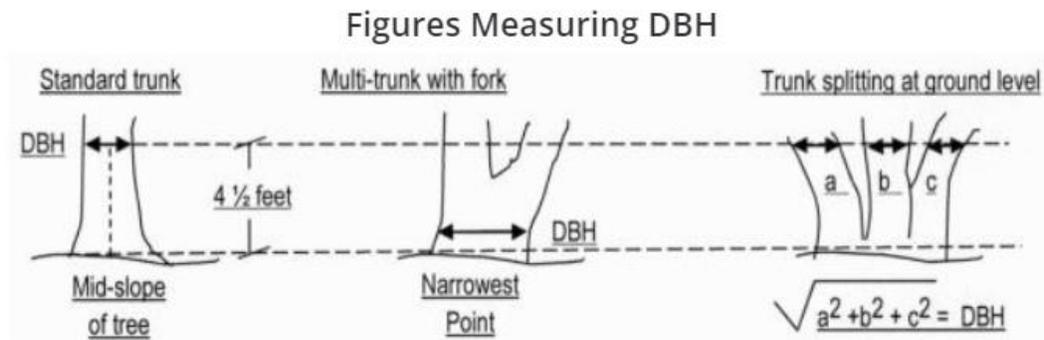
Proposed Tree Code Change FAQ Visual

Proposed Code Change:

Lowering Legacy Trees from 50" DBH to 36" DBH

How is DBH determined?

Diameter Breast High (DBH) is determined by measuring the outside bark of a tree trunk, 4 ½ feet (54-inches) above the surrounding existing ground surface.



What does this look like?

The hula hoop has a diameter of 36". To visualize this, a tree would need to be measured 4 ½ feet from the ground and have a minimum circumference of 113 inches

Finding the DBH of a 113-inch tree:

$$\text{Diameter} = \text{Circumference} / \pi$$

$$\text{Diameter} = 113 / 3.14$$

$$\text{Diameter} = 36$$

Map of Proposed Legacy* Trees Under New Code

* Just looking at DBH, not species

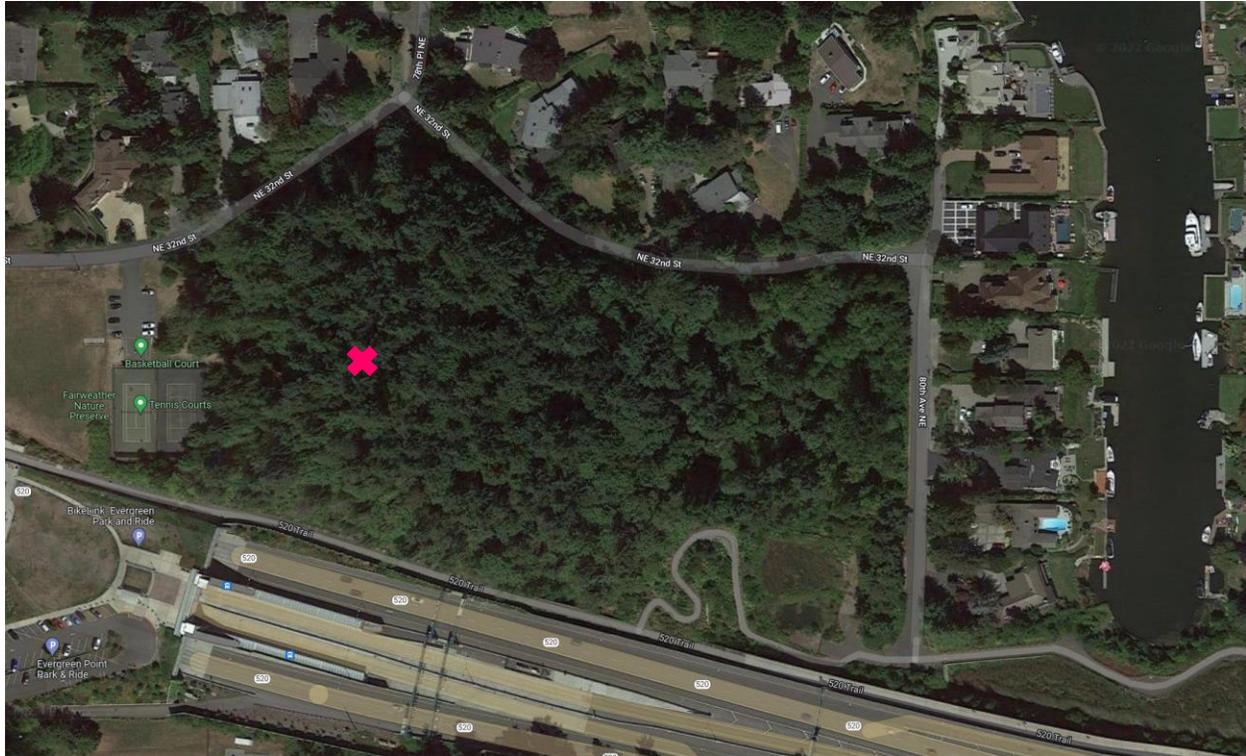
Medina Park – 2 Trees

1. 36" DBH by pond
2. 48.8" DBH by 82nd Ave



Fairweather – 1 Tree

1. 39.8" DBH – head left once you go into Fairweather and keep walking – tree will be on left





CITY OF MEDINA

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MEMORANDUM

DATE: May 24, 2022

TO: Honorable Mayor and Development Services Committee

FROM: Stephanie Keyser, AICP, Planning Manager and Emily Miner, Assistant City Attorney

RE: Tree Code Update 2021/2022 – Dev Svc Committee Questions and Answers

Background

Medina's previous tree code (pre-2015) was complex and burdensome. The fees were too high, the required supplemental plantings were onerous, and the code seemed to be at odds with development. Council directed Planning Commission to do a total re-write of the code in 2012. The update was done in two phases with the final adoption being in 2015. The first permit vested under the new code was submitted on August 13, 2015.

It was assumed that the 2015 update *fixed* the tree code and that it would protect one of Medina's greatest assets, its trees. It's always important to remember that there is no such thing as a perfect code, and no one will ever be able to predict all of the unintended consequences. Codes are not static and should change as the needs of the communities they serve change. In 2020, Council started to receive a lot of complaints regarding the number of trees that were being removed from the redevelopment of lots. These complaints prompted Council to place a review of the tree code on the Planning Commission's Work Plan with the direction to be *surgical* and make *minor changes* to the part of the tree code for land under development.

Planning Commission's recommendation is composed of two pieces that are complimentary but separate. Raising the density ratio and lowering the tree credit values directly addresses Council's request to make minor changes, is focused solely on lots that are under development, and on average will result in more trees on site either through being saved or through supplemental plantings. It is Staff's opinion that Council's task will be satisfied with that piece of Planning Commission's recommendation.

As Planning Commission's discussion evolved over the months, the scope expanded to include an amendment that would be applied to all lots, regardless of development status. This second piece lowered the DBH required for a Legacy tree designation (from: 50" DBH to 36" DBH or larger but less than 50" DBH) and created a new category called Landmark for those trees with a DBH of 50" and greater. The Legacy tree replacement requirements are a sliding scale that is based on lot size with smaller lots having fewer replacement caliper inches required than larger lots. Legacy and Landmark trees must be of a certain DBH **and** be a species on the Legacy Tree Species List:

- A. EVERGREENS (CONIFERS):
1. Lawson Cypress – *Chamaecyparis lawsoniana*
 2. Alaska Yellow Cedar – *Chamaecyparis nootkatensis*
 3. Western Red Cedar – *Thuja plicata*
 4. Douglas Fir – *Pseudotsuga menziesii*
 5. Grand Fir – *Abies grandis*
 6. Mountain Hemlock – *Tsuga mertensiana*
 7. Western Hemlock – *Tsuga heterophylla*
 8. Pacific Madrone – *Arbutus menziesii*
 9. Shore Pine – *Pinus contorta* var. *contorta*
 10. Western White Pine – *Pinus monticola*
 11. Sitka Spruce – *Picea sitchensis*
- B. DECIDUOUS:
1. None

Questions and Answers

Here are answers to some of the questions that came up during the May 5th Development Services Committee meeting:

Q. How do the replanting requirements apply on more wooded lots?

A. When it comes to lots under development, wooded lots are at an advantage because they can remove more trees and still meet the density ratio (this was the case for the wooded property on 79th that appeared to be clear cut because they just kept trees along the back of the lot). This is true under the current code, and this is still true under the proposal. When it comes to Landmark and Legacy tree designation, there is no exemption or relief for wooded lots.

Q. Are the requirements more stringent on such lots? (i.e. do they apply any differently because the property has a greater tree canopy baseline?)

A. No, the requirements are not more stringent they are the same. However, heavily wooded lots would likely be unable to meet the replanting requirements.

Q: For example, a heavily wooded lot removes a 36” DBH tree. How much do they have to replant and what are the alternatives?

A. Legacy tree replacement plantings are a sliding scale based on lot size so it would depend on the size of the lot. The following examples are assuming one 36” DBH tree is removed:

If the lot was less than 10,001 square feet, the number of replacement inches is 10% of the removed DBH. They would need to plant 4 inches or 2, 2” trees ($36 \times .1 = 3.6 = 4$ (rounded up to the next whole number)).

If the lot was 10,001-13,000 square feet, the number of replacement inches is 15% of the removed DBH. They would need to plant 6 inches or 3, 2” trees ($36 \times .15 = 5.4 = 6$ (rounded up to the next whole number)).

If the lot was 13,001-15,000 square feet, the number of replacement inches is 25% of the removed DBH. They would need to plant 9 inches ($36 \times .25 = 9$). They could accomplish this by either planting 5, 2" trees or 3, 3" trees.

If the lot was 15,001-20,000 square feet, the number of replacement inches is 35% of the removed DBH. They would need to plant 13 inches ($36 \times .35 = 12.6 = 13$ (rounded up to the next whole number)). They could accomplish this by planting 7, 2" trees or 5, 3" trees.

If the lot was greater than 20,000 square feet, the number of replacement inches is 50% of the removed DBH. They would need to plant 18 inches ($36 \times .5 = 18$). This could be accomplished by planting 9, 2" trees, or 6, 3" trees.

If the property was unable to meet the replanting requirements, they could do the replanting in the adjacent ROW, they could plant within another public ROW or a city park, or they could pay a fee-in-lieu.

Q. Re: heavily wooded lots, what is the perceived benefit to applying the code this way?

A. Creating a new Legacy tree category sends a clear policy directive that trees are important in Medina. It does not make sense to designate something as important and then regulate it separately depending on the status of development on the lot. If two different replanting requirements were created, this is something that could very easily be circumvented by an applicant applying for a tree permit a few months before a building submittal, or by a seller cutting down trees before they sell their house. From a staff perspective, there's less administration on the City side by treating these trees the same regardless of development status.

Q. How many trees would a property owner not developing their property, versus a property owner with a lot under development, have to replant for removing one legacy and one landmark tree?

A. There is no difference in requirements based on land under development. Again, the mitigation is dependent upon the size of the lot and the DBH removed for legacy trees. Landmark trees (50" DBH and above) have a one-to-one replacement requirement. Taking the most stringent example, a 20,000+ square foot lot removes one 36" Legacy tree and one 50" Landmark tree. The mitigation required would be 18 inches for the Legacy tree and 50 inches for the Landmark for a total of 68 inches or 34, 2" trees. Obviously, very few lots would be able to accommodate this number of trees, so they would then look at planting off site or doing fee-in-lieu.

It should be noted that a primary reason for the creation of an additional class of trees is to prevent them from being cut down. As we saw during our analysis, it's easy for these larger trees to come down right now. The intent is to make people pause before cutting down a healthy tree in the corner of their lot to get a better view of the golf course.

Q. How many legacy and landmark trees are there in Medina?

A. The only data we have is based on the permits for tree removals that have been submitted since 2015. As part of this discussion, staff looked at 295 tree permits. The table below uses the proposed new code's parameters (new Legacy 36-less than 50 and Landmark 50 and above):

Removed		Remain	
Landmark	2	Landmark	7
50" and greater but not considered Landmark	5	50" and greater but not considered Landmark	7
Legacy	83	Legacy	118
36"-less than 50" but not considered Legacy	8	36"-less than 50" but not considered Legacy	23
Total Trees	98	Total Trees	155

Using the new code’s definitions, 2 Landmark trees and 83 Legacy trees have been removed since 2015. 5 trees that are larger than 50” but not considered Landmark and 8 trees larger than 36” but less than 50” and not considered Legacy were also removed. The total trees in all categories removed is 98.

Based on the applications, 7 Landmark trees and 118 Legacy trees remain. Additionally, there are 7 trees larger than 50” but not considered Landmark and 23 trees larger than 36” but less than 50” and not considered Legacy that also remain.

Q. Why can’t the City have different definitions for Legacy and Landmark trees on lots under development versus not under development?

A. They can, but it will create more administrative tracking problems and will require an entirely new procedure for determining replanting requirements for lots not underdevelopment. This will also be something that applicants can easily circumvent by cutting down trees before submitting a building permit or having a seller cut down trees before the sale closes. Staff would strongly discourage this.

Q. How does tree density ratio impact the tree replanting analysis?

A. The density ratio informs how many tree units are required on site. The proposal increases the density ratio by .05 from .35% to .4%. For example, a 10,000 square foot lot is required to have 4 tree units ($10,000 / 1,000 \times 0.4 = 4$ units). If a lot doesn’t have enough tree units to meet that minimum density ratio, they will have to plant supplemental trees.

Q. What complaints did the City receive related to the 2015 tree code update?

A. Most complaints would have gone to Tom Early but there have definitely been complaints about the complexity of the tree application.

Q. Did the code go far enough for new construction?

A. For lots undergoing redevelopment, the changes will result (on average) in one additional tree being saved. It’s important to keep in mind that this is a cumulative effect. Planning Commission

was deliberate in trying to balance the desires of the residents to redevelop their properties with the value of retaining existing trees.

Q. Did the code go too far for existing owners?

A. The general consensus from Planning Commission was that the existing code is too lax when it comes to the removal of larger trees; it is acknowledged that this wasn't their assigned task. To make owners think twice about removing larger trees, the mitigation was intentionally created to be high but also attempted to not be overly burdensome. In the existing code for land not under development, if a resident removes a tree 24" DBH to less than 50", they are required to plant 3 trees. If they remove a legacy tree (in the current code a legacy tree is 50" or greater), they are supposed to plant $\frac{1}{2}$ the DBH removed, i.e. a 50" DBH legacy tree requires 25" of replacement inches). A hazard tree 10" or greater requires one tree.