



CITY OF MEDINA

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MEMORANDUM

DATE: November 8, 2021
TO: Honorable Mayor and Medina City Council
FROM: Stephanie Keyser, AICP, Planning Manager
RE: Tree Code Update – Planning Commission Recommendation

This memorandum outlines Planning Commission’s recommendation on the tree code update. Further explanation on the Legacy tree portion of the proposal is provided as well as the dates that the pieces of the recommendation were approved. The draft code is available as Attachment A and is color coded based upon the recommendation: black is the existing text, red is the Planning Commission’s recommendation, green is the city arborist recommendation, and blue is the city attorney’s recommendation.

The attachments to this memorandum are as follows:

- Attachment A – Draft code with comments from city attorney
- Attachment B – Tree Unit Rationale, from previous tree code amendment document, January 2015
- Attachment C – Tree Permit Data August 2015-July 2021
- Attachment D – List of Significant Tree Species
- Attachment E – TREE-19-063 approved application
- Attachment F - Permit Analysis from April 27, 2021, Planning Commission Packet: Status Quo vs Reducing Legacy Tree to 36” and increasing those tree units by .25 vs Reducing Legacy Tree to 36” and reducing all units by .25 plus associated tree permits
- Attachment G – Public Comments
 - a. Excerpt of email from Miles Adam to Planning Commission Chair Laurel Preston, received April 12, 2021
 - b. Rob Short – email received August 27, 2021
 - c. Doug Hutson – email received August 28, 2021
 - d. Kay Koelemay Dicharry – email received August 30, 2021
 - e. David Yee – email received October 10, 2021
 - f. Dan Becker – email received October 17, 2021
 - g. David Yee – email with attachment received October 17, 2021
 - h. Colin Radford – email received October 29, 2021
 - i. Allyson Jackson – email received November 4, 2021

PART 1 – COUNCIL REQUEST

On September 22, 2020, the City Council placed reviewing the tree code on Planning Commission's work plan. The work plan item description is below:

Review tree retention and replacement requirements for new single-family construction

Description

Medina's sylvan nature is something that distinguishes it from the surrounding jurisdictions and contributes to its high-quality residential character. Recent projects have demonstrated a deficiency in the tree code regarding new construction. This task would only review the sections of the tree code that relate to new single-family site redevelopment.

Requests to Staff

The first step will be to examine the retention and replacement requirements for lots undergoing redevelopment.

Deliverable

The initial deliverable from PC to CC would be a high-level recommendation regarding changes to the retention and replacement requirement in the tree code for new single-family development (MMC 20.52.110) and/or the minimum performance standards for land under development (MMC 20.52.130).

PART 2 – LEGACY TREE DISCUSSION

The current code identifies Legacy trees as those trees that are listed on Medina's List of Suitable Tree Species with a 50" DBH or greater. Early in the tree code discussion, Planning Commission expressed concern that the current code does not provide enough protection for these trees. The possibility of increasing the fee attached to their removal, increasing required mitigation, or lowering the threshold for what counts as a Legacy tree was discussed.

Trees with 36" DBH are already identified in the code as the bookend of a new grouping of trees. For the existing fee-in-lieu section, the contribution rate of replacing an existing significant tree is broken into three categories: significant trees to less than 20" DBH; 20" DBH to less than 36" DBH; and 36" DBH and greater. Additionally, the city's arborist suggested using 36" DBH if Planning Commission was considering lowering the threshold. Accordingly, the Planning Commission's recommendation is to lower the legacy tree threshold from 50" DBH to 36" DBH, in accordance with the city arborist suggestion and as way to enhance protections for a larger number of trees.

There have been 295 tree permits submitted for land under development and land not under development since the adoption of the most recent tree code amendment in 2015. This number does not include permits to remove trees in the right-of-way, or those permits that were approved but were missing the tree information in the City's permit tracking portal, SmartGov. Of the 295 permits, 7 properties (.02%) removed a tree with a 50" DBH or greater while 12 properties (.04%) had a Legacy tree that remained on site after the permitted work was completed. Under the proposed code, 63 properties (21%) removed 88 trees that would now be classified as Legacy and

70 properties (.24%) would have 107 trees after the permitted work was finished that would be considered Legacy trees.

Planning Commission voted unanimously (6-0) on June 22, 2021, to lower the threshold for what counts as a Legacy tree from 50” to 36” and to create a new category of tree called Landmark tree which would be those trees with a DBH of 100” or greater. On October 19, 2021, that recommendation was amended so that Landmark trees began at 50” DBH, which was in accordance with the city arborist’s recommendation.

As the recommendation currently stands, Planning Commission saw Legacy trees as one standard throughout the city, regardless of a parcel being under development or not. To balance out the mitigation requirements, a sliding scale relative to lot size was created: less than 10,001 requires a 10% removed DBH mitigation; from 10,001 to 13,000 requires a 15% removed DBH mitigation; from 13,001 to 15,000 requires a 25% removed DBH mitigation; from 15,001 to 20,000 requires a 35% removed DBH mitigation; and greater than 20,000 requires a 50% removed DBH mitigation. Ultimately, whether this part of the proposal is approved as recommended, sent back to Planning Commission to determine different mitigation standards based on development status, or rejected completely, is for Council to decide.

PART 3 – PUBLIC NOTICING AND COMMENTS

On August 27, 2021, a notice was sent out that the Planning Commission was working on a tree code update. On September 30, 2021, Planning Commission’s notice of hearing was published in the Seattle Times, posted on notice boards throughout the city, sent out via GovDelivery, and placed on the website. City Council’s notice of hearing was published in the Seattle Times, posted on notice boards throughout the city, sent out via GovDelivery, and placed on the website on October 20, 2021.

In April 2021, the Planning Commission Chair, Laurel Preston, received an email from a resident who was concerned about large trees that had been taken down on a property by the golf course. Although this property was not under development, an excerpt from his email was forwarded to the rest of the Commissioners and included as a public comment in the April Planning Commission Packet.

Staff has received a handful of comments on the tree code, some have been general while some have been specific. All of the comments that have been sent to staff are available for review in Attachment G.

PART 4 – PLANNING COMMISSION’S RECOMMENDATION

Throughout this past year, Planning Commission identified the following points to investigate while working through the tree code.

- the definition of a significant tree
- better legacy tree protection
- the specific tree species that the city requires/encourages

- the role of natural loss
- long-term survival rates and enforcement
- the numerical tree replacement requirement
- the location of trees, both removal and replacements
- making sure the code is simple and flexible

Each piece was voted on as Planning Commission was ready.

The definition of a significant tree (COMPLETED – APPROVED MARCH 23rd: 4-0)

An alternative definition of a significant tree was discussed in the beginning of the tree code investigation. Ultimately, Planning Commission decided to keep the definition of a significant tree as it currently is in the code.

Better legacy tree protection: Landmark, Legacy, and Significant (COMPLETED – APPROVED JUNE 22nd: 6-0) (RECOMMENDATION UPDATED OCTOBER 19th: 6-0)

Original recommendation: Planning Commission voted to create a new tree category for trees larger than 100” – Landmark trees, and to reduce the threshold for legacy trees from 50” to 36”.

Updated recommendation: After taking into consideration comments from the city’s arborist, Planning Commission voted unanimously (6-0) on October 19, 2021, to reduce the Landmark tree designation to 50” DBH

Fee-in-Lieu (COMPLETED – APPROVED APRIL 27th: 3-2)

Planning Commission voted to change the fee-in-lieu section so that fees-in-lieu will be permitted only if the city arborist determines there is insufficient area to replant on site. Additionally, the associated fee shall be tied to the most current council of tree and landscaper appraiser guide for plant appraisal. The Council of Tree and Landscaper Appraisers periodically updates their appraised values, which will take the burden off the city having to raise the fees every few years.

Staff is working on obtaining an appraisal on a tree in Medina Park to provide an example of what this looks like. The appraisal will be included in the December staff packet.

Medina Tree Fund (COMPLETED – NO ACTION NEEDED)

The question of what the city does with the money received from owners opting to use the fee-in-lieu (or payment into the Medina tree fund) option was asked. The Public Works department oversees the fund, and they use it to cover the costs of tree trimming, removal of hazard trees, and new plantings on city property. One thing the city should do is create a city landscape plan to identify where future plantings should occur.

Amending tree credit value section MMC 20.52.130(C) to reduce by .25 (COMPLETED – APPROVED JUNE 22nd: 6-0)

Planning Commission voted to reduce all values in the tree credit section by .25. The rationale behind this is that it will take more trees to create one unit. During the analysis, it was originally

hypothesized that increasing the unit for Legacy trees would result in better protection. However, what was discovered was increasing the numbers did not result in a net difference (Attachment F).

During the September 21, 2021, Joint City Council and Planning Commission meeting, the question was asked about the tree credit value and why it is used. This method of assigning value to a tree came about from the previous Development Services Director, the city arborist, and the members of Planning Commission during the update in 2014-2015. The credits assigned to the trees varied depending on DBH and projected canopy coverage, with larger more mature trees having a higher credit (Attachment B). The request from City Council to Planning Commission in September 2020 was to keep the scope limited and work within the parameters of the existing code; no one was interested in reinventing the code. To that end, Planning Commission's analysis focused on minor changes: what did it look like if certain numbers were slightly increased versus being decreased. We did not look at an overhaul of the existing tree credits or what the result of using varying whole numbers would produce.

Numerical tree replacement requirement; Location of trees, both removal and replacement; Making sure the code is simple and flexible

Large Lot (+20,000 sq. ft.) Location Requirement (COMPLETED – APPROVED* OCTOBER 19th)

This would place an additional location requirement on large lots (anything 20,000 square feet or larger). Statistically, these lot have more trees than smaller lots and are therefore able to cut down more trees. To address the perception of clear cutting, large lots would be required to preserve significant trees within the front and rear setbacks as well as the site interior. This type of requirement would not be appropriate for smaller lots that may only have two or three trees to begin with.

**Note:* The city arborist provided a comment opposing the creation of an additional layer of a location requirement for large lots. During the October 19th meeting, one commissioner moved to strike the section from the recommendation based on the arborist's comment. After discussion, the motion failed (1-5). The rationale behind supporting a requirement like this is that the perception of clear cutting is more acute on larger lots and generally, because of their size, these lots can support a requirement like this.

Increase Density Ratio to .4 (COMPLETED – APPROVED MARCH 23rd: 4-0)

The increase in the density ratio requirement from .35 to .4, as was recommended by the city arborist and staff, was approved.

PART 5 – ADDITIONAL RECOMMENDATIONS

When working with code, it is inevitable that things come up that are beyond the scope of work that has been prescribed. The following items are being included in Planning Commission's recommendation for future consideration and placement on the work plan.

1. Urban Forestry Manual (UFM) – An Urban Forestry Manual (UFM) is a supplemental guide for a tree code and can be used by homeowners and professionals to help facilitate the planning, design, installation, and maintenance of trees and landscaping. Planning Commission recommends that the City do an Urban Forestry Manual, similar to Clyde Hill's. It should be noted that this is not the first time Planning Commission has recommended the City do such a guide; a similar recommendation was forwarded to Council in 2014. As this is more of a technical document where the work would be done primarily by a consultant, it is staff's intention to recommend placing this on the work plan for 2023 or 2024, permitted funds are available.

2. Driveway Standards – Trees and driveways can conflict with each other, yet the code is silent on driveway standards. It is not unheard of for a tree to be removed solely for new construction to be able to create a wider apron or general driveway. This was a point of discussion for Planning Commission but a formal vote on this topic was never made. However, it is staff's opinion that having some guidance, even if it was only a few sentences, would be beneficial.

Chapter 20.52

TREE MANAGEMENT CODE

Sections:

20.52.010 Purpose and intent.

20.52.015 General provisions and applicability.

20.52.020 Applicability of the tree management code.

20.52.025 Repealed.

20.52.030 Exemptions.

20.52.040 Using this chapter.

20.52.050 Designation of significant tree species.

20.52.060 Repealed.

20.52.070 Repealed.

20.52.080 Repealed.

20.52.090 Repealed.

20.52.100 Designation of land under development.

20.52.110 Tree retention requirements. Repealed.

20.52.120 Legacy and Landmark tree protection measures.

20.52.130 Minimum performance preservation standards for land under development.

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

20.52.150 Minimum restoration standards for land not under development.

20.52.160 Repealed.

20.52.200 Hazard tree risk assessment.

20.52.210 Nuisance tree.

20.52.220 City arborist established.

20.52.300 Notice of tree removal involving no construction.

20.52.310 Tree activity permits.

20.52.320 Tree ~~removal and planting~~ preservation plan.

20.52.330 Fee-in-lieu.

20.52.340 Tree protection measures during construction.

20.52.400 City tree removals.

20.52.410 Minimum street tree standards.

20.52.420 Owner responsibility within city rights-of-way.

20.52.500 Liability.

20.52.510 Other general provisions

20.52.010 Purpose and intent.

A. The purpose of this e-tree management code chapter 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.
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.
8. Foster public education on the local urban forestry program and encourage good tree management consistent with this chapter.

20.52.015 General provisions:

A. Where land is designated as under development pursuant to MMC 20.52.100, the applicant is required to comply with the following:

1. Demonstrate compliance with the minimum required tree units established in Table

20.52.1280(B).

2. Demonstrate site design strategies and specific development site areas that preserve significant trees.

3. Submit a tree preservation plan that complies with MMC 20.52.320.

4. Ensure that any applicable grading plans required pursuant to MMC Chapter 20.43 are developed to avoid alterations to the grades within tree protection areas.

B. Subsequent ~~multiple~~ applications, for a single parcel, of the significant tree ~~retention~~ preservation requirements in this ~~section~~ Chapter over a 10-year period shall not cause the number and size of significant trees required to be retained to be reduced below the number of significant tree credits ~~and size of trees~~ required to be retained by the first application.

C. When calculating significant tree preservation ~~retention~~ requirements, trees excluded from preservation ~~retention~~ requirements shall not be included in the calculation.

D. 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:

1. Critical areas shall be limited to wetlands, streams, geologically hazardous areas, conservation easements, and their associated buffers as described in MMC Chapters 20.50 and 20.67; and

2. Removal of any vegetation or woody debris, including trees, from a critical area is subject to the regulations in MMC Chapters 20.50 and 20.67.

20.52.020 Applicability of the tree management code.

A. No person ~~or their representative~~, directly or indirectly, shall remove, ~~or~~ destroy, ~~or prune~~ significant 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 20.66.050.

20.52.025 Using this chapter.

Repealed by Ord. 923.

20.52.030 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 non-significant trees and vegetation on private property following the most current ANSI standards; provided the following standards are met:

1. The pruning does not endanger the life of the tree in the opinion of the director.
2. The pruning does not remove more than 25 percent of the natural canopy of the tree.
3. The pruning does not remove a limb having a diameter greater than three inches.

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. Normal and routine T-trimming and pruning operations and maintenance and removal of non-significant trees and vegetation on city-owned property or right-of-way following the most current ANSI standards provided the following standards are met: ~~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.~~

1. The pruning does not endanger the life of the tree in the opinion of the director.
2. The pruning does not remove more than 25 percent of the natural canopy of the tree.
3. The pruning does not remove a limb having a diameter greater than three inches

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.

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

G. Significant trees having less than a 2436-inch diameter breast height size and located within the footprint of the principal building on the lot.

cypress ~~and should also exclude~~ or trees planted, clipped or sheared to be used as a hedge.

2. The designation of deciduous trees ~~should~~ may 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 20.12.200 to denote the term significant tree as used in this chapter.

20.52.060 Notice of tree removal involving no construction.

Repealed by Ord. 923.

20.52.070 Tree removal and replacement plan.

Repealed by Ord. 923.

20.52.080 Designation of significant tree species.

Repealed by Ord. 923.

20.52.090 Tree replacement requirements.

Repealed by Ord. 923.

20.52.100 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 on private property 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 20.52.200 and 20.52.210, respectively.

The designation of land under development shall be from the time the building or grading & drainage permit is submitted until the time that the associated tree permit is finalized.

~~20.52.110 Tree retention requirements.~~

~~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 of the following:~~

~~1. Preserve at least 50 percent of the existing trees that are:~~

~~a. Six inches diameter breast height and larger; and or~~

~~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 or~~

~~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:~~

~~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 or~~

~~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.~~

20.52.1120 Legacy and Landmark tree protection measures.

This section applies to trees designated as legacy and exceptional 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 20.66.050.

A. A legacy or landmark tree ~~meeting all of the following criteria~~ shall be designated ~~as a legacy~~

~~tree~~ by meeting all of 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

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

~~4d.~~ The tree is not:

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

~~bii.~~ 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.~~

~~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 subject legacy tree by ~~50 percent~~ the required percentage standards in Table 20.52.120(B) to establish the number of replacement inches. A

fractions of this section shall be rounded up to the next whole number; ~~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~~

~~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)(a) and (2) of this section.~~

Table 20.52.120(B) Legacy Tree Replacement Requirements

| <u>Square Footage of the Lot Area</u> | <u>Required number of replacement caliper 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 trees is calculated by multiplying the diameter breast height of the subject exceptional tree by 100 percent to establish the minimum number of replacement inches. All fractions of this section shall be rounded up to the

next whole number.;

C. In lieu of planting replacement trees prescribed in subsection (B) above, and if approved by the director, an applicant may satisfy the replacement tree requirements by comply with MMC 20.52.330.

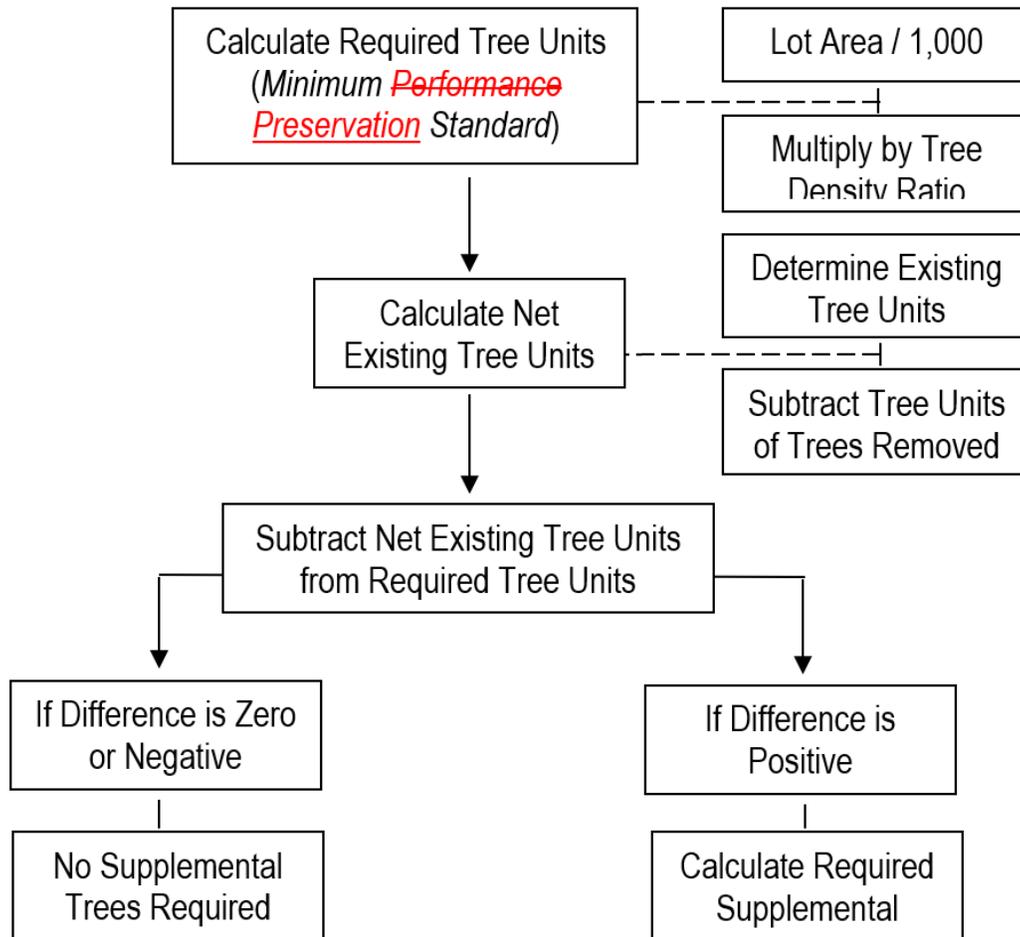
D. Other Provisions.

1. Each replacement tree shall meet the standards prescribed in MMC 20.52.1340~~(D)(4)(a)~~ through (d) and (g).
2. The ~~tree~~ replacement tree 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 and non-landmark 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 and/or non-landmark or a pre-existing tree unit gap.
4. If the minimum performance significant tree preservation standards in MMC 20.52.130 are used, and if supplemental tree units are required, the ~~tree~~ replacement tree 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 20.52.140~~(AC2), (B), (C), and (E)~~ are acceptable alternatives to on-site replacement tree planting provided the director approves of the off-site location in writing.

20.52.130 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 20.52.100. Figure 20.52.130 outlines the primary steps prescribed by this section in establishing requirements and determining compliance with this chapter.

Figure 20.52.130 Tree **Performance Preservation** Process



B. Lots with 1 L and 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 property is divided by 1,000 square feet; and
2. The quotient is multiplied by the corresponding significant tree density ratio applicable to the lot as set forth in Table 20.52.130(B); and
3. The resulting product is rounded up to the next whole number to establish the minimum number of required significant tree units.

Table 20.52.130(B) **Significant** Tree Density Ratio

| Zoning District | Category of Land Use | Significant Tree Density Ratio |
|--------------------------|----------------------|---------------------------------------|
| R-16, R-20, R-30 & SR-30 | Residential | <u>0.3540</u> |

| Zoning District | Category of Land Use | <u>Significant Tree Density Ratio</u> |
|-----------------|---|---------------------------------------|
| | Golf Course | 0.15 |
| | Nonresidential other than specifically listed | 0.25 |
| Public | Schools | 0.15 |
| | Parks | 0.42 |
| | Residential | 0.35 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 significant tree units applicable to the lot, apply the following analysis 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 20.52.130(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 20.52.130(C) Existing Tree Unit

| Tree Type | Diameter Breast Height of Existing Tree | Tree Unit |
|------------|---|----------------------|
| Deciduous | 6 to 10 inches | 0.75 |
| | Greater than 10 inches | 1.00 0.75 |
| Coniferous | 6 to 10 inches | 0.75 |

| Tree Type | Diameter Breast Height of Existing Tree | Tree Unit |
|-----------|---|---------------------|
| | Greater than 10 inches, but less than 50 inches | 1.0 0.75 |
| | 50 inches and greater | 1. 250 |

D. If supplemental trees are required, the quantity of [supplemental](#) trees is determined by [the following analysis applying the following procedures](#):

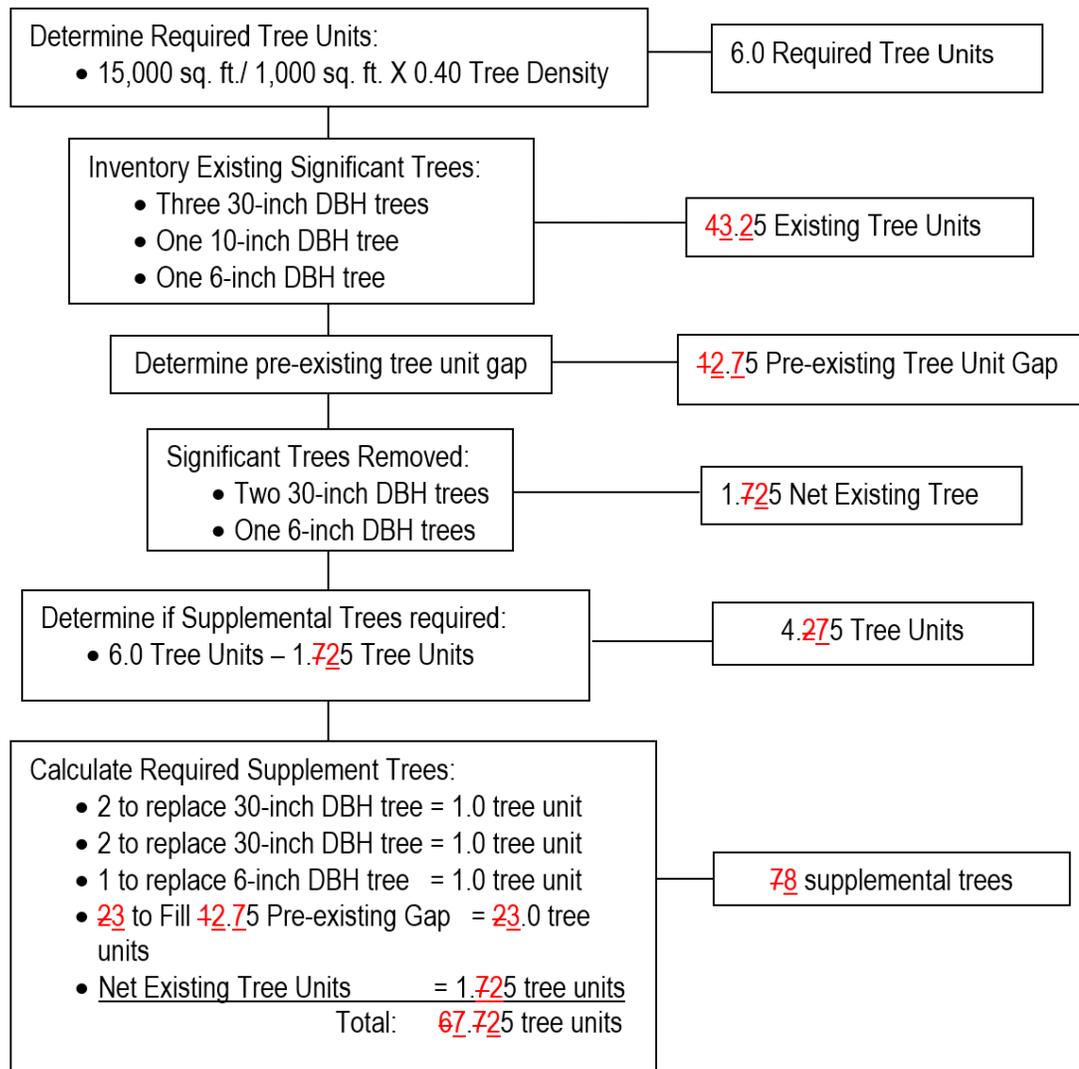
1. Determine if a pre-existing [significant](#) tree unit gap exists by subtracting the total existing tree units from the required tree units:
 - a. If the difference is less than zero round to zero;
 - b. A difference of zero means no pre-existing tree unit gap is present;
 - c. If the difference is 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 20.52.130(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 (C) 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 20.52.130 for an example of calculating supplemental trees.

Table 20.52.130(D) Supplemental Tree Unit

| Purpose of Supplemental Tree | Diameter Breast Height of Removed Tree | Tree Unit for Supplemental Trees |
|------------------------------|--|----------------------------------|
| Replace an existing | 6 inches to less than 24 inches | 1.0 |

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

Diagram 20.52.130 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;~~

~~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.~~

20.52.140 ~~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:
 - ~~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 20.52.050 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. [Supplemental](#) 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.

5. The [property](#) 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 [property](#) 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 20.52.130(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 20.50 and 20.67;](#)~~

~~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 ~~in the~~ jurisdiction over the off-site location;

e. Any other property determined appropriate by the director.

D. Fee-in-Lieu. If the director determines there is insufficient area to replant on-site or within the adjacent public right-of-way, the director may authorize payment of a fee-in-lieu in accordance with MMC. 20.52.330.

~~ED.~~ Upon written request to the City, and approval by the director, an ~~An~~ owner may seek ~~select to apply~~ a combination of planting trees on site, off site and/or fee-in-lieu 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.

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

~~GF.~~ Existing trees at the off-site location shall not be included as satisfying tree density ratio planting requirements.

~~HG.~~ 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.

20.52.150 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 20.52.100.

B. Removal of significant trees on a lot, including significant trees designated as hazard and nuisance trees, is authorized only if the restoration requirements in Table 20.52.150 are satisfied, or if the property meets the requirements prescribed in subsection (K) of this section.

Table 20.52.150 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 20.52.120 |
| | 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 20.52.050.

D. Restoration trees shall be planted within the boundaries of the lot unless the applicant meets the requirements of off-site planting in MMC 20.52.140, 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 as follows:

1. Restoration tree stems shall be no closer than 10’ to exterior wall of house and at least 10’ offset from an eave or covered patio.

2. Restoration tree(s) shall not be planted in a line and be the same species.

3. Restoration tree(s) shall be planted outside of the dripline of existing trees.

F. The restoration tree shall be planted so that the root flare or trunk flare is at or slightly above finish grade.

GF. 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.

HG. 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 20.52.140.~~

K. The restoration requirements in Table 20.52.150 for removing significant trees shall be waived if the following criteria are satisfied:

1. The subject lot contains ~~enough a sufficient number of~~ significant trees to meet the ~~performancee preservation~~ standard for required trees established in MMC 20.52.130; 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 ~~performancee preservation~~ standards for required trees established in MMC 20.52.130.

20.52.160 Lots 12,000 square feet or less.

Repealed by Ord. 923.

20.52.200 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 shall 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 20.52.200(C);
- f. Possible mitigation treatments to reduce the risk are identified;
- g. The risk is again designated pursuant to the matrix in Table 20.52.200(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 20.52.200(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 20.52.200(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 20.12 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.

20.52.210 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~~ The city arborist 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~~ impairment, interference, or restriction of streets, private lanes, driveways, sidewalks, sewers, power lines, utilities, drainage facilities, or other public improvements.

~~4. Substantially impairs, interferes, or obstructs any street, private lane, or driveway; or~~

~~45.~~ 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~~ The director shall designate a tree as a nuisance tree following receipt of a written request from the property owner of the tree, 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.

3. Other relevant information as determined by the director ~~provided by the applicant and~~

~~the city's inspection of the subject tree.~~

20.52.220 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.

20.52.300 Notice of tree removal involving no construction.

A. Property owners removing a significant tree requiring a permit under MMC 20.52.310, 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.

20.52.310 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 20.70.050 is required when for the following activities unless a different permit is required elsewhere under this section:

1. Land is designated as under development ~~as determined in per~~ MMC 20.52.100.

2. Removal, and pruning unless exempted by MMC 20.52.030, at any time of a significant tree, ~~including a hazard tree, or and a nuisance trees,~~ located on private property or Washington State controlled land associated with the SR 520 highway.

3. Removal of any nonsignificant tree, including a hazard tree, or a 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 20.60.050.

~~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 20.52.200, or involving hazard pruning authorized by the director.~~

C. An administrative right-of-way tree activity permit meeting the requirements set forth in MMC 20.71.050 is required for the following activities:

1. Removal, and pruning unless exempted by MMC 20.52.030, of any significant tree, excluding hazard trees, that is:

~~a. Six inches or larger diameter breast height size;~~

~~ab. Located in any open or closed city right-of-way;~~

~~be. 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 or by the City; 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 significant tree, excluding hazard trees, which is:

~~a. Six inches or larger diameter breast height size;~~

~~a**b**. Located in any open or closed city right-of-way; and~~

~~b**e**. 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 significant tree, excluding hazard trees and hazard pruning, for any purpose, which is:

~~a. Six inches or larger diameter breast height size;~~

~~a**b**. Located in any open or closed city right-of-way; and~~

~~b**e**. 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 20.72.100 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 20.52.210; 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 20.72.100 are satisfied.

20.52.320 Tree ~~removal and planting~~ preservation plan.

A. Permits for lands under development and permits for removing significant 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;~~

~~ab.~~ Topography of the site at two-foot contour intervals.;

~~be.~~ Critical area boundary's and size in square feet on parcel as defined in Chapters 20.50 and 20.67 MMC.;

~~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.;

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. The location, genus, species, common name, and size of all significant trees located within the boundaries of the property and within any adjoining rights-of-way and notation of which significant trees will be retained and which are proposed to be removed. Identification of all trees having a six inches or larger diameter breast height size to be retained and those 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 a 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 certified 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 DBH.
- d. For lots larger than 20,000 square feet, excluding lots within the shoreline jurisdiction as defined by MMC 20.66.050, the tree density ratio shall be achieved as follows:
- i. At least 20 percent of the required significant trees as determined by MMC 20.52.130 shall be retained equally within the site perimeter as follows:
 1. 10 % within the first 15 feet of the front property line.
 2. 10% within the first 15 feet of the rear property line.
 - ii. At least 15 percent of the required significant trees as determined by MMC 20.52.130 shall be retained within the site interior.
- e. For lots larger than 20,000 square feet, excluding lots within the shoreline jurisdiction as defined by MMC 20.66.050, the tree density ratio shall be achieved as follows:
- i. At least 20 percent of the required significant trees as determined by MMC 20.52.130 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 20.52.130 shall be retained within the site interior.

f. Compliance with the required tree density ratio pursuant to MMC Table 20.52.130(B).
~~Analysis of required tree units, existing tree units, and net tree units;~~

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

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

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

if. ~~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 plan. However, this shall not preclude the director from requiring such information as necessary to determine compliance with this chapter.~~

20.52.330 Fee-in-lieu of Tree Preservation Plan.

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 20.52.130; 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 to acquire, transport, prepare planting area and plant the tree, materials including tree, stakes, soil amendments and fertilizer, and 5-years of maintenance including pruning, removing stakes, watering (if not irrigated) and mulch replenishment for each replacement tree; and

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

5. The applicant submits a written document demonstrating compliance with the criteria in this section.

20.52.340 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 more than 25-feet~~ from areas of land disturbance and/or construction access, and where approved by the director, ~~a~~ 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 around significant trees to within the larger of the following areas:

~~a. The drip line area of the tree; or~~

~~b. A an area around the tree equal to one foot in diameter for each inch of tree diameter measured at 54-inches above ground level 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~~ Align trenches for utilities that outside of tree protection area or specific directional boring launch and receiving pits outside of the tree protection area and ensure depth of boring is at least 4-feet below ground surfaces 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 with a combination of arborist mulch and/or weight dispersing plates.
7. Implement Detail a tree care program during construction to include watering irrigation, mulching, fertilizing, pruning and pest control.
8. Measures Designate a location away from tree protection area(s) for the disposal of potentially harmful items such as excess concrete, ~~polluted water runoff,~~ temporary runoff facilities, 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.

20.52.400 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 20.52.020, 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 20.52.030 apply to this section.~~

~~C. Pruning and trimming of city trees is permitted provided ANSI 300 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 20.52.310.~~

~~B.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 20.52.200.
2. Nuisance trees designated pursuant to MMC 20.52.210.
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 [agree 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 18.16.040 through 18.16.080; and

c. The approval of a nonadministrative right-of-way activity permit is obtained pursuant to MMC 20.72.090.

CE. 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 20.52.400(E)(1), except as allowed otherwise by this section;

Table 20.52.400(C)(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 20.52.050. 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.

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 consistent with the most current ANSI standards ~~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 20.52.200 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

20.52.030(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.

DF. 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 (DF)(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 (CE) of this section would result in the total number of city trees in the right-of-way to exceed the maximum prescribed in subsection (DF)(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 (CE) 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 (DF)(1) or (2) of this section, an applicant may plant additional trees in the right-of-way, subject to the limits in subsection (DF)(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.
5. New trees shall not be planted within three feet of the edge of any paved roadway.

EG. The requirements of this section may be used to satisfy the requirements set forth in MMC 20.52.410.

FH. Where a proposal includes application of this section and application of MMC 20.52.130 and/or 20.52.150, the requirements for supplemental trees and restoration trees shall be applied independent of the requirements in this section for replacement trees.

20.52.410 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.
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 20.52.100:

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.
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.
3. The requirements of this subsection may be satisfied with existing trees in the adjoining city right-of-way measured to the centerline.
4. New city trees shall not be planted within three feet of the edge of any paved roadway.
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.

20.52.420 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 20.52.050.

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.

20.52.500 Liability.

Consistent with MMC 20.10.070, 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.

20.52.510 Other general provisions.

A. 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.

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 20.80.140(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 20.40.100 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 18.16.040, 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 18.16 MMC.

20.52.110 Tree retention requirements.

STAFF COMMENT: This section implements Policy CD-P6 of the Medina Comprehensive Plan that states clear cutting should not be permitted on property prior to development. This amendment proposes to give choices on tree retention that includes incentive to retain larger trees. The 10-inch diameter breast height size is derived from the thresholds we currently use for defining a significant tree and the 24-inch diameter breast height size is found in both our shoreline master program and site plan review as trees receiving additional consideration.

- A. Where land is under development pursuant to MMC 20.52.100, the owner shall retain significant trees within the boundaries of the lot (within the boundaries excludes trees in the city right-of-way, which removal is governed by MMC 20.52.400) in accordance with any one of the following choices (all fractions are rounded up to the next whole number):
1. Retain at least 50 percent of all existing significant trees;
 2. Retain at least 40 percent of all existing significant trees, provided at least 50 percent of those trees required to be retained have a 10-inch diameter breast height and greater size;
 3. Retain at least 35 percent of all existing significant trees, provided:
 - a. At least 30 percent of those trees required to be retained have a 10-inch diameter breast height and greater size; and
 - b. Additionally, at least another 20 percent of those trees required to be retained have a 24-inch diameter breast height and greater size; or
 4. Retain at least 25 percent of all existing significant trees, provided at least 75 percent of those trees required to be retained have a 24-inch diameter breast height and greater size;
- B. The maximum number of significant trees required to be retained shall not exceed the number needed to meet the required tree units prescribed in MMC 20.52.130;
- C. The following significant trees are excluded from the retention requirements of this section:
1. Those designated as a hazard tree pursuant to MMC 20.52.200;
 2. Those designated as a nuisance tree pursuant to MMC 20.52.210 and re-development will not remedy the nuisance condition; and
 3. Those located within the footprint of the principal building on the lot and having less than a 36-inch diameter breast height size.

20.52.120 Trees granted special protection.

STAFF COMMENT: One of the compromises suggested during discussions on easing the existing code replacement disincentives used to protect trees was that certain trees receive additional protection similar to landmark, historical and heritage trees. None of these terms as used in the industry quite fits Medina's situation so the term "special protection" is used. (Note: the City at one time designated certain right-of way trees as historic, but regulations were repealed.) The criteria for special protection include a 50-inch DBH size, which is the size a public hearing is required for a tree removal permit. Trees determined as hazards or nuisances are excluded from being a special protection tree as well as trees within the building footprint that cannot be feasibly retained.

- A. Trees meeting the following criteria are prohibited from being removed, excluding those set forth in MMC 20.52.120(B):
1. The tree species is denoted on the suitable tree species list as a special protected tree;
 2. The tree has a 50-inch diameter breast height and greater size; and

3. The tree is healthy with a likelihood of surviving more than 10 years if the tree was properly cared for and its risk unenhanced by the proposed development.

B. The following are excluded as being designated special protected trees:

- 1. Those designated as a hazard tree pursuant to MMC 20.52.210;
- 2. Those designated as a nuisance tree pursuant to MMC 20.52.220 and re-development will not remedy the nuisance condition;
- 3. Those located within the footprint of the principal building and alternative placements of the building is not feasible.

20.52.130 Minimum performance standards for land under development.

STAFF COMMENT: This section and Section 20.52.150 replace the current tree replacement requirements set forth in MMC 20.52.090. For properties under development, this section sets forth requirements to have a minimum number of trees on the property. One of the challenges in developing these standards is to account for the different values people place on large trees versus small trees. To do this, *tree units* is utilized as the form of measurement and it incorporates possible values by assigning a weighted factor to tree units involving existing trees. To count existing trees, they are assigned one of two tree unit values based on the size of the tree. To count supplemental trees, they are assigned one of two tree unit values based on whether the supplemental tree is replacing a large existing tree or a different tree.

The Tree Density Ratio is used to calculate the tree units required to be on the property. This is a key standard in achieving the goal of preserving the existing tree canopy. To create these ratios, the canopy areas of mature trees most common to Medina were averaged and used to establish a base line tree. Weight factors to account for the diversity of were incorporated including the 52/ 48 percent conifer/deciduous tree canopy composition identified in The 2014 Watershed inventory, and the percentage breakdown of species in each category (i.e., cedars compose about 62% of the conifer trees and maples compose about 44 percent of the deciduous trees per the 2002 Medina Inventory Report).

The purpose of using common trees to Medina and the weight factors is to produce a base line tree having a typical mature canopy for Medina. This produced a typical canopy area of 1,015 square feet. It should be noted that this typical canopy size is heavily influenced by the large presence of cedars and maples in Medina’s urban forest.

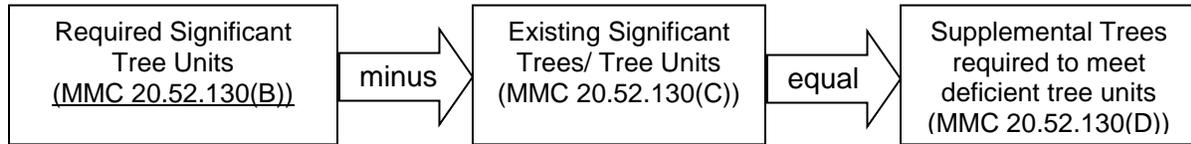
The baseline tree was utilized in calculating the Tree Density Ratio based on the assumption of maintaining the existing tree canopy coverage of 288 acres or 31.9 percent of the land area within the city.

The following procedures and requirements shall apply to lands under development meeting the criteria in MMC 20.52.100:

A. Figure 20.52.130 outlines the process for complying with the performance standards in this section:

Figure 20.52.130 Tree Performance Standard Process

STAFF COMMENT: The diagram below outlines the process for determining the number of significant trees required, the number of existing trees retained, and if there is a deficiency, the number of supplemental trees required to be planted. The applicant can count existing significant trees in the right-of-way towards meeting their requirements.



B. Lots designated as land under development shall contain a minimum number of required tree units established by the following procedures:

1. The lot area is divided by 1,000 square feet;
2. The quotient is multiplied by the corresponding tree density ratio set forth in Table 20.52.130(B); and
3. The resulting product is rounded up to the next whole number to establish the minimum number of required tree units applied to the lot;

Table 20.52.130(B) Tree Density Ratio

| <u>Zoning District</u> | <u>Land Use</u> | <u>Tree Density Ratio</u> |
|-------------------------------------|---|---------------------------|
| <u>R-16, R-20, R-30 & SR-30</u> | <u>Residential</u> | <u>0.40</u> |
| | <u>Golf Course</u> | <u>0.16</u> |
| | <u>Non-residential other than specifically listed</u> | <u>0.29</u> |
| <u>Public</u> | <u>Schools</u> | <u>0.17</u> |
| | <u>Parks</u> | <u>0.50</u> |
| | <u>Residential</u> | <u>0.40</u> |
| | <u>Non-residential other than specifically listed</u> | <u>0.29</u> |
| <u>N-A</u> | <u>All</u> | <u>0.29</u> |
| <u>State Highway</u> | <u>All</u> | <u>0.12</u> |

C. To determine compliance with MMC 20.52.130(B), calculate (do not round fractions) the number of existing tree units by using the following procedures and then follow MMC 20.52.130(D):

1. Inventory all existing significant trees on the subject lot, and if applicable, include existing significant trees in the adjoining city right-of-way to the centerline; and
2. Assign a tree unit to each significant tree using the corresponding values set forth in Table 20.52.130(C); and
3. Add the values of the tree units for a total sum and subtract the tree units of any significant trees not being retained to determine the existing tree units on the subject lot.

Table 20.52.130(C) Existing Tree Unit

| <u>Tree Type</u> | <u>Diameter Breast Height of Tree</u> | <u>Tree Unit</u> |
|------------------|--|------------------|
| <u>Deciduous</u> | <u>6 to 10 inches</u> | <u>0.75</u> |
| | <u>Greater than 10 inches</u> | <u>1.0</u> |
| <u>Conifers</u> | <u>6 to 10 inches</u> | <u>0.75</u> |
| | <u>Greater than 10 inches, but less than 50 inches</u> | <u>1.0</u> |
| | <u>50 inches and greater</u> | <u>1.25</u> |

D. Apply the following procedures to determine if supplemental trees are required, and if applicable, the number of supplemental trees required:

1. To determine if supplemental trees are required, subtract the existing tree units calculated in MMC 20.52.130(C) from the required tree units calculated in MMC 20.52.130(B); and:
 - a. If the existing tree units equal or exceed the required tree units then no supplemental trees are required; or
 - b. If the existing tree units are less than the required tree units then supplemental trees are required;
2. If supplemental trees are required, the number of trees required is determined as follows:
 - a. The number of supplemental trees is calculated by assigning a tree unit to the supplemental tree using the values set forth in Table 20.52.130(D), which correspond to whether the supplemental tree is for replacing a removed existing significant tree or for adding a tree above what originally existed;
 - b. Those tree unit values assigned to replace an existing significant tree starting with the largest tree down to the smallest tree shall be used first, and the addition of trees above what originally existed shall be used last;
 - c. The number of supplemental trees required shall have the total of their tree units equal or exceed the deficiency in tree units that are needed to meet the minimum number of required tree units calculated in MMC 20.52.130(D)(1);

STAFF COMMENT: The intent of the supplemental tree unit standards is to provide incentives to keep existing large trees. A supplemental tree carries half the tree unit value when replacing a larger existing significant tree based on the timeframe it takes to replace the lost canopy.

Table 20.52.130(D) Supplemental Tree Unit

| <u>Purpose of Supplemental Tree</u> | <u>Diameter Breast Height of Removed Tree</u> | <u>Tree Unit</u> |
|--|---|------------------|
| <u>Replace an existing significant tree</u> | <u>Less than 24 inches</u> | <u>1.0</u> |
| | <u>24 inches and greater</u> | <u>0.5</u> |
| <u>Adding a significant tree above what originally existed</u> | <u>Not applicable</u> | <u>1.0</u> |

3. The minimum requirements applicable to required supplemental trees are:
 - a. To be eligible, the tree species must be selected from the appropriate list in the “City of Medina List of Suitable Tree Species” established in MMC 20.50.050;
 - b. Trees shall be planted on-site of the subject lot, which if applicable, may include the adjoining city right-of-way;
 - c. Each supplemental tree shall have a minimum caliper of two inches and, if the tree is coniferous, it shall have a minimum height of eight feet at the time of final inspection;
 - d. Trees shall be planted in a manner of proper spacing and lighting that allows for them to reach maturity;

STAFF COMMENT: Subsection 3(e) allows existing trees that are not big enough to be included in the significant tree count to be counted towards supplemental trees.

- e. Existing trees that are less than six inches diameter breast height may be counted as supplemental trees provided the tree:
 - i. Is located within the boundaries of the lot and not the city right-of-way;
 - ii. Meets all of the other requirements applicable to supplemental trees;
- f. At least one of the supplemental trees shall be of the same plant division (conifer, deciduous) as each significant tree being removed; and

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 | |



PURPOSE: The suitable tree species listed under each section are for the purpose of establishing significant trees under the Medina Tree Code (Chapter 20.52 Medina Municipal Code). This list includes tree 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 20.52.050. List 1 is used in conjunction with the definition of “significant tree” set forth in MMC 20.12.200 to denote the application of the term “significant tree” in the Medina Tree Code (Chapter 20.52 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 distichum* ‘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 20.52.120 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 20.52.130 and MMC 20.52.150 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 20.52.110.

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

Attachment D

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* ‘Dwarfscrown’
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.
- Arno, Stephen F. and Hammerly, Ramona P. *Northwest Trees – identifying and understanding the regions native trees*. Seattle: The Mountaineers, 1977. Print.
- 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>.



DEVELOPMENT SERVICES

Administrative Tree Activity Permit

T-01

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

Complete this form for the following:

- The property is designated as under development regardless of whether a tree is removed (MMC 20.52.100)
- Removal of any significant tree on private property having a 6-inch DBH and larger size, but less than 50 inches DBH
- Removal of any non-significant tree on private property within 200 feet of the shoreline having a 6-inch DBH and larger size
- Removal of a hazard tree from a city right-of-way

| | | | | |
|--|---|------------------------|------------------------|--|
| <input type="checkbox"/> New Application | <i>Staff Only</i> | Date Received: 9-25-19 | By: <i>[Signature]</i> | Permit No. |
| <input type="checkbox"/> Supplemental | | | | Tree-19-063 |
| Property Information | | | | |
| Property Address: | 2019 79 th Ave NE Medina, WA 98039 | | | Check if tree is located: |
| Tax Parcel No. | 2470100020 | | | <input type="checkbox"/> Within 200 feet of shoreline |
| | | | | <input type="checkbox"/> Within a critical area (Ch. 20.50/ 20.67 MMC) |
| Legal Property Owner Information | | | | |



DEVELOPMENT
SERVICES

Tree
Performance
Worksheet

T-01a

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

Instructions: Complete and attach this form to T-01 for the following:

- The property is designated as under development pursuant to MMC 20.52.100
- The applicant is using the tree performance standards in MMC 20.52.130

File No.

New
 Revision

STEP 1: Inventory existing tree units

Conduct an inventory of all significant trees within the boundaries of the lot.

| No. | Tree | DBH | No. | Tree | DBH |
|-----|--|-----|-----|------|-----|
| 1 | see plan, page 3 of approved application pdf | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |

STEP 2: Calculate Existing Tree Units

From Table 20.52.130(C): add together the number of significant trees in each range below and multiply by the corresponding value to produce Existing Tree Units.

| | | | | | | |
|----|--|----|----------|-----|---|------|
| A. | Total number of trees at least 6 inches, but less than 10 inches DBH | 2 | X 0.75 = | 1.5 | D. TOTAL EXISTING TREE UNITS (A + B + C) | |
| B. | Total number of trees 10 inches DBH and larger | 41 | X 1.00 = | 41 | | 42.5 |
| C. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | | |

STEP 3: Inventory removed trees

List the significant trees that are proposed for removal. This information will be used in Step 4 and 7 (if applicable).

| No. | Tree | DBH | No. | Tree | DBH |
|--|------|-----|-----|------|-----|
| see plan, page 3 of approved application pdf | | | | | |

STEP 4: Calculate Net Existing Tree Units

To calculate Net Existing Tree Units, add together the number of significant trees in each range below that are proposed for removal and multiply by the corresponding value. Then follow H and I.

| | | | | | | |
|----|--|----|----------|------|---|-------|
| E. | Total number of trees removed at least 6 inches, but less than 10 inches DBH | 1 | X 0.75 = | 0.75 | H. TOTAL TREE UNITS TO BE REMOVED (E + F + G) | 32.75 |
| F. | Total number of trees removed 10 inches DBH and larger | 32 | X 1.00 = | 32 | | |
| G. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | I. Net Existing Tree Units (subtract H from D) | 9.75 |

STEP 5: Calculate Required Tree Units

To calculate Required Tree Units, perform the calculations in J through M.

| | | | | | | | |
|--------------------|-------|-------------------|----|--------------------------------|--|--|------------|
| Lot Area (sq. ft.) | | Divide J by 1,000 | | Tree Density Ratio (check one) | | M. REQUIRED TREE UNITS (Multiply K x L) | (round up) |
| J. | 23087 | K. | 23 | L. | <input checked="" type="checkbox"/> 0.35 (residential) <input type="checkbox"/> Table 20.52.130.B | | |
| | | | | | | N. | 9 |

STEP 6: Determine if Supplemental Trees are required

Subtract the Tree Units in M from the Tree Units in I.

- If the difference is zero or a positive number - stop. No supplemental trees are required.
- If the difference is a negative number then go to Step 7.

N.
0.75

See Page 2 for Step 7 and for additional inventory tables

Approved Medina Tree Activity Permit Plan 05/07/2020 11:43:29 AM

Tom Early Medina Tree Consultant

EXST CATCH BASINS

- 1 DRY STORM MANHOLE RIM = 103.03' I.E. = 98.71' (8" CONC. N.) I.E. = 98.41' (8" CONC. NO. TO FAP GATE) I.E. = 98.38' (6" CONC. SO.) NEED TO VERIFY IF USED
2 STORM M. H. RIM = 103.01' I.E. = 99.16' (5" PVC W.) I.E. = 99.01' (5" PVC N.E.) I.E. = 98.91' (12" FLAP SO.)
3 CATCH BASIN RIM = 102.32' I.E. = 101.47' (5" PVC W.)
4 CATCH BASIN RIM = 102.30' I.E. = 101.50' (5" PVC E.)
5 CATCH BASIN RIM = 103.95' I.E. = 102.95' (6" PVC W.)
6 CATCH BASIN RIM = 103.59' I.E. = 102.79' (6" PVC E.)

SPECIAL NOTES:

- 1. ALL STORM DRAIN PIPING (SD) SHALL BE SMOOTH WALL MEETING CITY AND BUILDING CODE STANDARDS. ROOF DRAINS SHALL MEET MATERIAL STANDARDS FOR SDR35 FOR PVC PIPE AND N-12 FOR SMOOTH-BORE HDPE PIPE.
2. PROVIDE TV INSPECTION OF EXISTING PRIVATE SIDE SEWER BETWEEN THE RESIDENCE AND THE PUBLIC SEWER MAIN. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MEDINA INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.
3. PROPOSED WATER METER SIZE HAS NOT BEEN APPROVED BY THE CITY FIRE MARSHALL. THE LOCATION AND SIZE OF THE METER AND SERVICE SHALL BE AS SPECIFIED BY THE SPRINKLER DESIGNER AND COORDINATED WITH AND APPROVED BY THE CITY DEVELOPMENT ENGINEER PRIOR TO PRECONSTRUCTION MEETING.
4. FOOTING DRAIN ROUTING NOT SPECIFIED IN THESE PLANS. CONSTRUCTION SHALL MEET ALL RELEVANT CODES AND STRUCTURAL AND ARCHITECTURAL DETAILS AND SPECIFICATIONS. DO NOT DIRECTLY CONNECT FOOTING DRAINS TO STORM DRAIN PIPES. MAKE CONNECTIONS TO DRAINAGE STRUCTURES AS SPECIFIED ON THIS PLAN.
5. AREA DRAINS SHALL HAVE 4 INCH MINIMUM DIAMETER GRATES.

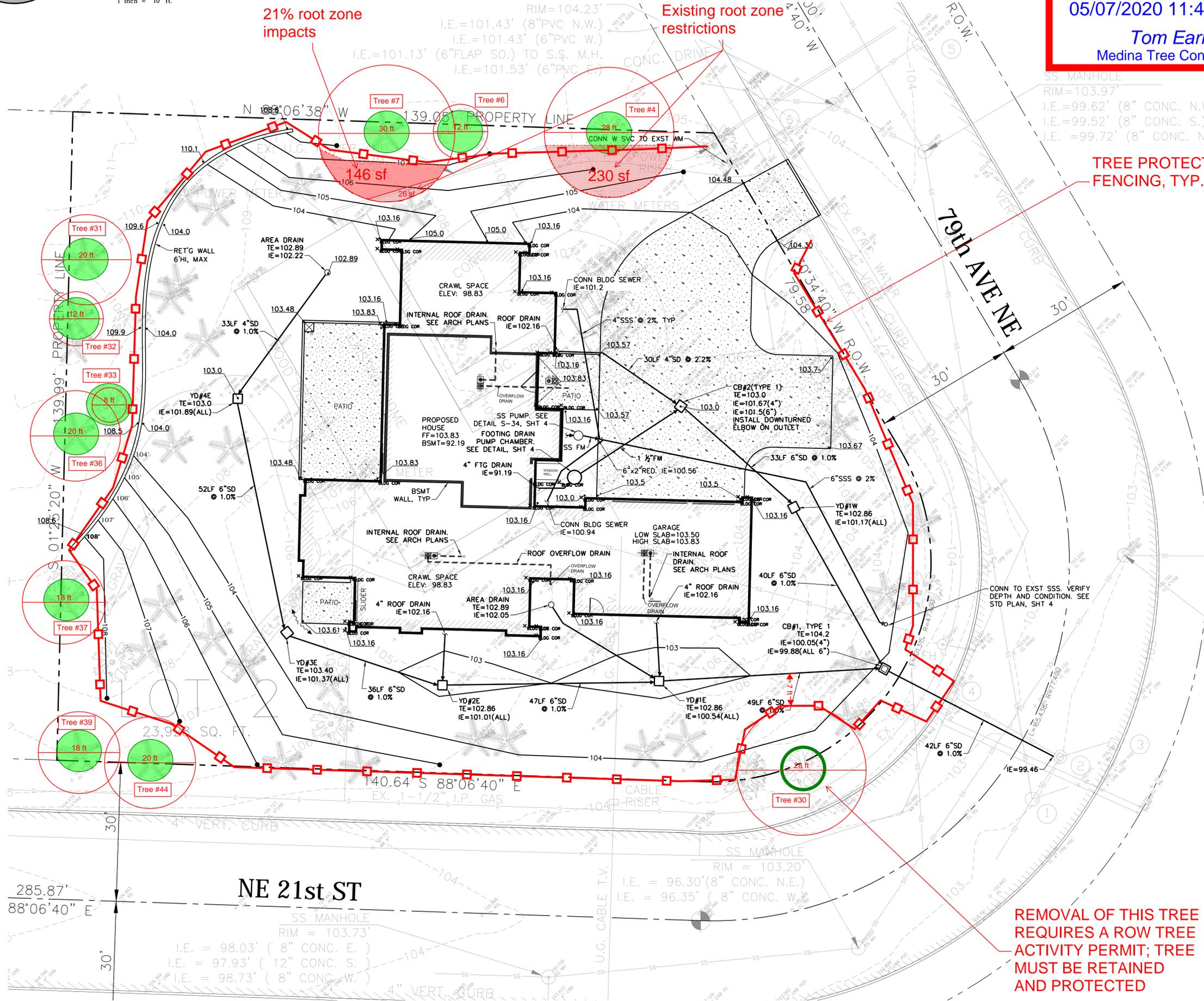
EARTHWORK QUANTITIES

CUT = 3,314 C.Y.
FILL = 0 C.Y.
QUANTITIES ARE APPROXIMATE. CONTRACTOR TO PERFORM WORK AS REQUIRED TO BRING SITE TO FINISHED GRADES AS SHOWN.



SDS SITE DEVELOPMENT SERVICES
3011 RAVEN CREST
BELLINGHAM, WA 98226
(425) 481-9687
DAVESDS49@GMAIL.COM

PENTAL RESIDENCE
2019 79TH AVE NE
DATE: 9/16/19 DES: DCD
SCALE: 1"=10' DWN: DCD/JJK
DRAINAGE & GRADING PLAN
OWNER/APPLICANT:
RAVINDER PENTAL
2019 79TH AVE NE
MERCER ISLAND, WASH. 98040
2 of 4



21% root zone impacts

Existing root zone restrictions

TREE PROTECTION FENCING, TYP.

REMOVAL OF THIS TREE REQUIRES A ROW TREE ACTIVITY PERMIT; TREE MUST BE RETAINED AND PROTECTED

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 | 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 |

Attachment F

| | | | | | |
|--------------------|-----|---|------|------|------|
| 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.



DEVELOPMENT
SERVICES

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

Attachment F Example 1

Administrative Tree Activity Permit

T-01

Complete this form for the following:

- The property is designated as under development regardless of whether a tree is removed (MMC 20.52.100)
- Removal of any significant tree on private property having a 6-inch DBH and larger size, but less than 50 inches DBH
- Removal of any non-significant tree on private property within 200 feet of the shoreline having a 6-inch DBH and larger size
- Removal of a hazard tree from a city right-of-way

| | | | | |
|--|-----------------------------|----------------|---|---------------------------------|
| <input checked="" type="checkbox"/> New Application | <i>Staff Only</i> | Date Received: | By: | Permit No. TREE20-049 |
| <input type="checkbox"/> Supplemental | Property Information | | | |
| Property Address: 707 Overlake Dr East Medina WA 98039 | | | Check if tree is located: | |
| Tax Parcel No. 3835501951 | | | <input type="checkbox"/> Within 200 feet of shoreline <input type="checkbox"/> Within a critical area (Ch. 20.50/ 20.67 MMC) | |
| Legal Property Owner Information | | | | |

| City Use Only | | |
|-------------------|--|------------------------|
| Application Fee: | <input type="checkbox"/> Check if issued same day as submittal | Planning Approval: / / |
| Tech Fee: | | Tree Approval: / / |
| Advanced Deposit: | | Final Inspection: / / |



Tree Performance Worksheet T-01a

| | |
|---|--|
| Instructions: Complete and attach this form to T-01 for the following: <ul style="list-style-type: none"> The property is designated as under development pursuant to MMC 20.52.100 The applicant is using the tree performance standards in MMC 20.52.130 | File No. |
| | <input checked="" type="checkbox"/> New <input type="checkbox"/> Revision |

| | | |
|----------------|--------------------------------------|---|
| STEP 1: | Inventory existing tree units | Conduct an inventory of all significant trees within the boundaries of the lot. |
|----------------|--------------------------------------|---|

| No. | Tree | DBH | No. | Tree | DBH |
|-----|------------------------|-----|-----|------|-----|
| 1 | See attached tree list | | 7 | | |
| 2 | | | 8 | | |
| 3 | | | 9 | | |
| 4 | | | 10 | | |
| 5 | | | 11 | | |
| 6 | | | 12 | | |

| | | |
|----------------|--------------------------------------|---|
| STEP 2: | Calculate Existing Tree Units | From Table 20.52.130(C): add together the number of significant trees in each range below and multiply by the corresponding value to produce Existing Tree Units. |
|----------------|--------------------------------------|---|

| | | | | | |
|----|--|------|----------|------|---|
| A. | Total number of trees at least 6 inches, but less than 10 inches DBH | 9 | X 0.75 = | 6.75 | D. TOTAL EXISTING TREE UNITS (A + B + C) 36.75 |
| B. | Total number of trees 10 inches DBH and larger | 2930 | X 1.00 = | 30 | |
| C. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | |

| | | |
|----------------|--------------------------------|--|
| STEP 3: | Inventory removed trees | List the significant trees that are proposed for removal. This information will be used in Step 4 and 7 (if applicable). |
|----------------|--------------------------------|--|

| No. | Tree | DBH | No. | Tree | DBH |
|-----|------------------------|-----|-----|------|-----|
| | See attached tree list | | | | |
| | | | | | |
| | | | | | |

| | | |
|----------------|--|--|
| STEP 4: | Calculate Net Existing Tree Units | To calculate Net Existing Tree Units, add together the number of significant trees in each range below that are proposed for removal and multiply by the corresponding value. Then follow H and I. |
|----------------|--|--|

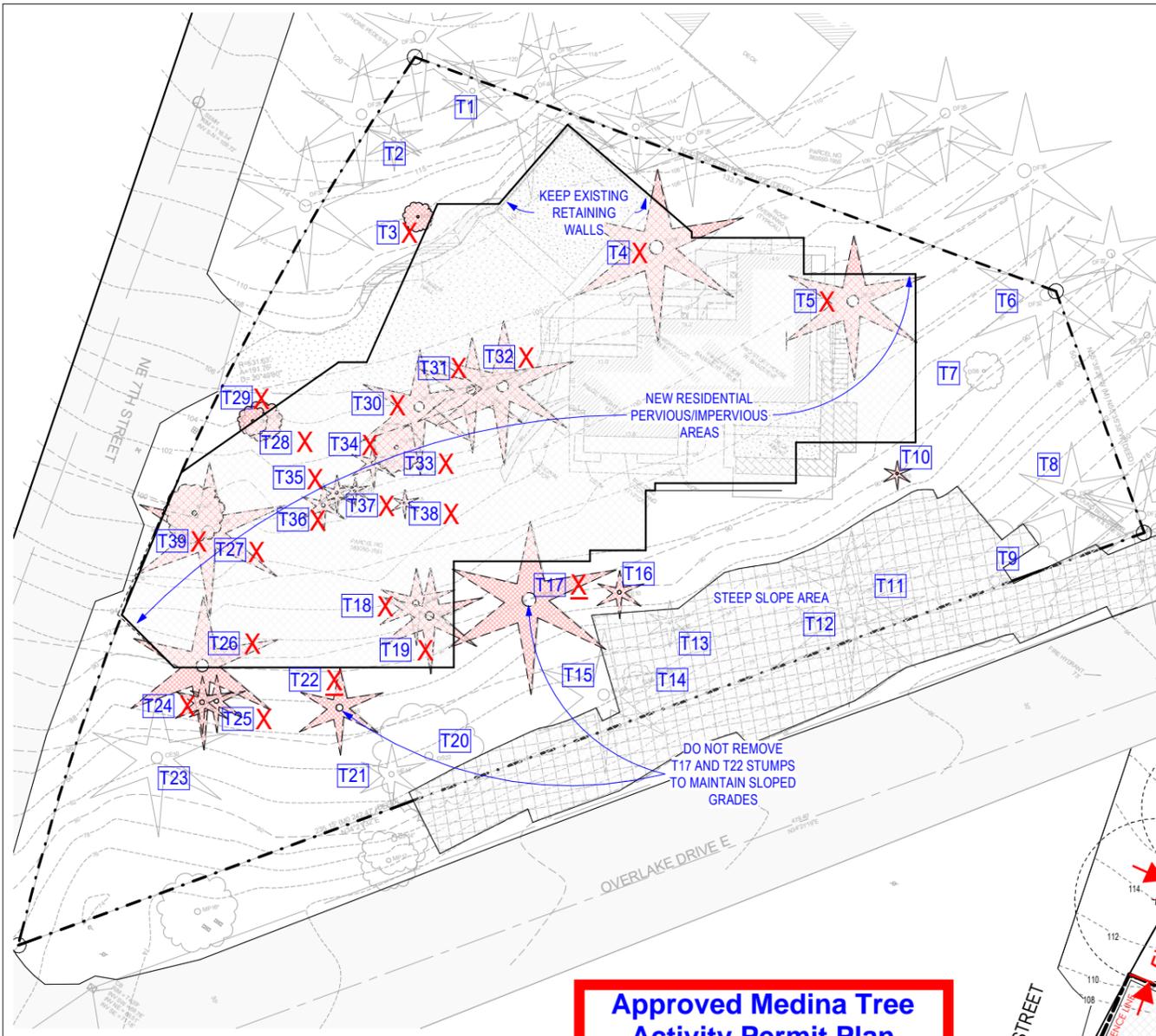
| | | | | | |
|----|--|----|----------|-----|---|
| E. | Total number of trees removed at least 6 inches, but less than 10 inches DBH | 6 | X 0.75 = | 4.5 | H. TOTAL TREE UNITS TO BE REMOVED (E + F + G) 21.5 |
| F. | Total number of trees removed 10 inches DBH and larger | 17 | X 1.00 = | 17 | |
| G. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | I. Net Existing Tree Units (subtract H from D) 15.25 |

| | | |
|----------------|--------------------------------------|--|
| STEP 5: | Calculate Required Tree Units | To calculate Required Tree Units, perform the calculations in J through M. |
|----------------|--------------------------------------|--|

| | | | | | | |
|--------------------|--------|-------------------|------|--------------------------------|--|---|
| Lot Area (sq. ft.) | | Divide J by 1,000 | | Tree Density Ratio (check one) | | M. REQUIRED TREE UNITS (Multiply K x L) 7 (round up) |
| J. | 19,753 | K. | 19.7 | L. | <input checked="" type="checkbox"/> 0.35 (residential) <input type="checkbox"/> Table 20.52.130.B | |

| | | | |
|----------------|---|---|------------|
| STEP 6: | Determine if Supplemental Trees are required | Subtract the Tree Units in M from the Tree Units in I. <ul style="list-style-type: none"> If the difference is zero or a positive number - stop. No supplemental trees are required. If the difference is a negative number then go to Step 7. | N. 8.25 |
|----------------|---|---|------------|

See Page 2 for Step 7 and for additional inventory tables



01 - EXISTING SITE - TREES ID

Approved Medina Tree Activity Permit Plan
 12/18/2020
 Tom Early
 Medina Tree Consultant

TREE PROTECTION MEASURES

THE FOLLOWING GUIDELINES ARE REQUIRED TO ENSURE THAT THE DESIGNATED SPACE SET ASIDE FOR THE PRESERVED TREES, AND THESE TREES ARE PROTECTED AND CONSTRUCTION IMPACTS ARE KEPT TO A MINIMUM. COMPLY TO STANDARDS SET FORTH UNDER BMP T101.

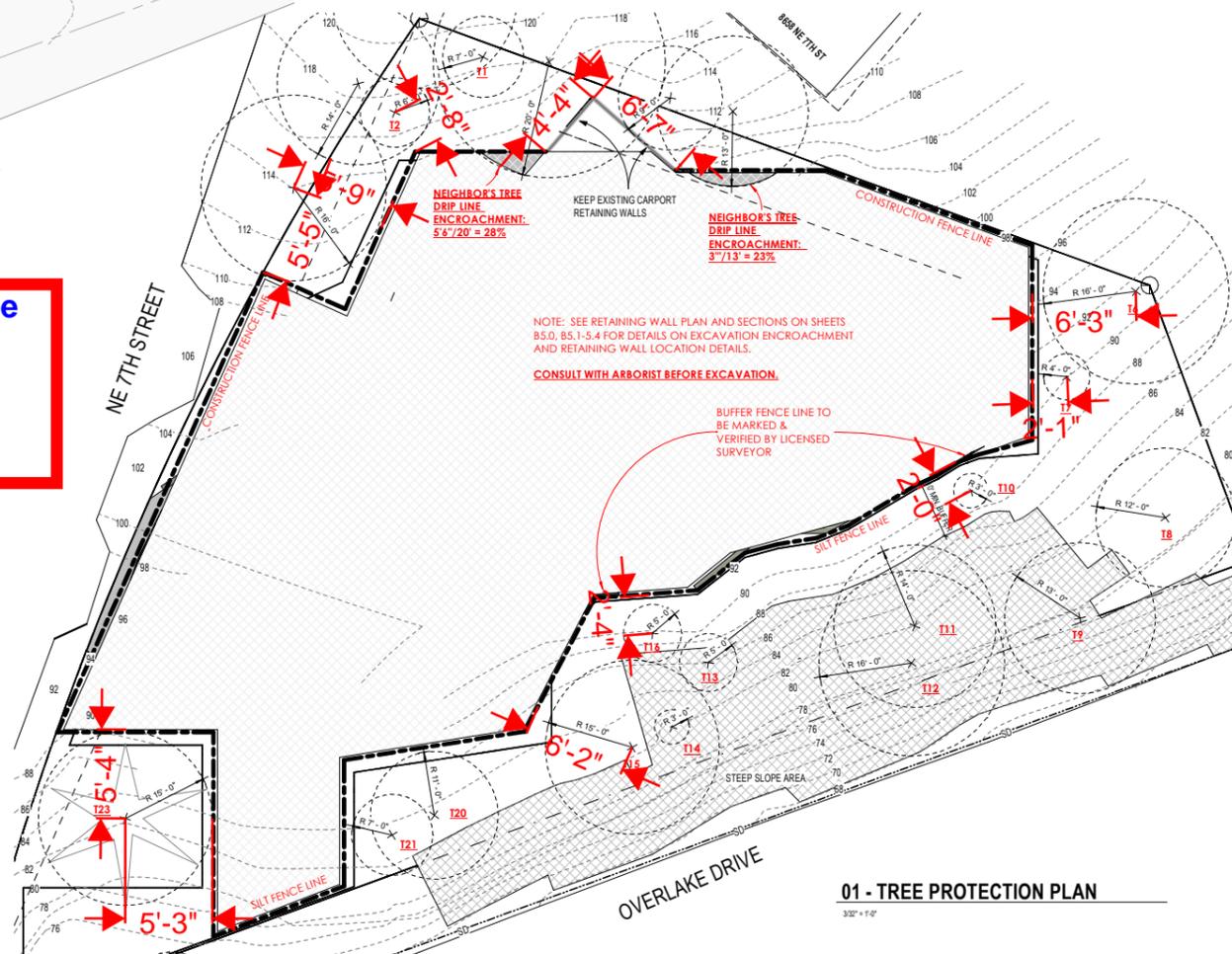
1. ALL RETAINED TREES WILL HAVE A "TREE PROTECTION ZONE" OR TPZ OF 1 FOOT PER DIAMETER INCH AROUND THE DRILINE OF THE REMAINING TRESS.
2. TREE PROTECTION FENCING SHALL BE ERECTED PER THE PLAN ON THIS SHEET PRIOR TO MOVING ANY HEAVY EQUIPMENT ON SITE. DOING THIS WILL SET CLEARING LIMITS AND AVOID COMPACTION OF SOILS WITHIN ROOT ZONES OF RETAINED TREES.
3. EXCAVATION LIMITS SHOULD BE LAID OUT IN PAINT ON THE GROUND TO AVOID OVER EXCAVATING.
4. EXCAVATIONS WITHIN THE DRIP LINES OF RETAINED TREES SHALL BE MONITORED BY A QUALIFIED TREE PROFESSIONAL SO NECESSARY PRECAUTIONS CAN BE TAKEN TO DECREASE IMPACTS TO TREE PARTS. A QUALIFIED TREE PROFESSIONAL SHALL MONITOR EXCAVATIONS WHEN WORK IS AUTHORIZED IN THE CRITICAL ROOT ZONE.
5. TO ESTABLISH SUB GRADE FOR FOUNDATION, CURBS AND PAVEMENT SECTIONS NEAR THE TREES, SOIL SHOULD BE REMOVED AWAY FROM THE ROOT SYSTEM AND NOT AT 90 DEGREE ANGLES TO AVOID BREAKING AND TEARING ROOTS THAT LEAD BACK TO THE TRUNK. ANY ROOTS DAMAGED DURING THESE EXCAVATIONS SHOULD BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CUTTING TOOLS SHOULD BE STERILIZED WITH ALCOHOL.
6. AREAS EXCAVATED WITHIN THE DRIP LINE OF RETAINED TREES SHOULD BE THOROUGHLY IRRIGATED WEEKLY DURING DRY PERIODS.
7. PREPARATIONS FOR FINAL LANDSCAPING SHALL BE ACCOMPLISHED BY HAND WITHIN THE DRIP LINES OF RETAINED TREES. LARGE EQUIPMENT SHALL BE KEPT OUTSIDE OF THE TREE PROTECTED ZONES.
8. REMOVE IVY GROUND COVERS PRIOR TO CONSTRUCTION PROJECT COMPLETION.
9. COVER EXPOSED GROUND WITH WOOD CHIPS TO RETAIN GROUND MOISTURE.
10. RE-PLANT REMOVED HEALTHY TREES AS FEASIBLE

| Tree Tag # | Site Survey ID | Description | Tree Dia. (10"-49") | Tree Dia. (6"-9") | Proposed Cut |
|------------|----------------|-------------|---------------------|-------------------|--------------|
| T1 | DF14 | Douglas Fir | 14 | | |
| T2 | CE12 | Cedar | 12 | | |
| T3 | MA6 | Madrona | | 6 | X |
| T4 | DF36 | Douglas Fir | 36 | | X |
| T5 | DF30 | Douglas Fir | 30 | | X |
| T6 | DF32 | Douglas Fir | 32 | | X |
| T7 | D58 | Deciduous | | 8 | |
| T8 | DF24 | Douglas Fir | 24 | | |
| T9 | D526 | Deciduous | 26 | | |
| T10 | D6 | Douglas Fir | | 6 | |
| T11 | DF28 | Douglas Fir | 28 | | |
| T12 | DF32 | Douglas Fir | 32 | | |
| T13 | CE10 | Cedar | 10 | | |
| T14 | MA6 | Madrona | | 6 | |
| T15 | DF30 | Douglas Fir | 30 | | |
| T16 | CE10 | Cedar | 10 | | |
| T17 | DF36 | Douglas Fir | 36 | | X |
| T18 | DF16 | Douglas Fir | 16 | | X |
| T19 | DF22 | Douglas Fir | 22 | | X |
| T20 | D522 | Deciduous | 22 | | |
| T21 | HE14 | Hemlock | 24 | | |
| T22 | CE18 | Cedar | 18 | | X |
| T23 | CE30 | Cedar | 30 | | X |
| T24 | CE12 | Cedar | 12 | | X |
| T25 | DF12 | Douglas Fir | 12 | | X |
| T26 | DF32 | Douglas Fir | 32 | | X |
| T27 | DF32 | Douglas Fir | 32 | | X |
| T28 | CH6 | Tree | | 6 | X |
| T29 | CH8 | Tree | | 8 | X |
| T30 | DF26 | Douglas Fir | 26 | | X |
| T31 | DF24 | Douglas Fir | 24 | | X |
| T32 | DF30 | Douglas Fir | 30 | | X |
| T33 | D510 | Deciduous | 10 | | X |
| T34 | CE10 | Cedar | 10 | | X |
| T35 | HE8 | Hemlock | | 8 | X |
| T36 | CE10 | Cedar | 10 | | X |
| T37 | CE6 | Cedar | | 6 | X |
| T38 | CE6 | Cedar | | 6 | X |
| T39 | MA12 | Madrona | 12 | | X |

| Inventory - Existing Trees | Multiplier | Tree Units |
|----------------------------|------------|--------------|
| 6"-8" | 0.75 | 6.75 |
| 10"-50" | 1 | 30 |
| Total: | | 36.75 |

| Proposed Removal | Multiplier | Tree Units |
|------------------|------------|-------------|
| 6"-8" | 0.75 | 4.5 |
| 10"-50" | 1 | 17 |
| Total: | | 21.5 |

| | |
|---|----------------|
| Total Existing Tree Units | 36.75 |
| Total Tree Units to be Removed | 21.5 |
| Net Tree Units | 15.25 |
| Required Tree Units (19,753 s.f./1000 * .35) | 6.9125 |
| Supplemental Units Required | -8.3375 |



01 - TREE PROTECTION PLAN

CruzAD
 CRUZ ARCHITECTURE+DESIGN
 T: 971.888.4777
 MARK@CRUZAD.COM

20105468 REGISTERED ARCHITECT
 MARK CRUZ
 STATE OF WASHINGTON

PHAM RESIDENCE
 707 OVERLAKE DRIVE EAST
 MEDINA, WA, 98039

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Sheet Title:
TREE MANAGEMENT PLAN

Project Number: A110
 Date: 07/07/2020
 Drawn By: Author
 Checked By: Checker

B3.0

Scale: 3/32" = 1'-0"

10/20/2020 3:18:04 PM



CITY OF MEDINA
DEVELOPMENT SERVICES
425-233-6414
425-233-6400

Attachment F Example 2

Administrative Tree Activity Permit

T-01

Instructions: Complete this form for the following:

- The property is designated as under development (MMC 20.52.100)
- Removal of any significant tree on private property having a 6-inch DBH and larger size that is not a legacy tree
- Removal of any non-significant tree on private property within 200 feet of the shoreline having a 6-inch DBH and larger size that is not a legacy tree
- Removal of a hazard tree from the city right-of-way

| | | | | |
|--|--------------|----------------|---|-------------|
| <input type="checkbox"/> New Application | <i>Staff</i> | Date Received: | By: | Permit No. |
| <input checked="" type="checkbox"/> Supplemental | <i>Only</i> | | | Tree 20-013 |
| Property Information | | | | |
| Property Address: 7815 NE 28th St Medina | | | Check if tree is: | |
| Tax Parcel No. 3262300903 | | | <input type="checkbox"/> Within 200 feet of shoreline | |
| | | | <input type="checkbox"/> Within a critical area (MMC 20.50) | |

Spot 2019 LLC

Dmitriy@Americanclassichomes.com

9675 SE 36th ST #105

Mercer Island

WA 98040 206-588-1147 x114

Dmitriy Mayzlin

Dmitriy@Americanclassichomes.com

9675 SE 36th ST #105

Mercer Island

WA 98040

206-588-1147 x114

Same

Same

Dmitriy Mayzlin

8/28/20

| | | |
|-------------------|--|--|
| Tech Fee: | Date paid: | Tree Consultant Review: <i>Tom Early</i> 9/16/2020 |
| Advanced Deposit: | <input type="checkbox"/> Check if issued same day as submittal | Final Inspection: / / |



Tree Performance Worksheet

T-01a

| | |
|---|--|
| Instructions: Complete and attach this form to T-01 for the following: <ul style="list-style-type: none"> The property is designated as under development pursuant to MMC 20.52.100 The applicant is using the tree performance standards in MMC 20.52.130 | File No. <input type="checkbox"/> New <input type="checkbox"/> Revision |
|---|--|

| | |
|--|---|
| STEP 1: Inventory existing tree units | Conduct an inventory of all significant trees within the boundaries of the lot. |
|--|---|

| No. | Tree | DBH | No. | Tree | DBH |
|-----|------------------------|-----|-----|--------------|------|
| 1 | Douglas-fir | 18 | 7 | Apple | 9.5 |
| 2 | Douglas-fir | 44 | 8 | Douglas-fir | 7 |
| 3 | Western redcedar | 7 | 9 | plum (8+9+4) | 12.6 |
| 4 | Western redcedar (6+4) | 7.2 | 10 | Plum | 9 |
| 5 | western redcedar | 8 | 11 | douglas-fir | 28 |
| 6 | western redcedar | 8.5 | 12 | douglas-fir | 26 |

| | |
|--|---|
| STEP 2: Calculate Existing Tree Units | From Table 20.52.130(C): add together the number of significant trees in each range below and multiply by the corresponding value to produce Existing Tree Units. |
|--|---|

| | | | | | |
|----|--|----------|----------|-------------|---|
| A. | Total number of trees at least 6 inches, but less than 10 inches DBH | 7 | X 0.75 = | 5.25 | D. TOTAL EXISTING TREE UNITS (A + B + C) 12.25 |
| B. | Total number of trees 10 inches DBH and larger | 7 | X 1.00 = | 7 | |
| C. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | |

| | |
|--|--|
| STEP 3: Inventory removed trees | List the significant trees that are proposed for removal. This information will be used in Step 4 and 7 (if applicable). |
|--|--|

| No. | Tree | DBH | No. | Tree | DBH |
|-----|-------------|------|-----|-------------|-----|
| 1 | douglas fir | 18 | 11 | douglas fir | 28 |
| 2 | douglas fir | 44 | 12 | douglas fir | 26 |
| 9 | plum | 12.6 | 13 | douglas fir | 24 |
| 10 | plum | 9 | 14 | hawthorne | 10 |

| | |
|--|--|
| STEP 4: Calculate Net Existing Tree Units | To calculate Net Existing Tree Units, add together the number of significant trees in each range below that are proposed for removal and multiply by the corresponding value. Then follow H and I. |
|--|--|

| | | | | | |
|----|--|----------|----------|-------------|---|
| E. | Total number of trees removed at least 6 inches, but less than 10 inches DBH | 3 | X 0.75 = | 2.25 | H. TOTAL TREE UNITS TO BE REMOVED (E + F + G) I. Net Existing Tree Units (subtract H from D) 3 |
| F. | Total number of trees removed 10 inches DBH and larger | 7 | X 1.00 = | 7 | |
| G. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | |

| | |
|--|--|
| STEP 5: Calculate Required Tree Units | To calculate Required Tree Units, perform the calculations in J through M. |
|--|--|

| | | | | | | | | | | | | | | | | | |
|--|------------------------------|-------------|--|-----------------------------|--------------|--|--|--|--|--|---|--|--|--|------------|----------|--|
| <table style="width:100%;"> <tr> <td style="width:50%;">J. Lot Area (sq. ft.)</td> <td style="width:50%;">8120</td> </tr> </table> | J. Lot Area (sq. ft.) | 8120 | <table style="width:100%;"> <tr> <td style="width:50%;">K. Divide J by 1,000</td> <td style="width:50%;">8.210</td> </tr> </table> | K. Divide J by 1,000 | 8.210 | <table style="width:100%;"> <tr> <td style="width:50%;">L. Tree Density Ratio (check one)</td> <td style="width:50%;"></td> </tr> <tr> <td><input checked="" type="checkbox"/> 0.35 (residential)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> ____ Table 20.52.130.B</td> <td></td> </tr> </table> | L. Tree Density Ratio (check one) | | <input checked="" type="checkbox"/> 0.35 (residential) | | <input type="checkbox"/> ____ Table 20.52.130.B | | <table style="width:100%;"> <tr> <td style="width:50%;">M. REQUIRED TREE UNITS (Multiply K x L)</td> <td style="width:50%; text-align: center;">(round up)</td> </tr> <tr> <td style="text-align: center;">3</td> <td></td> </tr> </table> | M. REQUIRED TREE UNITS (Multiply K x L) | (round up) | 3 | |
| J. Lot Area (sq. ft.) | 8120 | | | | | | | | | | | | | | | | |
| K. Divide J by 1,000 | 8.210 | | | | | | | | | | | | | | | | |
| L. Tree Density Ratio (check one) | | | | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> 0.35 (residential) | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> ____ Table 20.52.130.B | | | | | | | | | | | | | | | | | |
| M. REQUIRED TREE UNITS (Multiply K x L) | (round up) | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | |

| | | |
|---|--|-----------------------|
| STEP 6: Determine if Supplemental Trees are required | Subtract the Tree Units in M from the Tree Units in I. <ul style="list-style-type: none"> If the difference is zero or a positive number - stop. No supplemental trees are required. If the difference is a negative number then go to Step 7. | N. 0 |
|---|--|-----------------------|

See Page 2 for Step 7 and for additional inventory tables



CITY OF MEDINA
DEVELOPMENT SERVICES
 425-233-6414
 425-233-6400

Administrative Tree Activity Permit

T-01

Instructions: Complete this form for the following:

- The property is designated as under development (MMC 20.52.100)
- Removal of any significant tree on private property having a 6-inch DBH and larger size that is not a legacy tree
- Removal of any non-significant tree on private property within 200 feet of the shoreline having a 6-inch DBH and larger size that is not a legacy tree
- Removal of a hazard tree from the city right-of-way

| | | | | |
|--|-------------------|-------------------------------|------------------------|---|
| <input checked="" type="checkbox"/> New Application | Staff Only | Date Received: 8/28/17 | By: <i>Kmck</i> | Permit No. Tree-17-033 |
| Property Information | | | | |
| Property Address: 1306 Evergreen Point Road | | | | Check if tree is: |
| Tax Parcel No. 3025300128 | | | | <input type="checkbox"/> Within 200 feet of shoreline |
| | | | | <input type="checkbox"/> Within a critical area (Ch. 18.12 MMC) |
| Legal Property Owner Information | | | | |



CITY OF MEDINA
DEVELOPMENT SERVICES
 425-233-6414
 425-233-6400

Tree Performance Worksheet

T-01a

Instructions: Complete and attach this form to T-01 for the following:

- The property is designated as under development pursuant to MMC 20.52.100
- The applicant is using the tree performance standards in MMC 20.52.130

File No.

- New**
 Revision

STEP 1: Inventory existing tree units

Conduct an inventory of all significant trees within the boundaries of the lot.

| No. | Tree | DBH | No. | Tree | DBH |
|-----|-------------------|-----|-----|------|-----|
| 1 | See Attached List | | 7 | | |
| 2 | | | 8 | | |
| 3 | | | 9 | | |
| 4 | | | 10 | | |
| 5 | | | 11 | | |
| 6 | | | 12 | | |

STEP 2: Calculate Existing Tree Units

From Table 20.52.130(C): add together the number of significant trees in each range below and multiply by the corresponding value to produce Existing Tree Units.

| | | | | | |
|----|--|----|----------|----|---|
| A. | Total number of trees at least 6 inches, but less than 10 inches DBH | 4 | X 0.75 = | 3 | D. TOTAL EXISTING TREE UNITS (A + B + C) 20 |
| B. | Total number of trees 10 inches DBH and larger | 17 | X 1.00 = | 17 | |
| C. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | |

STEP 3: Inventory removed trees

List the significant trees that are proposed for removal. This information will be used in Step 4 and 7 (if applicable).

| No. | Tree | DBH | No. | Tree | DBH |
|-----|--------------------|-----|-----|------|-----|
| | See Attached Sheet | | | | |
| | | | | | |
| | | | | | |

STEP 4: Calculate Net Existing Tree Units

To calculate Net Existing Tree Units, add together the number of significant trees in each range below that are proposed for removal and multiply by the corresponding value. Then follow H and I.

| | | | | | | |
|----|--|----|----------|-----|---|-------|
| E. | Total number of trees removed at least 6 inches, but less than 10 inches DBH | 1 | X 0.75 = | .75 | H. TOTAL TREE UNITS TO BE REMOVED (E + F + G) | 11.75 |
| F. | Total number of trees removed 10 inches DBH and larger | 11 | X 1.00 = | 11 | | |
| G. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | I. Net Existing Tree Units (subtract H from D) | 8.25 |

STEP 5: Calculate Required Tree Units

To calculate Required Tree Units, perform the calculations in J through M.

| | | | | | | |
|--------------------|--------|-------------------|--------------------------------|--|--|-----------------|
| Lot Area (sq. ft.) | | Divide J by 1,000 | Tree Density Ratio (check one) | | M. REQUIRED TREE UNITS (Multiply K x L) | (round up) 6 |
| J. | 16,364 | K. 16.36 | L. | <input checked="" type="checkbox"/> 0.35 (residential) <input type="checkbox"/> Table 20.52.130.B | | |

STEP 6: Determine if Supplemental Trees are required

Subtract the Tree Units in M from the Tree Units in I.

- If the difference is zero or a positive number - stop. No supplemental trees are required.
- If the difference is a negative number then go to Step 7.

N.
2.25

See Page 2 for Step 7 and for additional inventory tables

Tree Retention Table - 1306 Evergreen Point Drive

| Tree | Species | DBH (Inches) | Retain | Remove |
|------|---------|--------------|--------|--------|
| 1 | Fir | 16 | 16 | |
| 2 | Fir | 14 | | 14 |
| 3 | Fir | 11 | 11 | |
| 4 | Dec | 13 | | 13 |
| 5 | Fir | 14 | | 14 |
| 6 | Fir | Foundation | | 13 |
| 7 | Fir | Foundation | | 17 |
| 8 | Fir | 10 | | 10 |
| 9 | Fir | 9 | | 9 |
| 10 | Fir | 12 | | 12 |
| 11 | Dec | 12 | | 12 |
| 12 | Cedar | 12 | | 12 |
| 13 | Pine | 17 | | 17 |
| 14 | Pine | 16 | | 16 |
| 15 | Apple | Foundation | | 11 |
| 16 | Maple | 24 | | 24 |
| 17 | Pine | 19 | 19 | |
| 18 | Pine | 21 | 21 | |
| 19 | Pine | 12 | 12 | |
| 20 | Pine | 13 | 13 | |
| 21 | Spruce | 8 | 8 | |
| 22 | Fir | 9 | 9 | |
| 23 | Fir | 9 | 9 | |
| 24 | Maple | 15 | | 15 |
| | | 286 | 118 | 209 |
| | | | 41% | |

50 Percent 143

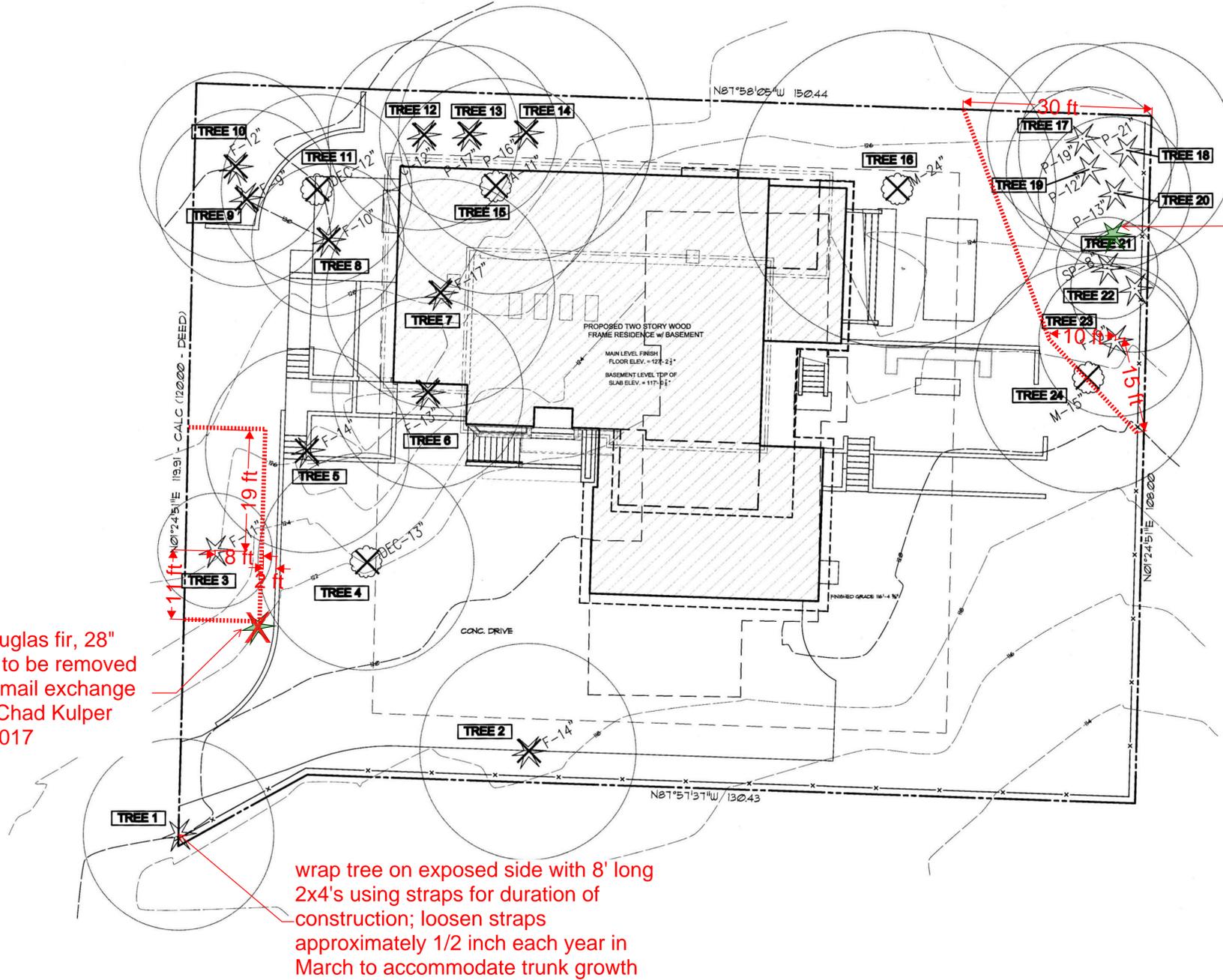
40 Percent 114

35 Percent 100

25 Percent 72

| TREE RETENTION TABLE | | | | |
|----------------------|---------|--------------|--------|--------|
| TREE | SPECIES | DBH (INCHES) | RETAIN | REMOVE |
| 1 | FIR | 16" | 16 | |
| 2 | FIR | 14" | | 14 |
| 3 | FIR | 11" | 11 | |
| 4 | DEC. | 13" | | 13 |
| 5 | FIR | 14" | | 14 |
| 6 | FIR | 0" | | 13 |
| 7 | FIR | 0" | | 17 |
| 8 | FIR | 10" | | 10 |
| 9 | FIR | 9" | | 9 |
| 10 | FIR | 12" | | 12 |
| 11 | DEC. | 12" | | 12 |
| 12 | CEDAR | 12" | | 12 |
| 13 | PINE | 17" | | 17 |
| 14 | PINE | 16" | | 16 |
| 15 | APPLE | 0" | | 11 |
| 16 | MAPLE | 24" | | 24 |
| 17 | PINE | 19" | 19 | |
| 18 | PINE | 21" | 21 | |
| 19 | PINE | 12" | 12 | |
| 20 | PINE | 13" | 13 | |
| 21 | SPRUCE | 8" | 8 | |
| 22 | FIR | 9" | 9 | |
| 23 | FIR | 9" | 9 | |
| 24 | MAPLE | 15" | | 15 |
| TOTAL | 0.00' | 286" | 118 | 209 |

TOTAL TREE RETENTION : 41%

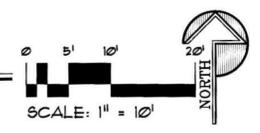


A Douglas fir, 28" DBH to be removed per email exchange with Chad Kulper 9/5/2017

wrap tree on exposed side with 8' long 2x4's using straps for duration of construction; loosen straps approximately 1/2 inch each year in March to accommodate trunk growth

a 7.8" DBH Atlas cedar, considered tree #21.a

TREE RETENTION PLAN



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JOHN F. BUCHAN
H O M E S
282 Normus Way, Bellevue, WA 98004, Telephone: (206) 807-7266
No. 17937-80113, John F. Buchan Construction Incorporated

Wood Frame Single Family Residence
New Residence for Glenn Xin
Tree Retention Plan

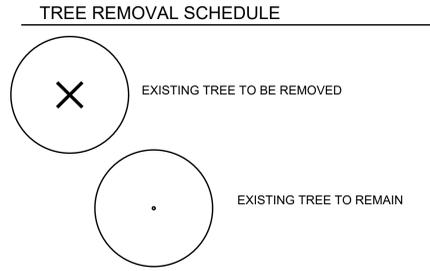
| Revision | Date |
|----------|------|
| | |
| | |
| | |

| | |
|---------------------|------------|
| Project: | |
| Client: | |
| Project Name: | New Custom |
| Issue Date: | Qtr 1 2017 |
| Design By: | t.daigle |
| Drawn By: | ted |
| Engineer of Record: | tbd |

Sheet
A1.2a
of: 23

ALUS 2.8.2017

Example 4



- NOTES:**
- TREE LOCATIONS BASED ON THE TOPOGRAPHIC SURVEY, TERRANE, DATED 07/27/16.
 - TREE NUMBERS BASED ON ARBORIST REPORT & MAP, ROBERT W. WILLIAMS & ASSOCIATES CONSULTING ARBORISTS DATED 5/22/17.



TREE MANAGEMENT INFORMATION

LOT COVERAGE = 65,556 SF
 65,556 SF / 1,000 = 65.56
 65.56 x .35 (TREE DENSITY RATIO) = 22.95 REQUIRED TREE UNITS = 23

| EXISTING TREE INVENTORY (NUMBER CORRESPONDS TO ARBORIST REPORT TAG #) | | | | |
|---|----------------|------|------------------|------------------|
| NO. | SPECIES | DBH | TREE UNIT RETAIN | TREE UNIT REMOVE |
| 1 | CEDAR | 16" | | 1.00 |
| 2 | CEDAR | 6.5" | | 0.75 |
| 3 | CEDAR | 16" | 1.00 | |
| 4 | CEDAR | 10" | 0.75 | |
| 5 | CEDAR | 10" | 0.75 | |
| 6 | CEDAR | 10" | 0.75 | |
| 7 | FIR | 12" | 1.00 | |
| 8 | FIR | 16" | 1.00 | |
| 9 | FIR | 18" | 1.00 | |
| 10 | FIR | 10" | 0.75 | |
| 11 | FIR | 10" | 0.75 | |
| 12 | FIR | 10" | 0.75 | |
| 13 | FIR | 11" | 1.00 | |
| 14 | FIR | 15" | 1.00 | |
| 15 | FIR | 15" | 1.00 | |
| 16 | CEDAR | 9" | | 0.75 |
| 17 | HEMLOCK | 11" | | 1.00 |
| 18 | FIR | 10" | | 0.75 |
| 19 | APPLE | 15" | | 1.00 |
| 20 | FIR (NEIGHBOR) | 16" | | |
| 21 | FIR (NEIGHBOR) | 18" | | |
| 22 | FIR | 23" | 1.00 | |
| 23 | CEDAR | 9" | 0.75 | |
| 24 | CEDAR | 9" | 0.75 | |
| 25 | CEDAR | 12" | 1.00 | |
| 26 | CEDAR | 12" | 1.00 | |
| 27 | CEDAR | 9" | 0.75 | |
| 28 | CEDAR | 6" | 0.75 | |
| 29 | CEDAR | 9" | 0.75 | |
| 30 | CEDAR | 12" | 1.00 | |
| 31 | CEDAR | 13" | 1.00 | |
| 32 | CEDAR | 11" | 1.00 | |
| 33 | CEDAR | 10" | 0.75 | |
| 34 | CEDAR | 9" | 0.75 | |
| 35 | CEDAR | 20" | 1.00 | |
| 36 | CEDAR | 8" | 0.75 | |
| 37 | CEDAR | 8" | 0.75 | |
| 38 | YEW | 13" | | 1.00 |
| 39 | APPLE | 16" | | 1.00 |

| | | | | |
|-------|----------------|-------|------|------|
| 40 | CEDAR | 35" | | 1.00 |
| 41 | CEDAR | 23" | | 1.00 |
| 42 | DOGWOOD | 12" | | 1.00 |
| 43 | CEDAR | 27" | | 1.00 |
| 44 | CEDAR | 17" | | 1.00 |
| 45 | APPLE | 16" | | 1.00 |
| 46 | CEDAR | 35" | | 1.00 |
| 47 | CEDAR | 23" | | 1.00 |
| 48 | DOGWOOD | 12" | | 1.00 |
| 49 | CEDAR | 27" | | 1.00 |
| 52 | HAZELNUT | 2x 6" | | 0.75 |
| 53 | APPLE | 8" | | 0.75 |
| 54 | PLUM | 12" | | 1.00 |
| 55/56 | CEDAR X 2 | 26" | | 1.00 |
| 57 | CEDRUS | 22" | | 1.00 |
| 58 | CYPRESS | 22" | | 1.00 |
| 59 | CEDAR | 8" | | 0.75 |
| 60 | FIR | 12" | | 1.00 |
| 61 | FIR (NEIGHBOR) | 22" | | |
| 62 | CHERRY | 18" | | 1.00 |
| 63 | HAWTHORN | 10" | | 0.75 |
| 64 | COTTONWOOD | 20" | | 1.00 |
| 65 | FIR | 10" | | 0.75 |
| 66 | FIR | 10" | | 0.75 |
| 67 | FIR | 36" | 1.00 | |
| 68 | FIR | 16" | | 1.00 |
| 69 | MAPLE | 36" | | 1.00 |
| 70 | COTTONWOOD | 36" | | 1.00 |
| 71 | COTTONWOOD | 36" | | 1.00 |
| 72/73 | CHERRY X 2 | 10" | 0.75 | |
| 74 | CEDAR | 6" | 0.75 | |
| 75 | CEDAR | 6" | 0.75 | |
| 76 | CEDAR | 9" | 0.75 | |
| 77 | MOUNTAIN ASH | 10" | 0.75 | |
| 78 | CEDAR | 8" | 0.75 | |
| 79 | CEDAR | 6" | 0.75 | |
| 80 | CEDAR | 6" | 0.75 | |
| 81 | CEDAR | 6" | 0.75 | |
| 82 | CEDAR | 6" | 0.75 | |
| 83 | CEDAR | 6" | 0.75 | |
| 84 | MADRONE | 12" | 1.00 | |
| 85 | HAZELNUT | 8" | 0.75 | |

| | | | | |
|----|---------------|-----|--|------|
| 86 | MADRONE | 12" | | 1.00 |
| 87 | HAWTHORN | 12" | | 1.00 |
| 88 | DOGWOOD | 10" | | 0.75 |
| 89 | HAZELNUT | 8" | | 0.75 |
| 90 | ASH | 8" | | 0.75 |
| 91 | MAPLE SPROUTS | 10" | | 0.75 |
| 92 | MAPLE SPROUTS | 8" | | 0.75 |
| 93 | COTTONWOOD | 38" | | 1.00 |

75.75 = TOTAL EXISTING TREE UNITS
 47.0 = TOTAL TREE UNITS TO REMAIN
 28.75 = TOTAL TREE UNITS TO BE REMOVED
 75.75 - 28.75 = 47.0
 23 (REQUIRED TREE UNITS) - 47.0 = -24.0
0 SUPPLEMENTAL TREES REQUIRED

PROPOSED TREE REMOVAL IN 125' SHORELINE SETBACK

TREE NUMBERS BASED ON THE ARBORIST'S REPORT & MAP, ROBERT W. WILLIAMS & ASSOCIATES CONSULTING ARBORISTS DATED 5/22/17.

| NO. | SPECIES | DBH |
|-----|---------|-----|
| 66 | FIR | 10" |

PROPOSED TREE REPLACEMENT IN 125' SHORELINE SETBACK

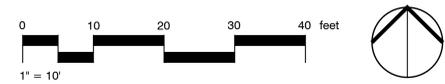
| QTY. | BOTANNICAL/COMMON NAME | SIZE/SPACING |
|------|------------------------------------|--------------|
| 1 | TSUGA MERTENSIANA MOUNTAIN HEMLOCK | 6' HT. MIN. |
| 2 | SALIX LASIANDRA PACIFIC WILLOW | 6' HT. MIN. |

TREES REQUIRED = 1
 TREES PROVIDED = 3
 EVERGREEN TREES REMOVED = 1
 DECIDUOUS TREES REMOVED = 0
 240 SF OF NATIVE RIPARIAN VEGETATION REQUIRED
 + 350 SF OF NATIVE RIPARIAN VEGETATION PROVIDED

PROPOSED TREE REMOVAL IN 200' SHORELINE JURISDICTION

TREE NUMBERS BASED ON THE ARBORIST'S REPORT & MAP, ROBERT W. WILLIAMS & ASSOCIATES CONSULTING ARBORISTS DATED 5/22/17.

| NO. | SPECIES | DBH |
|-----|------------|-----|
| 62 | CHERRY | 18" |
| 63 | HAWTHORN | 10" |
| 64 | COTTONWOOD | 20" |
| 65 | FIR | 10" |



| | | |
|-----------------------------|------------|----|
| REVISIONS | DATE | BY |
| 01 REVISED PERMIT SUBMITTAL | 08.22.2018 | LG |
| 02 REVISED PERMIT SUBMITTAL | 10.02.2018 | LG |
| 03 REVISED PERMIT SUBMITTAL | 05.22.2019 | JL |

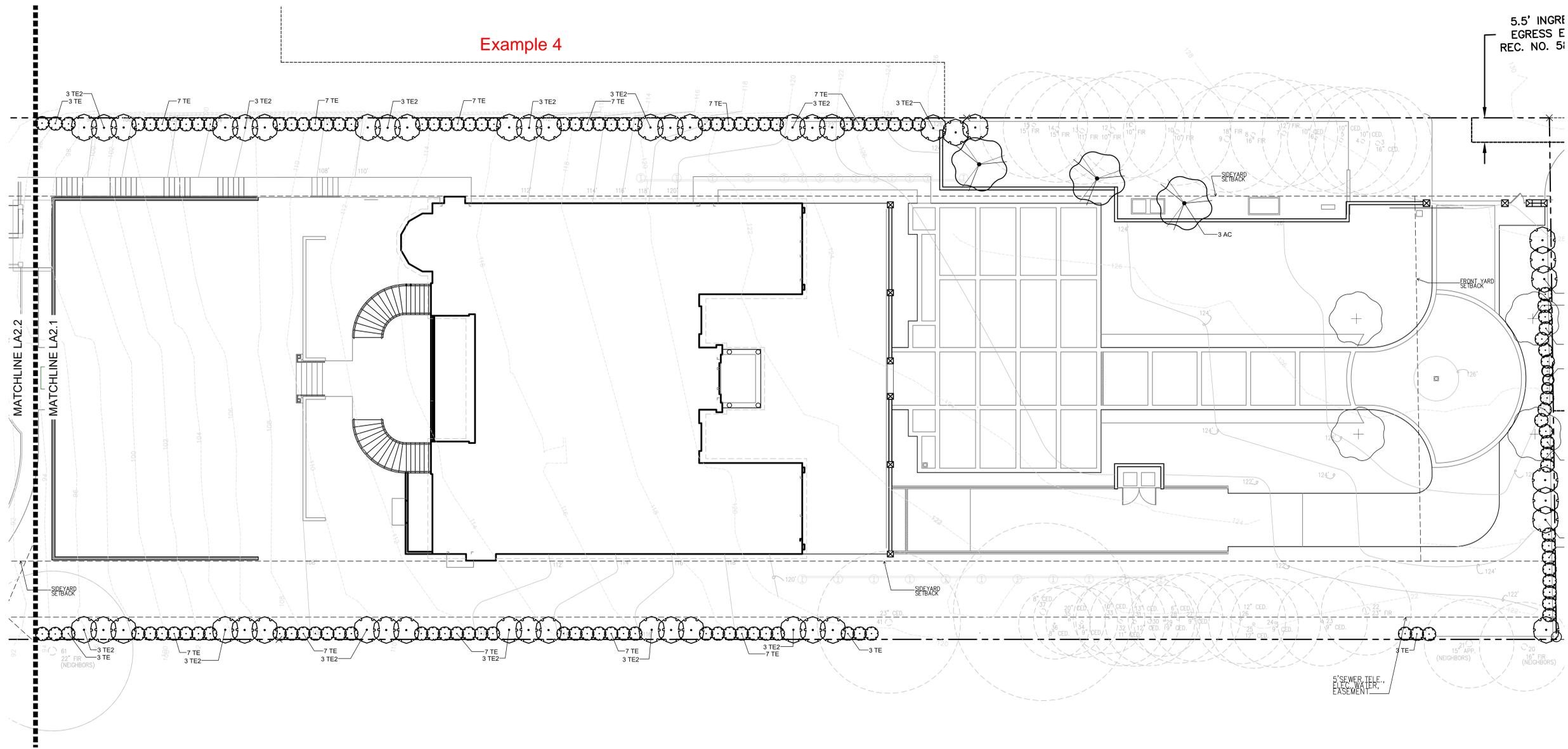
SCJ STUDIO
 LANDSCAPE ARCHITECTURE
 1148 NW LEARY WAY, SEATTLE, WA 98107
 P. 206-708-1862
 SCSTUDIOA.COM

PROPOSED TREE REMOVAL PLAN
 Medina Vineyard Trust
 1228 Evergreen Point Road
 Seattle, WA 98105

PERMIT SET
 NOT FOR
 CONSTRUCTION

DESIGNER: MG
 DRAWN BY: LG
 APPROVED BY: MG
 DATE: JULY, 2018
 JOB No: 2578
 DRAWING FILE No:
 DRAWING No: LA1.2
 SHEET No: 2 OF 05

Example 4

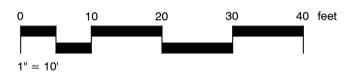


PLANT SCHEDULE

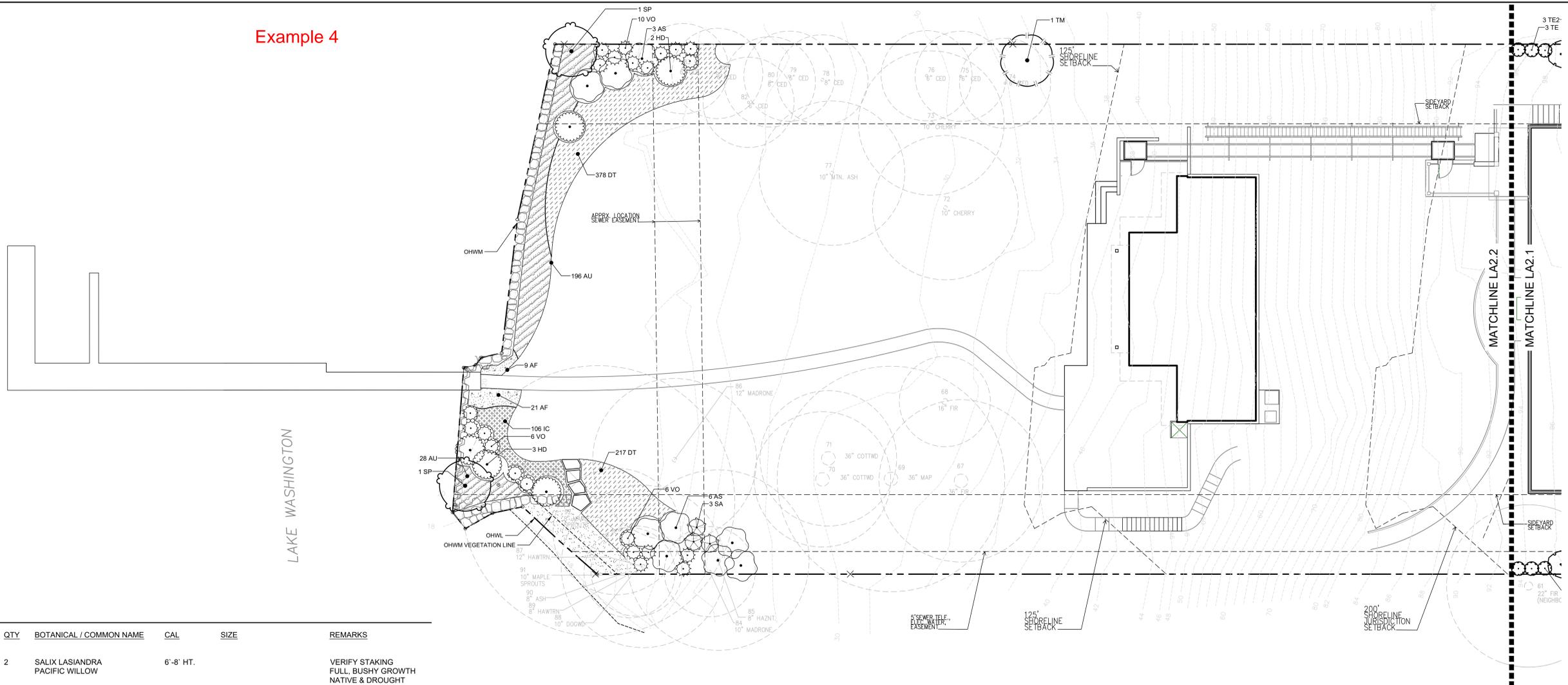
| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CAL | SIZE | REMARKS |
|-------|------|-----|--|-----------|--------------|--|
| | AC | 3 | ACER CIRCINATUM VINE MAPLE | 2.5" CAL. | B&B / CONT. | 3 STEMS MIN. NATIVE & DROUGHT TOLERANT |
| | CT | 3 | CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM TINY TOWER ITALIAN CYPRESS | 6'-8" HT. | B&B / CONT. | SPECIMENS NON-NATIVE |
| | LC | 4 | LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE | 2.5" CAL. | 10' HT. MIN. | 3 STEMS MIN. SPECIMEN NON-NATIVE, DROUGHT TOLERANT |
| | TE | 111 | THUJA OCCIDENTALIS 'EMERALD GREEN' EMERALD GREEN ARBORVITAE | B&B/CONT. | 6'-8" HT. | SPECIMEN NATIVE & DROUGHT TOLERANT |
| | TE2 | 46 | THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR | B&B/CONT. | 6'-8" HT. | SPECIMEN NATIVE & DROUGHT TOLERANT |

NOTES:

- ALL TREES, DECIDUOUS & EVERGREEN, TO HAVE A 3'-0" DIA. MULCH RING. DECIDUOUS TREES TO BE STAKED, VERIFY STAKING OF POSSIBLE NEED TO STAKE EVERGREEN TREES W/LA.
- PROVIDE 6" DEPTH OF COMPOSTED MULCH PRODUCT AS AN AMENDMENT TO EX. SOIL IN SHRUB BED AT TOP OF ROCK BULKHEAD. INCORPORATE & EVENLY MIX INTO EX. SOIL TO A DEPTH OF 12" PRIOR TO PLANTING.
- VERIFY METHOD OF STAKING WILLOW TREES SO THAT THEY HANG & GROW OVER THE ROCKERY TO PROVIDE HABITAT.
- PROVIDE 2" MIN. DEPTH OF "SCREENED COMP MULCH" (SUCH AS, PACIFIC TOPSOIL'S SCREENED COMP MULCH) AS A TOPDRESSING IN SHRUB BEDS. TYP.
- PLANTS TO MEET REQUIREMENTS FOR INTEGRATED RESTORATION & PERMITTING PROGRAM: 2 TREES FROM APPENDIX D, IRPP PLANT LIST REQUIRED. 2 TREES PROVIDED 2 DIFFERENT SHRUB SPECIES FROM APPENDIX D, IRPP PLANT LIST REQUIRED. 2 SHRUB SPECIES REQUIRED 1,000 SF OF BUFFER PLANTING REQUIRED, 1,463 SF PROVIDED, WIDTH OF PLANTING STRIP CAN BE NO LESS THAN 5'-0".



Example 4



PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CAL | SIZE | REMARKS |
|---------------|------|-----|--|-----------|-------------|--|
| | SP | 2 | SALIX LASIANDRA PACIFIC WILLOW | 6"-8" HT. | | VERIFY STAKING FULL, BUSHY GROWTH NATIVE & DROUGHT TOLERANT NATIVE & DROUGHT TOLERANT |
| | TM | 1 | TSUGA MERTENSIANA MOUNTAIN HEMLOCK | B&B/CONT. | 6' MIN. HT. | SPECIMENS NATIVE & DROUGHT TOLERANT |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | HT. | REMARKS |
| | AS | 9 | AMELANCHIER ALNIFOLIA SERVICEBERRY | 5 GAL | 30" HT. | FULL, BUSHY GROWTH NATIVE & DROUGHT TOLERANT |
| | HD | 5 | HOLIDISCUS DISCOLOR OCEAN-SPRAY | 5 GAL | | FULL, BUSHY GROWTH NATIVE & DROUGHT TOLERANT |
| | SA | 3 | SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY | 2 GAL | 18" SPREAD | FULL, BUSHY GROWTH NATIVE & DROUGHT TOLERANT |
| | VO | 22 | VACCINIUM OVATUM EVERGREEN HUCKLEBERRY | 2 GAL | 18" HT. | FULL, BUSHY GROWTH NATIVE & DROUGHT TOLERANT |
| SHRUB AREAS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING | REMARKS |
| | AF | 30 | ASTER X FRIKARTII ASTER | 1 GAL | 18" o.c. | FULL, BUSHY GROWTH NATIVE & DROUGHT TOLERANT |
| | DT | 595 | DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS | 1 GAL | 12" o.c. | FULL, BUSHY GROWTH NATIVE & DROUGHT TOLERANT |
| | IC | 106 | IRIS X CALIFORNICA PACIFIC COAST IRIS | 1 GAL | 12" o.c. | FULL, BUSHY GROWTH NATIVE & DROUGHT TOLERANT |
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING | REMARKS |
| | AU | 255 | ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK | 4"POT | 15" o.c. | |

NOTES:

- ALL TREES, DECIDUOUS & EVERGREEN, TO HAVE A 3'-0" DIA. MULCH RING. DECIDUOUS TREES TO BE STAKED, VERIFY STAKING OF POSSIBLE NEED TO STAKE EVERGREEN TREES W/L.A.
- PROVIDE 6" DEPTH OF COMPOSTED MULCH PRODUCT AS AN AMENDMENT TO EX. SOIL IN SHRUB BED AT TOP OF ROCK BULKHEAD. INCORPORATE & EVENLY MIX INTO EX. SOIL TO A DEPTH OF 12" PRIOR TO PLANTING.
- VERIFY METHOD OF STAKING WILLOW TREES SO THAT THEY HANG & GROW OVER THE ROCKERY TO PROVIDE HABITAT.
- PROVIDE 2" MIN. DEPTH OF "SCREENED COMP MULCH" (SUCH AS, PACIFIC TOPSOIL'S SCREENED COMP MULCH) AS A TOPDRESSING IN SHRUB BEDS, TYP.
- PLANTS TO MEET REQUIREMENTS FOR INTEGRATED RESTORATION & PERMITTING PROGRAM: 2 TREES FROM APPENDIX D, IRPP PLANT LIST REQUIRED. 2 TREES PROVIDED 2 DIFFERENT SHRUB SPECIES FROM APPENDIX D, IRPP PLANT LIST REQUIRED. 2 SHRUB SPECIES REQUIRED 1,000 SF OF BUFFER PLANTING REQUIRED, 1,463 SF PROVIDED, WIDTH OF PLANTING STRIP CAN BE NO LESS THAN 5'-0".

PROPOSED TREE REMOVAL IN 125' SHORELINE SETBACK

TREE NUMBERS BASED ON THE ARBORIST'S REPORT & MAP, ROBERT W. WILLIAMS & ASSOCIATES CONSULTING ARBORISTS DATED 5/22/17.

| NO. | SPECIES | DBH |
|-----|---------|-----|
| 66 | FIR | 10" |

PROPOSED TREE REPLACEMENT IN 125' SHORELINE SETBACK

| QTY. | BOTANICAL/COMMON NAME | SIZE/SPACING |
|------|---------------------------------------|--------------|
| 1 | TSUGA MERTENSIANA MOUNTAIN HEMLOCK | 6' HT. MIN. |
| 2 | SALIX LASIANDRA PACIFIC WILLOW | 6' HT. MIN. |

TREES REQUIRED = 1
 TREES PROVIDED = 3
 EVERGREEN TREES REMOVED = 1
 DECIDUOUS TREES REMOVED = 0
 240 SF OF NATIVE RIPARIAN VEGETATION REQUIRED
 + 350 SF OF NATIVE RIPARIAN VEGETATION PROVIDED

PROPOSED TREE REMOVAL IN 125'-200' SHORELINE JURISDICTION

TREE NUMBERS BASED ON THE ARBORIST'S REPORT & MAP, ROBERT W. WILLIAMS & ASSOCIATES CONSULTING ARBORISTS DATED 5/22/17.

| NO. | SPECIES | DBH |
|-----|------------|-----|
| 62 | CHERRY | 18" |
| 63 | HAWTHORN | 10" |
| 64 | COTTONWOOD | 20" |
| 65 | FIR | 10" |



| REVISIONS | DATE | BY | LG | LG | LG |
|-----------|------------|----|----|----|----|
| 01 | 08.22.2018 | | | | |
| 02 | 10.05.2018 | | | | |
| 03 | 05.20.2019 | | | | |

SCJ STUDIO
 LANDSCAPE ARCHITECTURE

1148 NW LEARY WAY, SEATTLE, WA 98107
 SCJSTUDIO.COM

PLANTING PLAN

Medina Vineyard Trust
 1226 Evergreen Point Road
 Seattle, WA 98105

PERMIT SET
 NOT FOR
 CONSTRUCTION

DESIGNER: MG
 DRAWN BY: LG
 APPROVED BY: MG
 DATE: JULY, 2018
 JOB No: 2578
 DRAWING FILE No:
 DRAWING No: LA2.2
 SHEET No: 4 OF 05



CITY OF MEDINA
DEVELOPMENT SERVICES
 425-233-6414
 425-233-6400

Administrative Tree Activity Permit

T-01

Instructions: Complete this form for the following:

- The property is designated as under development (MMC 20.52.100)
- Removal of any significant tree on private property having a 6-inch DBH and larger size that is not a legacy tree
- Removal of any non-significant tree on private property within 200 feet of the shoreline having a 6-inch DBH and larger size that is not a legacy tree
- Removal of a hazard tree from the city right-of-way

| | | | | |
|--|---------------|------------------------|--|---------------------------|
| <input checked="" type="checkbox"/> New Application <input type="checkbox"/> Supplemental | Staff Only | Date Received: 1-29-20 | By: | Permit No. Tree-20-008 |
| Property Information | | | | |
| Property Address: 2626 78th Ave NE | | | Check if tree is: | |
| Tax Parcel No. 326230-0840 | | | <input type="checkbox"/> Within 200 feet of shoreline <input type="checkbox"/> Within a critical area (Ch. 18.12 MMC) | |
| Legal Property Owner Information | | | | |



CITY OF MEDINA
DEVELOPMENT SERVICES
 425-233-6414
 425-233-6400

Tree Performance Worksheet

T-01a

| | |
|---|--|
| Instructions: Complete and attach this form to T-01 for the following: <ul style="list-style-type: none"> The property is designated as under development pursuant to MMC 20.52.100 The applicant is using the tree performance standards in MMC 20.52.130 | File No. <input type="checkbox"/> New <input type="checkbox"/> Revision |
|---|--|

| | |
|--|---|
| STEP 1: Inventory existing tree units | Conduct an inventory of all significant trees within the boundaries of the lot. |
|--|---|

| No. | Tree | DBH | No. | Tree | DBH |
|-----|--------------------------|-----|-----|--------------------|-----|
| 1 | (#390) Western Red Cedar | 10 | 7 | (#797) Grand fir | 29 |
| 2 | (#391) Douglas fir | 17 | 8 | (#798) Douglas fir | 26 |
| 3 | (#392) Douglas fir | 15 | 9 | (#799) Douglas fir | 17 |
| 4 | (#394) Douglas fir | 16 | 10 | (#800) Douglas fir | 38 |
| 5 | (#795) Douglas fir | 39 | 11 | | |
| 6 | (#796) Douglas fir | 33 | 12 | | |

| | |
|--|---|
| STEP 2: Calculate Existing Tree Units | From Table 20.52.130(C): add together the number of significant trees in each range below and multiply by the corresponding value to produce Existing Tree Units. |
|--|---|

| | | | | | |
|----|--|----|----------|----|--|
| A. | Total number of trees at least 6 inches, but less than 10 inches DBH | 0 | X 0.75 = | 0 | D. TOTAL EXISTING TREE UNITS (A + B + C) 10 |
| B. | Total number of trees 10 inches DBH and larger | 10 | X 1.00 = | 10 | |
| C. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | |

| | |
|--|--|
| STEP 3: Inventory removed trees | List the significant trees that are proposed for removal. This information will be used in Step 4 and 7 (if applicable). |
|--|--|

| No. | Tree | DBH | No. | Tree | DBH |
|-----|-------------|-----|-----|-------------|-----|
| 394 | Douglas fir | 16 | 798 | Douglas fir | 26 |
| 795 | " | 39 | 799 | " | 17 |
| 796 | " | 33 | 800 | " | 38 |
| 797 | " | 29 | | | |

| | |
|--|--|
| STEP 4: Calculate Net Existing Tree Units | To calculate Net Existing Tree Units, add together the number of significant trees in each range below that are proposed for removal and multiply by the corresponding value. Then follow H and I. |
|--|--|

| | | | | | |
|----|--|---|----------|---|--|
| E. | Total number of trees removed at least 6 inches, but less than 10 inches DBH | 0 | X 0.75 = | | H. TOTAL TREE UNITS TO BE REMOVED (E + F + G) 7 |
| F. | Total number of trees removed 10 inches DBH and larger | 7 | X 1.00 = | 7 | |
| G. | Total number of conifer trees 50 inches DBH and larger | 0 | X 1.25 = | 0 | |

| | |
|--|--|
| STEP 5: Calculate Required Tree Units | To calculate Required Tree Units, perform the calculations in J through M. |
|--|--|

| | | | | | |
|----|---------------------------|----|--------------------------|---|--|
| | Lot Area (sq. ft.) | | Divide J by 1,000 | Tree Density Ratio (check one) | M. REQUIRED TREE UNITS (Multiply K x L) |
| J. | 8120 | K. | 8.12 | L. <input checked="" type="checkbox"/> 0.35 (residential) <input type="checkbox"/> Table 20.52.130.B | 3 (round up) |

| | | |
|---|--|----------------|
| STEP 6: Determine if Supplemental Trees are required | Subtract the Tree Units in M from the Tree Units in I. <ul style="list-style-type: none"> If the difference is zero or a positive number - stop. No supplemental trees are required. If the difference is a negative number then go to Step 7. | N. 0 |
|---|--|----------------|

See Page 2 for Step 7 and for additional inventory tables

Example 5

**Approved Medina Tree
Activity Permit Plan**

07/30/2020

Tom Early
Medina Tree Consultant

Stephanie Keyser

From: laurelpr@seanet.com
Sent: Monday, April 12, 2021 11:47 AM
To: Stephanie Keyser
Subject: FW: Tree permits

Dear Stephanie,

Below please find the relevant text from an email I received from Medina resident Miles Adam, who is very concerned about the removal of trees from a lot adjacent to the golf course. The lot is not being redeveloped, so strictly speaking it is not in our current purview. However, I think it's useful for the Planning Commission to be aware of these types of examples as well, as evidence of residents' concerns over canopy loss. Would you please include the email text in the next meeting packet?

Miles also recently called my attention to two other properties adjacent to the golf course on 77th that are under redevelopment. Do we have "before" pictures of these properties? According to Miles, the properties are being cleared or will be cleared shortly.

Thank you,
Laurel

.....

The property in question is at 1818 77th Avenue NE and the tree permit is #21-006. I watched as huge tree after huge tree was cut down to improve the property's view of the golf course. I was really stunned that this deforestation was being permitted so I talked with Steve and he took me through the tree permit. Laurel-----the following trees were cut down-----3 Douglas Firs with DBHs of 32", 36", and 42". Also 2 Red Cedars with DBHs of 20" and 38". Please try to visualize the size of these majestic trees-----we will never recapture this lost canopy in the lives of the next generation or two. Our city's tree permit allowed these trees to be cut down provided that they were replaced by the following trees-----9 trees of 2" caliper.

While I am not involved with the latest discussions on the city's tree policies, it seems to me that common sense would suggest something is wrong. We just let someone cut down mature fully grown trees of DBH 168 inches and plant new trees of 18 inches of caliper. How can we just eliminate trees measuring DBH of 150 (repeat 150) inches from the footprint of Medina?? If we continue to allow trade offs like this, we soon will not need a tree policy because our beloved Medina will have no trees.

Thank you very much for taking the time to read my email. You now have feedback from one very concerned citizen. I hope somehow this example will be studied as you are reviewing the city's tree permit policy because it provides a good learning experience for all of us.

Stephanie Keyser

From: rob short <robs124@hotmail.com>
Sent: Friday, August 27, 2021 11:15 AM
To: Stephanie Keyser
Subject: Please sent a pointer to proposed tree code

Hi Stephanie,

I saw your email about a tree code update, but could not find anything on the website about what is actually being proposed.

I am a long time resident and love the old evergreens which can never be replaced. I am shocked to see people demolish older houses and clear-cut the entire lot.

I think we should have a process which tries hard to maintain some number of the older trees so we can keep the eagles and pileated woodpecker etc in Medina.

We don't want to have to rename our city to "We used to have Evergreens" point.

Please send a pointer to the actual proposal.

Rob

Stephanie Keyser

From: Doug Hutson <airbear1@me.com>
Sent: Saturday, August 28, 2021 10:38 PM
To: Stephanie Keyser
Subject: Tree code

Hi Stephanie,

Heard you were seeking comments on the tree code...I don't have anything super specific right this minute, but I'll just comment that I was heavily invested in getting it changed a few years ago from the incredibly onerous system that existed then. I live on a heavily forested property and wanted to have some freedom to manage my property as I saw fit for the safety of my family, as well as for aesthetics of my property. I objected to people on lots w/o trees telling me that I had to keep all of mine.

Please keep me in the loop if you are seeking more comments and how the tree code may be proposed to change.

Thanks,

Doug Hutson

Stephanie Keyser

From: Kay Koelemay <kkoelemay@msn.com>
Sent: Monday, August 30, 2021 2:05 PM
To: Stephanie Keyser
Cc: Michael Sauerwein
Subject: Tree Code update

Hi Stephanie,

Am interested in the proposed changes to the Tree Code. After first pass, I recognize it will require some study on my part. Also, it would be helpful to understand the background for the decision to make the proposed changes.

What is the projected schedule for final approval? Would a public Q & A session via ZOOM be helpful/possible?

Thanks for considering,
Kay
(Kay Koelemay Dicharry)

Stephanie Keyser

From: laurelpr@seanet.com
Sent: Monday, October 11, 2021 11:18 AM
To: davidyee2006@yahoo.com
Cc: Stephanie Keyser
Subject: FW: Planning Commission agenda document 9/21/2021- tree code

Dear David,

Thank you for your email. You are welcome to email me at this address, as the Commissioners do not have government email addresses at this time.

You are correct that the Planning Commission has been considering changes to the tree to code pertaining to new construction and in fact has made recommendations to the City Council for their consideration. The draft proposal is on the City of Medina website, accessible from the list of City Events (Tree Code Open House).

I am copying Stephanie Keyser, Planning Manager, for her assistance in providing the information you requested. Stephanie, please see David's email below. He is interested in the addresses or at least streets/blocks of the properties that were the subject of complaints, that is, the ones that prompted the Council to ask Planning Commission to consider whether the tree code was working as intended and whether or not revisions should be made.

David, please keep in mind that the original complaints came in a year and a half to two years ago, and those specific properties may now have buildings and plantings on them.

I hope you are aware that there will be an Open House on Thursday the 14th and multiple Public Hearings in October (Planning Commission, the 19th), November and December (City Council). We look forward to hearing from you at one or more of these, or by email.

Thank you for your email, and thank you for your interest.

Best regards,
Laurel

-----Original Message-----

From: David Yee <davidyee2006@yahoo.com>
Sent: Sunday, October 10, 2021 4:09 PM
To: Laurel Preston <laurelpr@seanet.com>
Subject: Planning Commission agenda document 9/21/2021- tree code

Dear Commissioner Preston (Laurel):

I do not have your planning commission e-mail address. If you prefer that I send this message to you to that email address, please let me know. I am under the impression that the Planning Commission is working on a new tree code that applies to properties under development.

Specifically, the Agenda Bill dated September 21, 2021 (
<https://mccmeetingspublic.blob.core.usgovcloudapi.net/medinawa-meet-fa4d819369294bdcafa55c4798af82a6/ITEM->

Attachment-001-653714c88a2e48e4adc59e45f5289208.pdf) notes that the origin of the revision of the tree code pertaining to development was because "In 2020, a handful of redevelopment projects caused a visceral reaction from the community. These redevelopments appeared to be able to cut down a significant number of trees which gave the land a stark, clear-cut appearance. (see p. 1 of 121, background).

Would you kindly identify the 2020 projects that were identified as causing concern? This would help to understand the issue better. Otherwise, it would not be clear to me or others what the reasons for revising the current code. If the Planning Commission wishes to keep the exact locations of these projects secret, then identifying the street and block on that street would be somewhat useful as interested citizens could visit the identified block and see if any of the properties have a "stark, clear-cut appearance".

Best regards,
David
David Yee, MD
3215 Evergreen Point Road

Stephanie Keyser

From: Dan Becker <dfbecker@msn.com>
Sent: Sunday, October 17, 2021 7:57 PM
To: Michael Sauerwein
Cc: Stephanie Keyser; Aimee Kellerman
Subject: RE: Tree Ordinance

Michael,
Thank you. I'm available in the after 1:30 pm.

Dan
(425) 652-9106

From: Michael Sauerwein <msauerwein@medina-wa.gov>
Sent: Saturday, October 16, 2021 3:58 PM
To: Dan Becker <dfbecker@msn.com>
Cc: Stephanie Keyser <skeyser@medina-wa.gov>; Aimee Kellerman <akellerman@medina-wa.gov>
Subject: Re: Tree Ordinance

Thanks Dan.

I'll give you a call on Monday to discuss the tree code updates and forward the Open House PowerPoint to you.

Thanks again.

Michael Sauerwein
City Manager
City of Medina
501 Evergreen Point Road
Medina, WA 98039
(425) 233-6412

From: Dan Becker <dfbecker@msn.com>
Date: Friday, October 15, 2021 at 2:57 PM
To: Michael Sauerwein <msauerwein@medina-wa.gov>
Cc: laurelpr@seanet.com <laurelpr@seanet.com>, Jessica Rossman <jrossman@medina-wa.gov>
Subject: RE: Tree Ordinance

Michael,
I forgot to ask in my earlier email, can I please get a copy of the PowerPoint Presentation from yesterday's meeting?

Dan
(425) 652-9106

From: Dan Becker
Sent: Friday, October 15, 2021 1:51 PM
To: Michael Sauerwein <msauerwein@medina-wa.gov>
Cc: laurelpr@seanet.com; jrossman@medina-wa.gov
Subject: Tree Ordinance

Hello Michael,

Thank you for the open house yesterday on the revisions to the tree code; I appreciate the information. I know many citizens are concerned and have complained about tree removals on redeveloped properties; I've heard that as I walked around and talked with citizens. While I personally don't have concerns about the changes, I am concerned that there has not been a lot of notification to citizens not intimately involved with the City that those changes are coming and if those changes will affect them. I knew of yesterday's open house because I attended the Council meeting and visited the City website; not everyone is doing that.

I believe before the last changes were made to the Code, the City made an effort to describe the changes by sending out postcards describing the changes and conducting multiple open houses. There were also charts and plans showing the impacts of the changes. I know the COVID restrictions make open houses more of a challenge, however I'm concerned that people might feel blind-sided with the changes. If possible, I hope the City will make more of an effort to get the information out; maybe sending postcards again with the proposed changes and notification of the upcoming hearings.

Please feel free to share this others.

Thank you.

Dan

Dan Becker
(425) 652-9106

Stephanie Keyser

From: David Yee <davidyee2006@yahoo.com>
Sent: Sunday, October 17, 2021 10:45 PM
To: Laurel Preston
Cc: Stephanie Keyser; Michael Sauerwein
Subject: Comment for Planning Commission public hearing scheduled for October 19, 2021
Attachments: Medina tree code for 2021.pdf

Dear Commissioner Preston (Laurel):

Please consider and/or enter the attached comments for the public hearing that is scheduled for October 19, 2021. I am sending this message to you with a copy to Stephanie Keyser for distribution to the Planning Commission.

The comments include:

1. Provisions in Tree Code Update 2021 that result in affecting properties not under development (and my input requested by Commissioner Nelson)
2. Evidence that the complaints causing Tree Code Update 2021 do not show clear cut of the property but show properties consistent with the neighborhood.
3. Recommendation for a simplified and alternative Tree Code Update that is more likely to address the issues of complaints that caused Tree Code Update 2021.

Best regards,
David

David Yee, MD
3215 Evergreen Point Road

I request that these comments be considered as part of the Planning Commission public hearing scheduled for October 19, 2021.

It is well documented that the Tree Code Update 2021 (Tree Management Code Chapter 20.52) is intended for new construction. The term "new construction" is used numerous times in various city documents, social media, and in the open house. During the Open House, Commissioner Nelson requested that I inform the Planning Commission of language that I believe causes the proposed tree code to affect properties other than new construction.

A. AFFECTS MORE THAN NEW CONSTRUCTION ISSUE (INFORMATION REQUESTED BY COMMISSIONER NELSON)

If the Commission adopts proposed tree code changes discussed at the Open House, I urge the Commission to modify the code such that it does not affect properties not under development.

1. Diagram 20.52.040 Delete "Landmark" of the box "Is the tree a legacy or landmark tree."
2. 20.52.120 Keep the same without any of the proposed changes and remove all redlined (added text). Then create a new section 20.52.121 which introduces a term "New Construction Legacy Tree". The language in the red line version of 20.52.120 would then be copied to this new 20.52.121 except the term "New Construction Legacy Tree (NCLGT)" would be used as well as "New Construction Landmark Tree (NCLMT)". The purpose of a separate 20.52.120 and 20.52.121 is so that there will be no change to properties not under development.
3. 20.52.100(A)(4) should be modified, replacing "500 square feet or 15 percent" to "1500 square or 50 percent". The rationale is that if one wants to add only a modest garage and a room, they should not be considered to meet the standards required of constructing a large house.

I know of a Medina resident (initials D.D.) who has a very modest house and no garage. If that resident were to build simply a one car garage, the property would be subject to onerous property under development tree regulations. Should he be punished with bureaucratic complexity for simply building a one car garage when many Medina residents already have 2 or 3 car garages?

It is conceivable that an elderly Medina resident may need to build a handicapped accessible bathroom and adjacent bedroom. Such modest addition could trigger onerous compliance under development tree regulations.

The needs of elderly Medina residents are not merely theoretical. I had a neighbor (initials A.B.) who moved from Medina to downtown Bellevue as a result of circumstances related to the tree code. His easement driveway was narrow and constricted because of a tree that could not be cut down because the then Director (no longer with the City of Medina) determined that there was no threat to life. The tree had,

a few weeks earlier, prevented an ambulance from accessing his property during a medical emergency. His wife expressed to me concern that he could die the next time an ambulance was needed and was unable to pass. The elderly man later cited his age and infirmity as the reason for his moving from Medina. The Bellevue Fire Department wrote a letter to the city to confirm the inability to access due to an offending tree.

B. EVIDENCE DOES NOT SUPPORT NEED FOR TREE CODE CHANGES

The stated purpose of the Tree Code Update 2021 is described in a September 21, 2021 memorandum from city staff to the city council found at <https://mccmeetingspublic.blob.core.usgovcloudapi.net/medinawa-meet-fa4d819369294bdcafa55c4798af82a6/ITEM-Attachment-001-653714c88a2e48e4adc59e45f5289208.pdf> .

This document states *"In 2020, a handful of redevelopment projects caused a visceral reaction from the community. These redevelopments appeared to be able to cut down a significant number of trees which gave the land a stark, clear-cut appearance."* (see p. 1 of 121, background).

Stephanie Keyser, ACIP, Planning Manager kindly responded to a request to identify these projects. The identified projects are located at 1818 77th Ave NE, 2019 79th Ave NE and 707 Overlake Drive East. Construction on the first property appears to have been completed. The latter two properties are currently under construction. It is useful to evaluate these three properties because they are the fundamental basis for Tree Code Update 2021 as stated in documents authored by the city.

1818 77th Avenue NE

Attached are photographs of the property in 2011 (source: Google Street View, date of image at the bottom) and October 2021. The current new house is significantly more attractive than the previous property. The current landscaping is very well kept and attractive as compared to 2011. When facing the front door, the current house has large trees to the right and to the left as well as in front of the house. It is unreasonable to consider this property as clear cutting of trees. In short, it is a beautiful house and property. This property is an improvement to the city and evidence that there is not a need for a stricter tree code.



The detailed landscaping is also situated behind the sidewalk and in front of the entire house.



Foreground, background, and most trees to the photo's right in the subject property.



Note that neighboring property to the left lacks the tall trees of subject property



Google Street View of the old house. It is a small house out of character from its neighbors.

2019 79th Ave NE

The house is currently under construction. The previous house was in poor shape with visibly broken driveway pavement, overgrown vegetation, and a house which is significantly smaller and more spartan than the average house in Medina and in that city block. In view of the house being under construction and in an early stage of construction, it is not possible to judge the aesthetics of the house or future landscaping. However, the current state of trees is compatible with its neighbors. Attached are photographs of houses that are neighboring properties or across the street. All of them have approximately the same tree canopy appearance as the subject property, 2019 79th Ave NE. Some may consider the property's condition prior to construction as an eyesore, overgrown with trees, and not in character with the neighborhood. If that is the case, this construction is an improvement to the city and not evidence of a need for a stricter tree code.



subject property.



next door neighbor. Trees on the left mostly belong to the subject property, not this house.



directly across the street from the subject property. This property has essentially no trees in front. These two properties demonstrate that the subject property has the same visual character, if not more visible trees.

707 Overlake Drive East

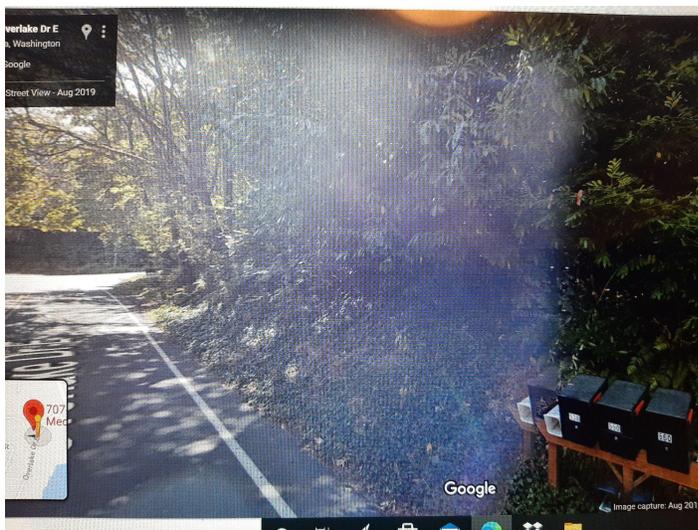
Attached are photographs of the property in 2019 (source: Google Street View, date of image at the bottom) and October 2021. In view of the house being under construction and in an early stage of construction, it is not possible to judge the aesthetics of the house or future landscaping. However, the current state of trees viewing from Overlake Drive East remains forested (compare pre-construction Google Street View versus October 2021 where it appears that all trees have been retained). Furthermore, attached is a photograph of the property's next door neighbor. The neighboring property is attractive but has far less vegetation and trees than the subject property, 707 Overlake Drive East. This construction shows that the property is

compatible and more heavily forested than the neighboring property and not evidence of a need for a stricter tree code.



Subject property. Street is Overlake Drive

East. 707 mailbox (white) is on the left.



Historical photo from Google Street View

from almost identical angle. White mail box of the 707 Overlake Drive East property is to the left but difficult to see.



Some of the trees in the photo belong to the 707 subject property. This is the neighbor of 707. The street frontage does not compare with the street frontage of the 707 Overlake Drive East property (which was the subject to a complaint causing Tree Update 2021 to be written).

Conclusion

Despite the statement that "(t)hese redevelopments appeared to be able to cut down a significant number of trees which gave the land a stark, clearcut appearance." (see p. 1 of 121, background, 9/21/2021 city memo)., the above description and photographs of the three properties in question do NOT document a stark clear cut appearance that is inconsistent with its neighbors.

In the only example where construction has been completed, the property is very attractive, both in the house, landscaping, and trees. For this reason, I urge the Planning Commission to request that the City Council allow the Commission to temporarily cease work on the Tree Code Update 2021 and consider that no update is needed. Even more productive would be a temporary one year suspension of the tree code as it relates to development, which could provide evidence whether a tree code should even exist. In the worst possible scenario, the amount of construction in one year would not change the character of the city but could provide valuable guidance and direction.

C. ALTERNATIVES TO TREE CODE UPDATE 2021 (or alternatives to conclusion of Section B.)

The Tree Code Update does not specify where significant trees should be located on properties under development that are new construction. Medina residents who view houses typically view them from the street, not from an airplane or trespassing in the backyard. In view of this behavior, it is likely that Tree Code Update 2021 will not end occasional tree complaints to the city.

Therefore, consider replacing the complex performance requirements of Tree Code Update 2021 with a MMC 20.52.122 reading along the lines of:

“All properties under development which consist of predominantly construction of a new structure or 50% or greater expansion of an existing structure shall have two significant trees situated between the structure and the public road. If the frontage of the property along the public road exceeds 75 feet, three significant trees shall be situated between the structure and the public road and one additional significant tree for each 50 feet in excess of 125 feet of public road frontage. If the distance between the structure and the public road is less than 40 feet, non-significant trees or bushes may be planted in lieu of significant trees.”

D. ADDITIONAL CONSIDERATIONS

Excessive time for tree permits

In the agenda packet, there are two projects where the application date and approval date is disclosed. In both cases, approval took between 6 and 7.5 months to approve. (p. 83 of 121, 9/25/2019 received and 5/7/2020 approved; p. 112 of 121, 1/29/2020 received and 7/30/2020 approved).

Consider adding a provision to Tree Code Update 2021 along the lines of:
MMC 20.52.126 If tree permits for properties under development exceed an average of eight weeks between the date of submission of a complete application for permit and the date of approval based on the average of all tree permits for properties under development for a two calendar year period, the city shall complete a study within six months to reduce the complexity of tree regulations.

Safety concerns and mathematical re-calculations

1. There are currently no provisions in the tree code for extremely tall trees. If the height limitation of a house is 36 feet, consideration should be given to whether trees greater than 72 feet are not desirable or are more hazardous. A good tree plan would be where residents continually cut and replant trees. Historically, Medina was completely harvested for lumber more than 100 years ago, which improved public safety. Eventually, Medina should re-harvest trees, albeit on a careful and staggered timetable. Trees might be like long hair. Long hair can be attractive but can become too long at a certain point.



(credit: SBS TV, Australia)

2. During the Open House, there were comments about no consideration given to how much space is needed for tree roots of a mature tree. There is a danger that increased tree requirements may result in difficulty in compliance despite good faith efforts by homeowners.

If a 10,000 sq. ft. property may have 55% impervious surface, that leaves 4,500 sq. ft. remaining. If it is deemed that trees should not be closer than 20 feet from the house to prevent damage to the foundation and/or sewage system and/or tree roots, this may reduce the amount of land for trees to 3,000 sq. ft. If 4 significant tree units result in 8 trees and if each tree should have a 20 ft. x 20 ft. space for proper tree root growth, this results in needing 3,200 sq. ft. One should note that earlier in the calculator, only 3,000 sq. ft. is available. Furthermore, there may be no more room for any other yard use, such as vegetable planting or recreational use.

3. There was no explanation during the Tree Code Open House as to the rationale for selecting an increased tree density ratio in proposed Table 20.52.130(B) from 0.35 to 0.40. In particular, at 0.40, the tree density ratio for residential properties approaches that of city parks, which is 0.42. There is no explanation to why the residential properties should have an almost identical tree density as city parks. The Planning Commission may consider whether all properties should be required to meet a tree density of 0.36 with the exception of city parks, which might be increased to 0.60

Stephanie Keyser

From: COLIN RADFORD <c.radford@comcast.net>
Sent: Wednesday, November 3, 2021 3:40 PM
To: Stephanie Keyser; Council
Subject: RE: Response to Medina 2021 Tree Code Amendments-Legacy and Landmark Update Proposal

Thank you, Stephanie;
I know a lot of us really care and would like the opportunity to think and respond before rushing into an ordinance revision.

Colin

On 11/02/2021 1:21 PM Stephanie Keyser <skeyser@medina-wa.gov> wrote:

Hi Colin,

Thanks for your comments; they will be entered into the record. I would like to clarify a couple of points in **green**.

- **Oct. 14:** 2021 Tree Code Update Virtual Open House
- First public notice via presentation of proposed Tree Code Amendments. **The first notice was sent out on August 27th to Medina residents that Planning Commission was working on a tree code update—I did receive some emails from residents after the notice was sent out.**
- **Oct. 15:** Tree Management Code Chapter 20.52
- Proposed red-lined draft version made available on city's website referencing proposed changes provided day before **The date of the draft indicates the date the document was worked on, which I can see is confusing. A final/completed version of the draft will be available on Friday.**
- **Oct. 19:** Planning Commission, Public Hearing
- Agenda available online but no minutes available. No minutes for September meetings. Last available minutes were provided in July. **Planning Commission minutes aren't finalized until City Council adopts them. However, the draft minutes from the previous meeting are always included in the packet for the next Planning Commission meeting. For example, the October 19th Planning Commission packet has the minutes from the September 28th meeting. Everything is available on the Planning Commission [website](#).**
- **Oct. 22:** Medina 2021 Tree Codes Amendments – Legacy and Landmarks Memorandum

- Document presents modifications to the proposed changes identified in both the 10/14 presentation and the 10/15 red-lined Tree Management Code draft.
- No records are currently available to the public to confirm whether these modifications are in alignment with what the Planning Commission voted on. **Everything is available on the Planning Commission [website](#) in the packets—all of the changes have been approved by Planning Commission.**
- **Nov. 8:** City Council Public Hearing
 - What is the definition of proper public notice for amendments/changes to city codes? **The first [notice](#) was sent out to the public on August 27th. Planning Commission's notice of hearing was sent out September 30th. Council's notice of hearing was sent out October 20th.**
 - When will the public have access to the Planning Commission's approval of the currently "unknown" proposed amendments? **Everything is available on the Planning Commission [website](#) in the packets. The final Council packet will be available this Friday, November 5th.**
 - Does this fit within the window of time between receipt of public notice and the scheduled public hearing? **Yes, it does. We are required to post/mail/notice public hearings at least 15-day in advance.**
- **Dec. 13:** City Council Tentative Adoption

Proposed Amendment to Legacy tree protection measures (MMC 20.52.120)

On the off-hand chance that the tree ordinance will be considered in November meetings, I request your consideration of the following: **Council is just having a public hearing in November—no action will be taken to adopt anything during that meeting.**

Thanks,

Stephanie

From: c.radford@comcast.net c.radford@comcast.net
Sent: Saturday, October 30, 2021 9:59 AM

To: Stephanie Keyser skeyser@medina-wa.gov

Subject: Response to Medina 2021 Tree Code Amendments-Legacy and Landmark Update Proposal

October 29, 2021

FR: Colin W. Radford

RE: Medina 2021 Tree Code Amendments – Legacy and Landmark Updates

Response to Memorandum dated October 22, 2021, from Stephanie Keyser, AICP, Planning Manager and upcoming proposed changes to MMC 20.52.120.

I understand that the tree ordinance has re-surfaced and proposed modifications are now on the docket to modify the Tree Management Code Chapter (MMC 20.52). As a life-long resident of Medina with family roots here going back to 1921, I have always appreciated the opportunity to have a voice and say in my community's path forward. For this reason, I would like to share some thoughts on the current situation regarding the suggested Tree Code Amendment and the timeline to vote.

Public Participation

Our greatest individual public power is the power to vote. The ability to participate in the democratic process of sharing one's opinion and support (or lack of) for any given topic that impacts us as individuals and as a group is key to our overall harmony as a society.

I question whether the current timeline surrounding the Tree Code Amendment is sufficient for proper consideration. I am concerned that the upcoming City Council meeting on Nov. 8 will be held without adequate notice or discussion by Medina residents/citizens. This occurred previously during the employment of Robert Grumbach as chief enforcer of regulations. If there is a code change I would support, it is that no code changes can be voted on or changed unless the changes are advertised and made available for review not less than 30 days prior to any vote being taken.

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- **Dec. 13:** City Council Tentative Adoption

Proposed Amendment to Legacy tree protection measures (MMC 20.52.120)

On the off-hand chance that the tree ordinance will be considered in November meetings, I request your consideration of the following:

Lake Washington was lowered over 100 years ago to expose land now wooded and landscaped. Photographs of the Medina landscape from that time show that all of Medina, including the present Overlake G&C property and Medina Parks areas had fewer trees then than now.

The proposed code changes at the last public hearings on the tree ordinance failed to take into consideration many important aspects of city planning and the health of trees:

- Slopes and soils.
- Locations near public rights of way and utility lines.
- The needs of trees to grow uncrowded: root and foliage characteristics.
- Canopies of various trees that compete or benefit one another.
- Normal lifespans of tree varieties.
- Deaths and damage caused by trees within Medina and surrounding neighborhoods (although rare).

I would hope that requirements for cutting and planting of potentially large trees would take into consideration power lines, roadways, sewer lines as well as view corridors. Perhaps the changes in the tree ordinance should be primarily aimed at new construction.

Indeed, there is so much to consider when law-making for plants that may live to be over 50 years old.

Stephanie Keyser

From: Allyson Jackson <abjack5@comcast.net>
Sent: Thursday, November 4, 2021 8:22 PM
To: Stephanie Keyser
Subject: RE: proposed tree ordinance

Thank you Stephanie.

I am so glad that the City is reviewing the tree ordinance for properties under development. I have been so shocked and saddened seeing some of the properties basically clear cut for a new house to be developed and some stands of beautiful old evergreens taken down.

My hope is that this applies primarily to new development in order to avoid clearcutting or the situation where just a few trees are left along a property line. As a long time homeowner, the tree ordinance can be very cumbersome and expensive for those of us trying to take out a tree here or there that has become too invasive or too large for the space and is negatively impacting the health of other landscaping etc. It's a balance for sure! 😊

Also, I noted one line in the verbiage of the ordinance about regulations not applying to trees within the building perimeter. I may not be understanding this correctly but want to make sure this does not mean that a developer or property owner can avoid regulation requirements for taking down trees that fall within the perimeter of new development. With the huge houses being developed these days, this in effect would allow clearcutting of everything where the new house is!

Thanks!
Allyson

From: Stephanie Keyser [mailto:skeyser@medina-wa.gov]
Sent: Tuesday, November 02, 2021 6:39 AM
To: Allyson Jackson <abjack5@comcast.net>
Subject: RE: proposed tree ordinance

Hi Allyson,

Yes! Attached please find a summary of the amended/proposed sections of the tree code update. Additionally, the [tree code website](#) will continue to be updated with information over the next few days (including the final version of the proposed draft).

Please let me know if I can answer any questions!

Thanks,
Stephanie

From: Allyson Jackson <abjack5@comcast.net>
Sent: Saturday, October 30, 2021 9:58 AM
To: Stephanie Keyser <skeyser@medina-wa.gov>
Subject: proposed tree ordinance

Hi Stephanie,

I have reviewed the redlined chapter on changes to the tree code. It's complicated and hard for the average person to understand the impact of all the proposed changes without spending hours studying it. Is there a summary of the proposed changes that explains the overall intent/impact that the proposed changes are intended to have.

Appreciate any info you can provide.

Thank you,

Allyson Jackson

7633 NE 14th St

Medina, WA 98039