



CITY OF WOODINVILLE

TREE BOARD PACKET

May 22, 2013

*CITY HALL COUNCIL CHAMBERS
17301 133RD AVENUE NE
WOODINVILLE, WASHINGTON 98072*



**CITY OF WOODINVILLE
TREE BOARD AMENDED AGENDA
REGULAR MEETING WEDNESDAY, MAY 22, 2013 5:30 PM**



• Jey Manickam • Thomas L Quigley • Michael Munniks • Paula Waters • Steve Yabroff

5:30 **CALL TO ORDER**

5:31 **ROLL CALL**

5:33 **APPROVE AGENDA IN CONTENT & ORDER**

5:35 **PUBLIC COMMENTS**

BUSINESS AND DISCUSSION ITEMS

5:40 **1. Approval of April 17, 2013 Minutes**

5:45 **2. Review of Tree Regulations and Proposed Recommendations**

6:20 **PUBLIC COMMENTS**

6:25 **DIRECTOR'S REPORT**

6:30 **ADJOURNMENT**

(Note: The agenda may be rearranged or changed at the beginning of the meeting, with a consensus of Tree Board members present.)

Issue Date: May 13, 2013

Staff Contact: Sarah Ruether, Planner

Faxed to: News Media
E-mailed to: Tree Board
Publish: Not published
Post: 1) In-House, 2) Post Office & 3) Website

**CITY OF WOODINVILLE, CITY COUNCIL CHAMBERS
17301 133RD AVE. NE, WOODINVILLE, WA 98072**

NEXT REGULAR MEETING JUNE 26, 2013, 5:30 PM

AGENDA ITEM 1



**TREE BOARD MEETING NOTES
SPECIAL MEETING OF APRIL 17, 2013**

Board Members Present		
X Paula Waters	<input type="checkbox"/> Jey Manickam	X Thomas Quigley
<input type="checkbox"/> Michael Munniks	X Steve Yabroff	
Staff Present		
Sarah Ruether, Dave Kuhl		
Guests/Public in Attendance		
Eli Kunzmann		
Called to Order at:	Meeting Location:	Chairperson:
5:30	Council Chambers	Tom Quigley
Agenda	X Approved	<input type="checkbox"/> Modified
PUBLIC COMMENTS		
<p>Mr. Kunzmann introduced himself as a tree professional who has worked with various tree permitting regulations from various different cities. He thinks there is a gap between the intention and result of the tree regulations. He would like to see tree regulations more market driven. One acre lots have already historically had great trees and are great wilderness corridors. Presently, there is a lot of sewage from septic going into the ground producing diseases like laminated root rot as a result of these failures. In the last 3 years, he feels like the tree regulations have come between him and his clients. They have disrupted his course of business because now he spends a lot of time going to chase permits. Permits are extreme in Woodinville. It doesn't address the issue of not enough qualified people to do the work. High-end pruning could prevent many of the problems. He would like to see changes and would like outreach to tree services. He introduced himself as a certified arborist and big tree climber, a Washington State champion.</p>		
BUSINESS AND DISCUSSION ITEMS		
<p>For Arbor Day, Chair Quigley and Tree Board Member Paula Waters will show up at 10:30 am. Planner Sarah Ruether told them that the Arbor Day materials that were at the meeting would be at 21 Acres with Deb Crawford. Tree Board Member Steve Yabroff asked if copies of the Woodinville Plant Species List could be included in the Arbor Day supplies. He, also, asked if smaller pieces of paper with a web link to the species list could be provided. Chair Quigley volunteered to bring arborist chips for the kids to play with.</p> <p>The Tree Board discussed the tree density worksheet and the need to further clarify on the form instructions on how to take diameter at breast height. A suggestion was made to put on the form the equation that diameter equals circumference multiplied by pie.</p> <p>Board Member Yabroff asked whether it would be possible to have a GIS system to electronically map tree credits. Ms. Ruether told him that this was on the work plan agenda and that this is something that will be looked at in the future. Gene Powers, IT division, is busy working on making the entire permitting process electronic so, at the moment, he does not have time. Board Member Yabroff, also, discussed making the flow chart more detailed to assume</p>		

that the reader did not know anything to further illuminate the process.

Eli Kunzmann mentioned that he would like to see some exemptions for invasive species like cottonwood. The regulations need to have some kind of workability about these type of species. Chair Quigley said that ideally each location would be able to be considered separately, but that is hard to do when you are making regulations that have to work for every situation. Board Member Waters mentioned that if we up the thresholds for removing trees that some of the tree types and sizes that Mr. Kunzmann mentioned could be removed if tree sizes below 12 dbh were permitted to be removed.

A dialogue followed regarding having some sort of approved City list of arborists to help applicants out in which arborists to choose. Planner Ruether discussed trying to create some kind of roster similar to the small works roster for public works because, as it stands now, the City is not supposed to endorse any particular arborist.

The Tree Board discussed where the 40% canopy coverage goal came from and how that goal was formed. Chair Quigley thought maybe understanding this could improve our tree regulations. Planner Ruether suggested that for commercial properties a landscaping code would be a better fit for regulating the trees that are placed in the site rather than the tree credit system. All of the tree board members agreed that this would be a better system for commercial property owners.

Board member Yabroff asked how a tree removal was handled in a NGPE area. Planner Ruether told him that if a tree was removed in this area that the dead tree had to remain in the NGPE for habitat. A permit was required for this tree removal, but Ms. Ruether said she would have to check if there were special requirements.

Mr. Kunzmann mentioned how having snags and habitat trees would be beneficial and asked if there was a way that our tree regulations could encourage this. Planner Ruether thought maybe there could be credit given for this. Board Member Waters thought that this would add to the complexity and that the tree regulations are already too complex.

Eli Kunzmann discussed how he thought it was unfair to have private homeowners manage all of the forest cover because with urbanization that is who would have the forest coverage. Chair Quigley said this is a given in urban forestry; the neighborhoods are the places that have the tree coverage. Board Member Yabroff said that a property owner with one acre could typically do this. Mr. Kunzmann said that there is opportunity to change. He thinks there are east coast standards on the west coast and it incentivizes people to hate trees. He thinks there is a middle ground and that changes are needed so they can have a relationship with their client.

In terms of tree credits, the Tree Board expressed concern that the amount of tree credits required for a small lot was onerous and should be reconsidered. For a one acre lot the amount is reasonable, but there should be more exemptions for smaller lots.

At the next meeting, the discussion will continue with how to make the system more user friendly and build more flexibility into the regulations and a discussion of the landscaping code and using this as sole means for tree regulation for commercial properties.

PUBLIC COMMENTS	
Eli Kunzmann	
DIRECTOR'S REPORT	
No Director's Report	
Next Meeting:	May 22, 2013
Meeting Adjourned at: 6:30 PM	
Notes Prepared by: Sarah Ruether	Date: 4/18/13

INTENTIONALLY
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AGENDA ITEM 2



To: Tree Board **Date:** May 22, 2013
From: Dave Kuhl, Development Services Director *DK*
By: Sarah Ruether, Planner *SR*
Subject: Review of Tree Regulations and Proposed Recommendations

ISSUE: Shall the Tree Board review the current tree code and proposed recommendations for changes to the code?

STAFF RECOMMENDATION: To review and consider proposed changes as part of the Tree Board's work plan for 2013.

POLICY DECISION: The Tree Board provides an advisory role to the City Council on matters of trees and urban forestry.

BACKGROUND/ANALYSIS:

Review of Landscaping Code

In the April meeting, the Tree Board discussed ways to make the tree removal permitting process more user friendly and more flexible for homeowners. Part of that includes separating out commercial property from residential property. Commercial property's tree selection is chosen by urban design principals, and, therefore, would be better regulated by the landscaping code rather than the tree code. Large trees may not be practical or appropriate for commercial properties due to their infrastructure, which is different from a residential property where large trees may be appropriate depending on the size of the lot. This staff report will begin a review of the existing landscaping code, mindful that the recommendation may be to use the landscaping code as the sole regulatory mechanism for trees on commercial properties.

The City of Woodinville's landscaping code is primarily in Chapter 21.16 and is included in Attachment C. As you review, one of the characteristics of the landscaping code is that it is very prescriptive. Some of the prescriptive requirements for evergreens are to assure that there is year round screening. The Tree Board has discussed that they would like landscaping to be site specific; however, acknowledge that this is difficult with code. Are there ways that tree coverage and tree canopy can be maintained while allowing more flexibility in our landscaping code? Does the landscaping code adequately require enough tree coverage to meet city tree canopy coverage goals? Also, included in our review of the landscaping code is the Tourist District's specific overlay landscaping requirements.

Proposed Tiered Matrix for Tree Removal

The Tree Board has had a discussion of how reasonable the tree credit requirements are in terms of the size of each lot so as not to create planting plans that will result in inappropriate plantings and unattainable requirements. The Tree Board expressed concern that even 30 tree credits per acre for a 7,200 sf lot may be too high of a requirement for such a small lot. These small residential lots tend to be taken up so much by the footprint of the house that there is little to no yard and, therefore, difficult to plant many trees. Additionally, the current requirements for tree density are one size fits all, with all lots required to have 60 tree credits no matter what their

size, unless they are less than 7,200 sf. The chart below is a draft of a system that has a more tiered approach to both tree credit requirements and allowances for the number of healthy trees that are permitted to be removed yearly. The chart allows one tree removal per year per 10,000 sf of your lot. It thus lowers the number of healthy trees that may be removed on smaller lots from 2 per year to 1 per year. Lots between 10,001sf and 20,000 would have fewer tree credits required (45), which is less than the current 60, but the number of healthy trees that may be removed would remain at 2 per year. Lots larger than 30,000 sf and up would increase the number of healthy trees that may be removed over the previous ordinance. The purpose of this tiered system would be to allow more flexibility to homeowners and have reasonable tree canopy coverage requirements for smaller lots.

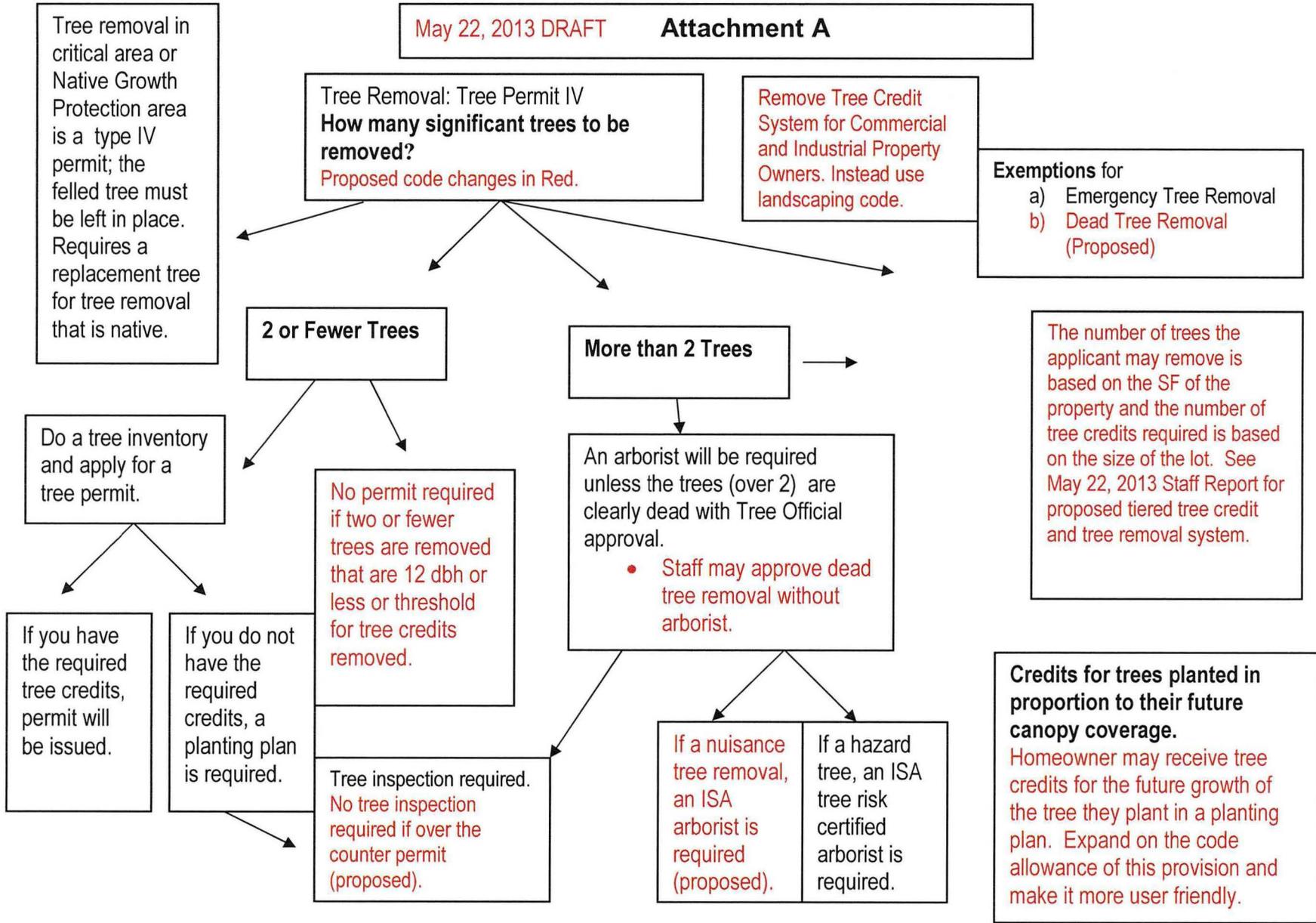
DRAFT Tree Removal Tiered System

Size of Lot	CURRENT CODE Tree Credits Required	PROPOSED Tree Credits Required	CURRENT CODE Number of healthy trees per year that may be removed	PROPOSED Number of healthy trees per year that may be removed
7,200 sf or less	30	20	2	1
7,201 – 10,000	60	30	2	1
10,001-20,000	60	45	2	2
20,001-30,000	60	60	2	3
30,001-40,000	60	60	2	4
40,001-50,000	60	60	2	5
50,001-60,00	60	60	2	6

**RECOMMENDED ACTION:
REVIEW PROPOSED OPTIONS AND MAKE RECOMMENDATIONS**

- Attachment A: Matrix of Tree Code Revisions
- Attachment B: Landscaping Code for Tourist District Overlay and Downtown Design Guidelines
- Attachment C: City of Woodinville Development Standards Landscaping Code

May 22, 2013 DRAFT **Attachment A**



Attachment B Landscaping Code Tourist District

21.38.065 Special district overlay – Tourist District.

(i) Landscaping shall meet the standards set forth in the City's Design Guidelines and Standards; provided, that:

(i) An overall landscaping plan for each development phase shall be approved by the Development Services Director prior to the issuance of any site development, grading, or building permits;

(ii) Either 10 feet of street front landscaping or 10 feet of pedestrian-oriented space shall be provided;

(iii) Landscaping shall be included along interior lot lines in a commercial, office, or industrial development as follows:

(A) A 20-foot width of Type I abutting residentially developed property or undeveloped residentially zoned property;

(B) A 10-foot width of Type I abutting property developed public recreational;

(C) A 10-foot width of Type I abutting property designated as permanent open space; or

(D) Five feet of Type II abutting commercially or industrially zoned or developed areas;

(iv) Type IV landscaping shall be provided within all surface parking lots as follows:

(A) Fifteen percent of the parking area, excluding required perimeter landscaping, shall be landscaped in parking lots with more than 30 parking stalls;

(B) At least one tree for every four parking stalls shall be provided, to be reasonably distributed throughout the parking lot; and

(C) No parking shall be more than 40 feet from some landscaping;

(v) Notable trees identified in the Tree Board inventory shall be retained as set forth in Chapter 21.15 WMC;

(j) Refuse collection/recycling areas and loading or delivery areas shall meet the requirements of WMC [21.14.250\(4\)](#) and shall be located at least 20 feet from residential areas, tourist-related uses, or trails and screened with Type I landscaping;

(k) Sign standards for the Tourist District are set forth in Chapter [21.20](#) WMC;

(l) All rooftop mechanical equipment shall be screened architecturally to minimize its visual impact; provided, that the screen is as high as the equipment.

(7) All development in the Tourist District shall be subject to design review, provided:

(a) Applications pursuant to WMC [21.14.310\(1\)](#) and (2)(a) shall be reviewed by the Planning Commission Design Review Subcommittee; and

(b) Design review shall be performed considering the following factors:

(i) These regulations;

(ii) The City's design standards;

(iii) The ability of the development to fit compatibly with existing development; and

(iv) The Tourist District Master Plan.

(8) Street frontage standards shall adhere to the following:

(a) Landscaping and open space shall conform to subsection (6)(l) of this section;

(b) Standard sidewalks and bike paths shall be provided; however a 10-foot combined sidewalk/bike path made of asphalt may be provided in lieu of standard sidewalks and bike paths;

(c) The sidewalk or the combined sidewalk/bike path shall be separated from vehicle lanes by a minimum five-foot landscaped strip;

(d) The sidewalk or the combined sidewalk/bike path may meander on to private property with a public access easement; and

(e) Street trees shall be planted in the landscaping strip 25 feet on center utilizing one of the species of street tree selected from the Tree Board recommended Tree Species List, and approved by the City's Tree Official.

(9) Special events, and outdoor performances shall comply with the temporary use permits section of the Chapter [21.32](#) WMC and the following:

(a) All needed parking will be accommodated on-site by a combination of permanent and temporary facilities or on other private sites with appropriate written consent;

(b) An event management plan covering sanitation, crowd control, traffic parking and emergency services shall be filed with the Public Works Director; and

(c) The maximum permissible sound levels for receiving property shall not exceed 59 dBA per Chapter [8.08](#) WMC for short duration increased levels. ([Ord. 511](#) § 10, 2010; [Ord. 481](#) § 14, 2009; [Ord. 478](#) § 10, 2009; [Ord. 465](#) § 27, 2008; [Ord. 448](#) §§ 18, 23, 2007; [Ord. 400](#) § 19, 2005; [Ord. 242](#) § 9, 1999; [Ord. 174](#) § 4, 1998; [Ord. 175](#) § 1, 1997)

Landscaping in the Downtown Design Code

21.14.710 Site landscaping.

(1) Intent.

(a) To encourage the abundant use of gardens and other landscaping in site and development design to improve site aesthetics, enhance the pedestrian experience, and increase the uniqueness of Woodinville.

(2) Design Principle. All developments shall comply with the provisions of Chapter [21.16](#) WMC, Development Standards – Landscaping, and demonstrate in their development plans how they meet the intent.

Other implementing measures:

(a) Townhomes and all other multifamily dwelling units with private exterior ground-floor entries must provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off of an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries. Figure 37 illustrates one example without landscaping and two that would meet the standard. Also, see Figure 38.

Attachment C

City of Woodinville Development Standards Landscaping Code

Chapter 21.16

DEVELOPMENT STANDARDS – LANDSCAPING

21.16.010 Purpose.

The purpose of this chapter is to preserve the aesthetic character of communities; to improve the aesthetic quality of the built environment; to promote retention and protection of existing vegetation; to reduce the impacts of development on drainage systems and natural habitats; and to increase privacy for Residential zones by:

- (1) Providing visual relief from large expanses of parking areas and reduction of perceived building scale;
- (2) Providing physical separation between residential and nonresidential areas;
- (3) Providing visual screens and barriers as a transition between differing land uses;
- (4) Retaining existing vegetation and significant trees by incorporating them into the site design when possible; and
- (5) Providing increased areas of permeable surfaces to allow for:
 - (a) Infiltration of surface water into ground water resources;
 - (b) Reduction in the quantity of storm water discharge; and
 - (c) Improvement in the quality of storm water discharge. ([Ord. 335 § 2, 2003](#); [Ord. 175 § 1, 1997](#))

21.16.020 Application.

Except for communication facilities regulated pursuant to Chapter [21.26](#) WMC, all new development listed in WMC [21.16.030](#) shall be subject to the landscaping provisions of this chapter; provided, that specific landscaping provisions for uses established through a conditional use permit or a special use permit shall be determined during the applicable review process. For the purposes of this chapter, a new development involves a new occupancy or tenant improvement that exceeds 25 percent of the assessed value of the structure before the improvement or before any damage occurred, if the structure has been damaged and is being repaired. ([Ord. 478 § 6, 2009](#); [Ord. 335 § 2, 2003](#); [Ord. 256 § 1, 2000](#); [Ord. 175 § 1, 1997](#))

21.16.030 Land use grouping.

In order to facilitate the application of this chapter, the land uses of Chapter [21.08](#) WMC have been grouped in the following manner:

(1) Residential development shall refer to those uses listed in WMC [21.08.030](#), except those uses listed under accessory uses, provided:

(a) Attached/group residences shall refer to:

- (i) Townhomes;
- (ii) Apartments;
- (iii) Senior citizen assisted;
- (iv) Temporary lodging;
- (v) Group residences (community residential facilities); and
- (vi) Mobile home parks.

(b) Single detached development shall refer to residential subdivisions.

(2) Commercial development shall refer to those uses in:

- (a) WMC 21.08.040, as park/recreation and amusement/entertainment uses;
- (b) WMC [21.08.050](#), except health and educational services;
- (c) WMC 21.08.060, as general business services, professional offices, and commercial accessory uses; and
- (d) WMC [21.08.070](#).

(3) Industrial development shall refer to those listed in:

- (a) WMC [21.08.050](#), except health and education services;
- (b) WMC [21.08.060](#), except general business services, professional offices, and commercial accessory uses;
- (c) WMC [21.08.080](#); and
- (d) WMC 21.08.090, as mineral extraction and processing.

(4) Institutional development shall refer to those uses listed in:

- (a) WMC 21.08.040, as cultural uses, except arboretums;
- (b) WMC 21.08.050, as health services, and education services except specialized instruction schools permitted as an accessory use;
- (c) WMC [21.08.055](#); and
- (d) WMC [21.08.100](#).

(5) Utility development shall refer to those listed in WMC 21.08.060 as subregional utilities.

(6) Uses contained in Chapter [21.08](#) WMC that are not listed in subsections (1) through (5) of this section shall not be subject to landscaping except as specified in any applicable review of a conditional use or special use permit. ([Ord. 478](#) § 6, 2009; [Ord. 335](#) § 2, 2003; [Ord. 175](#) § 1, 1997)

21.16.040 Landscaping – Types and description.

The four types of landscaping are described and applied as follows:

(1) Type I Landscaping.

(a) Type I landscaping is a “full screen” that functions as a visual barrier. This landscaping is typically found adjacent to freeways and between residential and nonresidential areas;

(b) Type I landscaping shall consist of:

- (i) A mix of primarily evergreen trees and shrubs placed to form a continuous screen;
- (ii) At least 70 percent evergreen trees;
- (iii) Evergreen trees spaced no more than 15 feet on center;
- (iv) Broadleaf trees spaced no more than 20 feet on center;
- (v) Evergreen shrubs spaced no more than four feet apart; and
- (vi) Groundcover pursuant to WMC [21.16.090](#);

(2) Type II Landscaping.

(a) Type II landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street;

(b) Type II landscaping shall consist of:

- (i) A mix of evergreen and broadleaf trees and shrubs spaced to create a filtered screen;
- (ii) At least 50 percent broadleaf trees and at least 30 percent evergreen trees;
- (iii) Evergreen trees spaced no more than 15 feet on center;
- (iv) Broadleaf trees spaced no more than 20 feet on center;
- (v) Shrubs spaced no more than five feet apart; and
- (vi) Groundcover pursuant to WMC [21.16.090](#);

(3) Type III Landscaping.

(a) Type III landscaping is a “see-through buffer” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between apartment developments;

(b) Type III landscaping shall consist of:

- (i) A mix of evergreen and/or broadleaf trees spaced to create a continuous canopy;
- (ii) At least 70 percent broadleaf trees;
- (iii) Trees spaced no more than 25 feet on center;
- (iv) Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart; and
- (v) Groundcover pursuant to WMC [21.16.090](#);

(4) Type IV Landscaping.

(a) Type IV landscaping is “parking area landscaping” that provides shade and visual relief while maintaining clear sight lines within parking areas;

(b) Type IV landscaping shall consist of:

- (i) Canopy-type broadleaf or evergreen trees, evergreen shrubs and groundcovers planted in islands or strips;
- (ii) Shrubs that do not exceed a height of four feet;

(iii) Plantings contained in planting islands or strips having an area of at least 75 square feet and with a narrow dimension of no less than four feet;

(iv) Groundcover pursuant to WMC [21.16.090](#); and

(v) At least 90 percent of the trees shall be broadleaf. ([Ord. 335](#) § 2, 2003; [Ord. 242](#) § 6, 1999; [Ord. 175](#) § 1, 1997)

21.16.050 Landscaping – Street frontages.

Perimeter landscaping along street frontages shall be provided as follows:

(1) A 10-foot width of Type II landscaping shall be provided for an institutional use, excluding playgrounds and playfields.

(2) A 10-foot width of Type II landscaping shall be provided for an industrial development, except a 25-foot width of Type II landscaping shall be provided for development on I-zoned property abutting SR 202 or Woodinville-Snohomish Highway.

(3) A 10-foot width of Type II landscaping shall be provided for an above ground subregional utility development located outside a public right-of-way.

(4) A 10-foot width of Type III landscaping shall be provided for a commercial or attached/group residence development, except the 10-foot width of Type III landscaping may not be required pursuant to the City of Woodinville Design Guidelines and Standards.

(5) For single detached subdivisions:

(a) Trees shall be planted at the rate of one tree for every:

(i) Fifty feet of frontage along a neighborhood collector street; and

(ii) Forty feet of frontage along an arterial street.

(b) The trees shall be:

(i) Located within the street right-of-way if permitted by the custodial State or local agency;

(ii) No more than 20 feet from the street right-of-way line when located within a lot;

(iii) Maintained by the adjacent landowner unless part of a City maintenance program; and

(iv) A species approved by the City Tree Official in accordance with the Tree Board approved required tree species list.

(c) The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.

(6) For developments in the Tourist District Overlay, see WMC [21.38.065](#).

(7) Street trees shall be required in all development fronting a public street. Street tree species shall be approved by the City Tree Official in accordance with the Tree Board approved required tree species list or by the City's adopted street tree plan if applicable. ([Ord. 511](#) § 7, 2010; [Ord 448](#) § 18, 2007; [Ord. 335](#) § 2, 2003; [Ord. 239](#) § 4, 1999; [Ord. 194](#) § 5, 1997; [Ord. 175](#) § 1, 1997)

21.16.060 Landscaping – Interior lot lines.

Perimeter landscaping along interior lot lines shall be provided as follows:

(1) Type I landscaping shall be included in a commercial, office, or industrial development as follows:

(a) A 20-foot width abutting residentially developed property or undeveloped residentially zoned property;

(b) A 10-foot width abutting property developed public recreational; or

(c) A 10-foot width abutting property designated as permanent open space.

(2) A 20-foot width of Type II landscaping shall be included in an attached/group residence development along any portions of the development adjacent to a single-family detached residential development. Along portions of the development adjacent to another attached/group residence development or any nonresidential use the requirement shall be a 10-foot width of Type II landscaping.

(3) A 10-foot width of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development.

(4) A 10-foot width of Type II landscaping shall be included in an institutional use, excluding playgrounds and playfields, or an above ground subregional utility development, excluding distribution or transmission corridors, when located outside a public right-of-way. If the institutional use abuts a residentially zoned or developed property, a 20-foot width of Type II landscaping is required along lines abutting the property. If the institutional use abuts an agriculturally zoned parcel, a 50-foot width of Type II landscaping is required along property lines abutting the parcel.

(5) For developments in the Tourist District Overlay, see WMC [21.38.065](#).

(6) For commercial and industrial developments, storm water retention facilities may be located in interior lot line landscaping areas; provided, that landscaping requirements are still met and the

location is approved by the Development Services Director. ([Ord. 511 § 7, 2010](#); [Ord. 465 § 27, 2008](#); [Ord. 335 § 2, 2003](#); [Ord. 194 § 5, 1997](#); [Ord. 175 § 1, 1997](#))

21.16.070 Landscaping – Surface parking areas.

Type IV landscaping shall be provided within surface parking areas with 10 or more parking stalls as follows:

- (1) Residential developments with common parking areas shall provide planting areas at the rate of 20 square feet per parking stall;
- (2) Commercial, industrial, or institutional developments shall provide landscaping at a rate of:
 - (a) Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and
 - (b) Twenty-five square feet per parking stall when 31 or more parking stalls are provided;
- (3) Trees shall be provided and distributed throughout the parking area at a rate of:
 - (a) One tree for every five parking stalls for a commercial or industrial development; and
 - (b) One tree for every 10 parking stalls for residential or institutional development;
- (4) The maximum distance between any parking stall and required parking area landscaping shall be no more than 65 feet; and
- (5) Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang;
- (6) For developments in the Tourist District Overlay, see WMC [21.38.065](#). ([Ord. 335 § 2, 2003](#); [Ord. 175 § 1, 1997](#))

21.16.075 Landscaping adjacent to public trails and other publicly used lands.

- (1) All developments adjacent to publicly used trails and other public lands shall provide landscaping adjacent to and along the building facade that faces the trail or land at the rate of at least one tree per 50 feet of facade. Exceptions may be made for those developments meeting Section IV.F of the City's Design Guidelines and Standards.
- (2) All development shall provide, at a minimum depending upon the intensity of use to be screened, Type III landscape screening from public areas, etc., to reduce off-site visual impacts. The applicant shall propose the type of landscaping to be provided for approval by the City Tree Official. ([Ord. 448 § 18, 2007](#); [Ord. 335 § 2, 2003](#); [Ord. 239 § 4, 1999](#); [Ord. 194 § 5, 1997](#); [Ord. 175 § 1, 1997](#))

21.16.080 Landscaping – Adjacent to freeway rights-of-way.

(1) All residential developments shall provide a minimum of 20 feet of Type I landscaping adjacent to freeway rights-of-way.

(2) All other developments shall provide a minimum of 25 feet of Type III landscaping adjacent to freeway rights-of-way. ([Ord. 511 § 7, 2010](#); [Ord. 335 § 2, 2003](#); [Ord. 175 § 1, 1997](#))

21.16.085 Landscaping – Utility corridors.

Utility purveyors within the City of Woodinville are required to maintain and plant landscaping within their right-of-way as follows:

(1) Limited disturbance of vegetation to that necessary for safety and maintenance of transmission lines;

(2) Prune trees to direct growth away from utility lines using accepted pruning practices identified in the public tree care standards manual;

(3) Phase replacement of vegetation located improperly in the right-of-way;

(4) Prune trees in an aesthetic manner according to the professional arboricultural specifications and standards;

(5) Select tree species recommended by the City's Tree Board or as approved by the City Tree Official that are compatible with utility lines;

(6) Provide the City with a copy of the utility's policies and guidelines regarding tree pruning; and

(7) Present the City with a tree-pruning plan at least one week prior to tree-pruning activities. ([Ord. 335 § 2, 2003](#); [Ord. 175 § 1, 1997](#))

21.16.090 Landscaping – General requirements.

Landscape designs shall conform to the following provisions:

(1) New landscaping materials shall include species native to the coastal region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest in the following amounts:

(a) Seventy-five percent of groundcover and shrubs; and

(b) Fifty percent of trees;

(2) At least 60 percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the required landscape areas assure adequate moisture for growth;

- (3) Existing vegetation may be used to augment new plantings to meet the standards of this chapter;
- (4) Broadleaf trees shall have a caliper of at least 1.75 inches at the time of planting. The caliper may be averaged, but no individual tree shall have a caliper of less than 1.5 inches;
- (5) Evergreen trees shall be at least six feet in height measured from treetop to the ground at the time of planting;
- (6) When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;
- (7) Shrubs shall be:
 - (a) Number two size, and minimum 18 inches in height, at time of planting in Type II, III and IV landscaping;
 - (b) At least 24 inches in height at the time of planting for Type I landscaping; and
 - (c) Maintained at a height not exceeding four feet when located in Type III or IV landscaping;
- (8) Groundcovers shall be planted and spaced to result in total coverage of the required landscape area within three years as follows:
 - (a) Four-inch pots at 18 inches on center; or
 - (b) One gallon or greater sized containers at 24 inches on center;
- (9) Turf may be used as groundcover in landscape areas; provided, that the turf area:
 - (a) Constitutes no more than 30 percent of Type I and II landscape areas; and
 - (b) Is at least five feet wide at the smallest dimension;
- (10) Grass and groundcover areas shall contain at least two inches of composted organic material at finish grade;
- (11) All fences shall be placed on the inward side of any required perimeter landscaping;
- (12) Berms shall not exceed a slope of three horizontal feet to one vertical foot for lawns and shall not exceed a slope of two horizontal feet to one vertical foot for other plant materials;
- (13) Existing soils shall be augmented with a two-inch layer of fully composted organic material rototilled a minimum of six inches deep;

(14) Landscape areas shall be covered with at least two inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust and/or manure that is fully composted;

(15) Drought-tolerant and nondrought-tolerant species shall be distributed and irrigated in a manner that uses water efficiently;

(16) Required street landscaping may be placed within City of Woodinville street rights-of-way subject to the City's street design standards with the permission of the Public Works Director, provided adequate space is maintained along the street line on-site to replace the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way;

(17) Species and plantings shall be consistent with the Tree Board approved required tree species list and required plant species list; and

(18) A qualified tree professional, as defined in WMC [21.06.486](#), shall be on-site during any site work affecting preserved trees. ([Ord. 478 § 6, 2009](#); [Ord. 335 § 2, 2003](#); [Ord. 239 § 4, 1999](#); [Ord. 175 § 1, 1997](#))

21.16.100 Landscaping – Alternative options.

The following alternative landscape options may be allowed only if they accomplish equal or better levels of screening and are subject to Development Services Director approval:

(1) When the total area for required landscaping and that within the dripline of retained trees exceeds 15 percent of the area of the site, the landscaping requirement may be reduced so that the total required landscape and tree retention area will not exceed the 15 percent of site area;

(2) The width of the perimeter landscape strip may be reduced up to 25 percent along any portion where:

(a) Berms at least three feet in height or architectural barriers at least six feet in height are incorporated into the landscape design; and

(b) The landscape materials are incorporated elsewhere on-site;

(3) The width of the perimeter landscaping may be reduced up to 10 percent when a development retains an additional 10 percent of significant trees or 10 significant trees per acre on-site (above the requirements of WMC [21.15.070](#)), whichever is greater;

(4) The landscaping requirement may be modified when existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities would render application of this chapter ineffective or result in scenic view obstruction;

(5) Street perimeter landscaping may be waived provided a site plan is approved that provides a significant amount of street trees and other pedestrian-related amenities;

(6) When an existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site; and

(7) The width of the perimeter landscaping may be averaged, provided the minimum width is not less than five feet. ([Ord. 478 § 6, 2009](#); [Ord. 465 § 27, 2008](#); [Ord. 335 § 2, 2003](#); [Ord. 175 § 1, 1997](#))

21.16.110 Landscaping – Irrigation.

(1) Except for areas of undisturbed existing vegetation or low areas with existing high soil moisture conditions, landscape areas shall have temporary irrigation systems. Such systems shall be removed after 24 months or two growing seasons, whichever occurs first; provided, that the plantings are established;

(2) Areas of undisturbed existing vegetation or areas where existing site conditions assure adequate soil moisture for growth within the required landscape area shall have temporary irrigation systems only as required to sustain new plantings and shall be determined on a case-by-case basis by the Development Services Director; and

(3) Areas of undisturbed existing vegetation, low areas with existing high soil moisture conditions, or landscape areas consisting of drought-tolerant vegetation shall not have permanent irrigation systems. Permanent irrigation systems may be permitted within all other required landscape areas; provided such systems shall be designed by a licensed landscape architect or certified irrigation designer and with:

(a) Moisture or precipitation sensors;

(b) Automatic timers set for operation during periods of minimum evaporation and that assure adequate moisture levels;

(c) Head-to-head spacing, if sprinkler heads are proposed;

(d) Pressure regulating devices;

(e) Backflow prevention devices; and

(f) Separate irrigation zones for:

(i) Turf and planting beds; and

(ii) Other nondrought-tolerant species. ([Ord. 465 § 27, 2008](#); [Ord. 335 § 2, 2003](#); [Ord. 175 § 1, 1997](#))

21.16.120 Landscaping – Installation.

(1) Landscaping shall be installed prior to issuance of a certificate of occupancy for the project or project phase.

(2) The time limit for compliance may be extended to allow installation of landscaping during the next appropriate planting season, subject to submittal of a performance bond or appropriate security as approved by the Development Services Director. ([Ord. 465](#) § 27, 2008; [Ord. 335](#) § 2, 2003; [Ord. 175](#) § 1, 1997)

21.16.125 Tree preservation exemptions.

Repealed by [Ord. 478](#). ([Ord. 400](#) § 13, 2005; [Ord. 335](#) § 2, 2003; [Ord. 256](#) § 2, 2000; [Ord. 239](#) § 4, 1999)

21.16.128 Single-family residential tree preservation incentive.

Repealed by [Ord. 478](#). ([Ord. 335](#) § 2, 2003; [Ord. 256](#) § 3, 2000)

21.16.130 Tree preservation requirements.

Repealed by [Ord. 478](#). ([Ord. 335](#) § 2, 2003; [Ord. 239](#) § 4, 1999; [Ord. 218](#) § 3, 1998; [Ord. 175](#) § 1, 1997)

21.16.140 Tree preservation plan.

Repealed by [Ord. 478](#). ([Ord. 335](#) § 2, 2003; [Ord. 239](#) § 4, 1999; [Ord. 218](#) § 4, 1998; [Ord. 175](#) § 1, 1997)

21.16.150 Incentives for tree preservation.

Repealed by [Ord. 478](#). ([Ord. 335](#) § 2, 2003; [Ord. 239](#) § 4, 1999; [Ord. 218](#) § 5, 1998; [Ord. 175](#) § 1, 1997)

21.16.160 Tree protection.

Repealed by [Ord. 478](#). ([Ord. 335](#) § 2, 2003; [Ord. 239](#) § 4, 1999; [Ord. 175](#) § 1, 1997)

21.16.170 Tree replacement.

Repealed by [Ord. 478](#). ([Ord. 335](#) § 2, 2003; [Ord. 239](#) § 4, 1999; [Ord. 218](#) § 6, 1998; [Ord. 175](#) § 1, 1997)

21.16.180 Maintenance.

(1) All landscaping and trees shall be maintained for the life of the project.

(2) All landscape materials and trees shall be pruned as necessary to maintain a healthy growing condition or to prevent primary limb failure.

(3) With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged or stolen plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season.

(4) Landscape areas shall be kept free of trash.

(5) Proper tree and plant protection shall be considered as a part of the overall landscaping maintenance methods used.

(6) Maintenance of all landscaping installed as part of a development project within the right-of-way shall be the responsibility of the abutting property owner for the life of the project unless alternative conditions are approved by the City. ([Ord. 335 § 2, 2003](#); [Ord. 239 § 4, 1999](#); [Ord. 175 § 1, 1997](#))

21.16.190 Bonds – Security.

Performance bonds or other appropriate security (including letters of credit and set-aside letters) shall be required for a period of three years after the planting or transplanting of vegetation to insure proper installation, establishment and maintenance. ([Ord. 335 § 2, 2003](#); [Ord. 239 § 4, 1999](#); [Ord. 175 § 1, 1997](#))

21.16.200 Penalties.

In accordance with enforcement regulations of Chapter [1.06](#) WMC, any person violating these regulations shall be subject to civil penalty procedures and fines. Each tree removed or damaged shall be considered a separate violation. ([Ord. 335 § 2, 2003](#); [Ord. 239 § 4, 1999](#))

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