



CITY OF WOODINVILLE

TREE BOARD PACKET

October 23, 2013

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



CITY OF WOODINVILLE
TREE BOARD AGENDA
REGULAR MEETING WEDNESDAY, OCTOBER 23, 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 September 25, 2013 Minutes**

5:45 **2. Review of Landscaping Code 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: October 16, 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 NOVEMBER 27, 2013, 5:30 PM

AGENDA ITEM 1



City of Woodinville, Washington

TREE BOARD REGULAR MEETING MINUTES OF September 25, 2013

Woodinville City Hall City Council Chambers, 17301 133rd Avenue NE, Woodinville, WA

<p><u>CALL TO ORDER</u></p>	<p>The regular meeting for the Woodinville Tree Board was called to order at 5:30 p.m. by Chair Tom Quigley.</p>
<p><u>ROLL CALL</u></p>	<p><u>Tree Board Present:</u> Chair Tom Quigley, Board Member Waters, and Board Member Yabroff</p> <p><u>Absent:</u> Board Member Manickam and Board Member Munniks</p> <p><u>City Staff Present:</u> Sarah Ruether, Planner</p> <p>MAIN MOTION: to excuse Board Members Manickam and Munniks</p> <p>Motion by: Board Member Quigley</p> <p>Second by: Board Member Waters</p> <p>Action for the Main Motion: PASSED 3 - 0</p> <p>Vote: Ayes: 3 Nays: None Abstain: None</p>
<p><u>APPROVAL OF AGENDA ORDER AND CONTENT</u></p>	<p>Chair Quigley noted there was a consensus to make no changes.</p>
<p><u>PUBLIC COMMENTS</u></p>	<p>None.</p>
<p><u>BUSINESS AND DISCUSSION ITEMS</u></p>	
<p><i>Approval of August 28, 2013, Regular Tree Board Minutes</i></p>	<p>1. <u>Approval of August 28, 2013 Tree Board Meeting Minutes</u></p> <p>Tree Board approved the regular meeting minutes of August 28, 2013, as presented.</p> <p>MAIN MOTION: to approve the regular meeting minutes of</p>

	<p style="text-align: center;">August 28, 2013, as presented.</p> <p>Motion by: Chair Quigley Second by: Board Member Yabroff Action for the Main Motion: PASSED 3 - 0 Vote: Ayes: 3. Nayes: None. Abstain: None.</p>
<p><i>Discussion and Review of Tree Regulations and Proposed Recommendations</i></p>	<p><u>2. Discussion & Review of Tree Regulations and Proposed Recommendations</u></p> <p>Board Member Yabroff recommended taking a bigger picture look at tree regulations to see if they are having the desired effect. His concern is that, if the process to get a permit is too onerous or costly, no one will apply for a permit. He would like to look at implementing the idea of giving a credit towards future years (healthy trees) so that a homeowner could take more trees down at once if they agree not to remove any of the future years' credited trees. The other Board Members agreed that this was something that should be made as part of the new regulations. Mr. Yabroff, also, wanted to incorporate a limit on how many trees are enough for a wooded site.</p> <p>The board discussed the landscaping code and wondered how this fit in with proposed tree code changes. Planner Ruether said she thought this is part of the Comprehensive Plan update and the work would feed that update.</p> <p>Board Member Yabroff had a few questions about how the City's landscaping code worked and didn't think the point system in the City of Seattle green factor made sense. Planner Ruether said that after the staff report was written she learned that the City of Redmond had a similar concept as the Seattle green factor, except it is easier to understand. The Tree Board asked if they could see a copy of the Redmond code at their next meeting. Planner Ruether said she liked the idea of the green factor because it provided more flexibility and the Redmond code does this. Additionally, these example codes are more up-to-date with modern green development and low impact development code.</p> <p>Board Member Yabroff was concerned that the example of the Tacoma code that required alternating species would not allow for a long boulevard of trees like Cherry trees, which can create a great visual effect.</p> <p>It was discussed that Board Member Waters will leave the Tree Board in December and that the vacancy needs to be discussed at future Planning Commission meetings.</p>
<p><u>PUBLIC COMMENTS</u></p>	<p>None</p>

<u>DIRECTOR'S REPORT</u>	None
<u>ADJOURNMENT</u>	Chair Quigley called the meeting adjourned. The meeting was adjourned at 6:30 p.m.

INTENTIONALLY
BLANK

AGENDA ITEM 2



To: Tree Board **Date:** October 23, 2013
From: Dave Kuhl, Development Services Director *DK*
By: Sarah Ruether, Planner *SRP*
Subject: Review of Landscaping Code 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 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:

The City's current landscaping code, and other examples of landscaping codes that provide alternative ways to allow green development, were discussed at the last Tree Board meeting. Example code from the City of Seattle, which includes what is called a green factor (a factor that gives different weight to alternative green options) was discussed. The Tree Board liked the format of the green factor from the City of Seattle, which allowed a menu of options for landscaping and green development. However, the Tree Board found the multipliers confusing and difficult to apply. An example of a code that uses a concept similar to the City of Seattle green factor is the City of Redmond's recent landscaping code update. The City of Redmond has a green score as part of its landscaping code that accomplishes the same concept as the City of Seattle code but is simpler and easier to use and understand. Elements of the City of Redmond green score will be discussed below.

The City of Redmond's landscaping code was adopted in 2011 and uses a system similar to Seattle's green factor. See Attachment A City of Redmond Landscaping Standards Chapter 21.32 for the full landscaping code. Similar to the City of Seattle's green factor, the Redmond landscaping code requires the applicant to come up with a score based on a menu of different options, which all have different point values. This allows a development multiple options for ways to incorporate green development into their project as part of their landscaping plan. The green factor score includes giving credits for green and landscaped roofs (items 18 and 19 on the green score list), credit for pervious pavement (item 16 and 17 on the list). These options, also, allow for vegetated walls (item 7) and give credit for bio-swales (items 14 and 15). The Redmond green score, as part of its landscaping code, allows more flexibility to a development that may be very dense, where planting a large number of trees may not be possible. This type of code, also, provides incentives for "green" development. The list of possible green factor elements can be seen on the next page with the items mentioned in the staff report highlighted.

Technique	Points Downtown	Points Overlake Village	Points Other Citywide Zones
1.) 25 percent of the plants installed are Northwest adaptive and 25 percent of the plants installed are native*	5 pts	5 pts	5 pts
2.) 40 percent of existing significant trees includes landmark are retained	3 pts	3 pts	7 pts
3.) Minimum 25 percent of proposed trees are evergreens	3 pts	3 pts	5 pts
4.) Minimum 25 percent of evergreen trees are greater than 10 feet high at installation	3 pts	3 pts	5 pts
5.) Minimum 25 percent of deciduous trees are 3-inch caliper or greater at installation	3pts	3pts	5pts
6.) 10 percent increase over the minimum number of required replacement trees, street trees or parking lot trees.	3 pts	3 pts	5pts
7.) Vegetated walls (including trellis, green tower or similar features) that have a minimum area of 300 square feet. Additional points in increments of three shall be awarded for every 300 square feet of vegetated walls provided.	5 pts	5 pts	3 pts
8.) Proposed water features use recycled water	3 pts	3pts	3 pts
9.) Minimum of 25 percent of landscaped areas are designed with long-term irrigation from harvested rainwater (such as rain barrels)*	3 pts	3pts	5 pts
10.) Minimum 25 percent of landscaped areas are designed with landscaping that that does not require irrigation after a three-year period.	3 pts	3 pts	3 pts
11.) Minimum of 50 percent of landscaped areas where native soils are preserved on-site	4pts	4pts	7pts
12.) Minimum of 50 percent of landscaped areas where native soils are preserved onsite	3pts	3pts	3pts
13.) 5 percent of required planting areas in disturbed soils are amended	5 pts	5 pts	3 pts
14.) Use of rain gardens, bio-retention swales, engineered swales and/or engineered wetlands that treats 25 percent of pollution generating impervious surfaces*	N/A	5 pts	5 pts
15.) Use of rain gardens, bio-retention swales, engineered swales and/or engineered wetlands for 25 percent of pollution non-pollution generating impervious surfaces*	5 pts	5 pts	5pts
16.) Permeable paving of 25 percent of paved areas within a site of pollution generating impervious surfaces*	N/A	5 pts	5pts
17.) Use of permeable paving for 25 percent of non-pollution generating paves areas within a site*	5 pts	5pts	5pts
18.) Green roofs that provide 10 percent roof coverage	5 pts	5 pts	5pts
19.) Landscape roofs that provide 10 percent of roof coverage	2 pts	2 pts	2 pts
20.) Installed trees that will attain an average 30 foot spread canopy in 10 years within parking lots.	5 pts	5 pts	3 pts
21.) 10 percent of roof coverage dedicated to solar panel installation	5 pts	5 pts	5 pts

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



RZC 21.32 LANDSCAPING

Landscaping User Guide

21.32.010 Purpose

- A. The purpose of this chapter is to:
1. Promote the aesthetic character of the City and its neighborhoods.
 2. Encourage the use of native plant species by their retention or use in landscape design.
 3. Encourage the use of a diversity of plant species that promote native wildlife habitat.
 4. Reduce erosion and storm water runoff.
 5. Encourage water use efficiency through water conservation techniques and efficient irrigation design standards.
 6. Promote proper plant selection and continuous maintenance so that plant materials flourish.
 7. Reduce visual impacts of uses and impervious surfaces by screening.

Document as of: 9/17/2013
Effective on: 4/16/2011

21.32.020 Applicability

- A. Single-family homes shall comply with requirements for the preservation of trees, in RZC 21.72, *Tree Preservation*, and applicable neighborhood residential design standards.
- B. All land uses shall comply with the requirements of this section. Proposals for new single-family homes that are not part of a short plat or preliminary plat application with a provision for common open space are exempt from this section.

Document as of: 9/17/2013
Effective on: 4/16/2011

21.32.030 Alternative Plan Criteria

- A. The Technical Committee may allow deviation from these standards in special circumstances to assure the fulfillment of the purpose of this section, to allow for flexibility and innovation of design, and to provide a superior landscape plan. Special circumstances that would justify deviation from standards include:
1. Preservation of wildlife habitat.
 2. Preservation of significant natural area and existing vegetation.
 3. Conflicts with utilities.
 4. Special security needs.
 5. Preservation of significant trees.

Attachment A: City of Redmond Landscaping Standards Chapter 21.32

6. Innovative landscape design.
- B. The Administrator may also approve an alternate landscape plan which may include modifications of standards if the plan is of superior quality in terms of function, materials and total landscape area.
- C. All requests for approval of an alternate landscape plan shall be made at the time of land use permit application. The applicant shall include information in the application justifying the alternate landscape plan under the criteria set forth in sections RZC 21.32.030.A and 21.32.030.B above.

Document as of: 9/17/2013
Effective on: 4/16/2011

21.32.040 Landscape Area Requirements

Minimum landscape area requirements are set forth in the zone chapters, RZC Article I, *Zone-Based Regulations*. Design and materials of the minimum landscaped area shall comply with this chapter and the requirements in RZC 21.60.040.C, *Landscaping*. Not more than 50 percent of the required landscaped area in Downtown and Overlake Village zones and 25 percent of the required landscaped area in all other zones in the City shall be covered with impervious or hardscape surfaces, such as patios, plazas, walkways, walls and fences, water features such as fountain or pool; excluding sidewalks.

Document as of: 9/17/2013
Effective on: 4/16/2011

21.32.050 General Landscape Standards

- A. All plants shall be of the type, size and condition specified, be in a healthy condition, and conform with the American Nurseryman Standards.
- B. All plants shall be compatible with Redmond's USDA plant hardiness zone.
- C. Existing trees and shrubs on the site of a proposed development may be used to meet requirements where such plant material is consistent with the planting design concept, healthy, and likely to survive development activities.
- D. All plants shall have the following minimum size at installation:
 1. Deciduous trees: two-inch caliper.
 2. Evergreen trees: six-foot height.
 3. Vine maples and other multistemmed trees: seven-foot height.
 4. Medium shrubs: 24-inch minimum height and tall shrubs: 30-inch minimum height
 5. Groundcover: Spacing shall be 18 inches on center maximum and shall provide 75 percent coverage within three years.
- E. Bark, mulch, gravel or other nonvegetative material shall only be used in conjunction with groundcover plantings to assist growth and maintenance or to visually complement plant material. In planted areas, nonvegetative material shall not appear to be dominant over plant material.
- F. Native Plants shall be selected from the guide, *Plants of the Pacific Northwest Coast: Washington, Oregon, British Columbia and Alaska*, or as approved by the Administrator.
- G. The vegetation selected for the landscape plan shall be suited to the physical conditions of the site so it can be expected to survive.
- H. Trees species and location shall be selected to:
 1. Minimize the potential for interfering with or damaging power lines, underground utilities, or

Last Revision: August 31, 2011

Attachment A: City of Redmond Landscaping Standards Chapter 21.32

impervious surfaces.

2. Compatibility with the site design at their mature size.
 3. Minimize potential damage to sidewalks, foundations, structures and injuries to people.
- I. Plants having similar water-use characteristics should be grouped together; for example, plantings that are not drought tolerant should be grouped together and separated from drought-tolerant plantings. If installed, separate irrigation systems should be provided as necessary for each group.
- J. Medians shall be planted with groundcover and the use of turf and/or grass shall be restricted within medians because of potential problems with maintenance.
- K. Plants shall be spaced appropriately for their type, function and landscape design (massing, individual display, etc.).
- L. All required planting areas shall extend to the curb line, street edge, or area of sidewalk to integrate site landscaping with frontage landscaping.
- M. Landscaping, except parking lot perimeter plantings, shall be installed within and along adjacent rights-of-way where appropriate and may be used to meet the site area requirement.
- N. All areas maintained in pervious surface that exceed the required landscape area must be seeded or otherwise planted to reduce erosion and stormwater pollution.
- O. A minimum five-foot-wide planting area shall be provided between all exterior building walls and vehicular paved areas except at service and pedestrian accesses unless an alternative dimension is required when demonstrated through professionally engineered solutions, such as green roofs, green walls, rain gardens, bioretention swales, or other solutions.
- P. All planting areas shall be a minimum of five feet in width and length, except where a greater dimension is required for the health and survival of the plants.
- Q. Plantings shall meet the City requirements for sign clearance at intersections, and shall not conflict with pedestrian or traffic safety.
- R. The minimum size of any planting area shall be 64 square feet, except where otherwise indicated, to provide a proper planting environment.

Document as of: 9/17/2013
Effective on: 4/16/2011

21.32.060 Ecological Score Requirements

- A. The purpose of this section is to enhance the City's ecological functions by promoting water conservation, restoring and preserving habitat, increasing energy efficiency, and creating value through significant economic, social, and environmental benefit. This requirement is designed to increase the quality and canopy of planted areas within the City while promoting flexibility in design of landscaped areas.
- B. An applicant is required to comply with ecological score requirements below when a required landscaped area exceeds 500 square feet:
1. An applicant shall achieve an ecological score of 20 or greater, based on the techniques listed in the table below, in any combination.
 2. Scoring of points are awarded on the basis of a technique's overall ecological benefit.
 3. Techniques listed with an "*" can achieve an additional score of one point for every increase of 10 percent. For example, a technique that requires 40 percent of trees to be preserved, an additional point shall be awarded as follows:

Revision: August 31, 2013

Attachment A: City of Redmond Landscaping Standards Chapter 21.32

Technique: 40 percent Tree Preservation

Additional Point: 10 percent of 40 = 44 percent tree preservation

4. Every landscape plan shall include a minimum of three different techniques to achieve the total score and any one technique cannot exceed a maximum score of 10 points.
5. Techniques incorporating stormwater solutions shall comply with RMC Chapter 15.24, *Clearing, Grading, and Stormwater Management*.

Table 21.32.060 Ecological Score Requirements			
Technique	Points Awarded - Downtown	Points Awarded - Overlake Village	Points Awarded - Other citywide zones
1. 25 percent of the plants installed are Northwest adaptive and 25 percent of the plants installed are native*	5 points	5 points	5 points
2. 40 percent of existing significant trees includes landmark are retained.	3 points	3 points	7 points
3. Minimum of 25 percent of proposed trees are evergreens	3 points	3 points	5 points
4. Minimum of 25 percent of evergreen trees are greater than 10 feet high at installation	3 points	3 points	5 points
5. Minimum of 25 percent of deciduous trees are 3-inch caliper or greater at installation	3 points	3 points	5 points
6. 10 percent increase over the minimum number of required replacement trees, street trees or parking lot trees*	3 points	3 points	5 points
7. Vegetated walls (including trellis, green tower or similar features) that have a minimum area of 300 square feet. Additional points in increments of three shall be awarded for every 300 square feet of vegetated walls provided.	5 points	5 points	3 points
8. Proposed water features use recycled water	3 points	3 points	3 points
9. Minimum of 25 percent of landscaped areas are designed with long-term irrigation from harvested rainwater (such as rain barrels)*	3 points	3 points	5 points
10. Minimum of 25 percent of landscaped areas are designed with landscaping that does not require irrigation after a three-year period	3 points	3 points	3 points
11. Minimum of 50 percent of landscaped areas where native soils are preserved on-site	4 points	4 points	7 points
12. Minimum of 50 percent of required planting areas in disturbed soils are amended	3 points	3 points	3 points
13. 5 percent of common open space or 25 square feet per unit, is reserved as a food garden*	5 points	5 points	3 points
14. Use of rain gardens, bioretention swales, engineered swales and/or engineered wetlands that treats 25 percent of pollution generating impervious surfaces	N/A	5 points	5 points
15. Use of rain gardens, bioretention swales, engineered swales and/or engineered wetlands for 25 percent of non-pollution generating impervious surfaces*	5 points	5 points	5 points
16. Permeable paving of 25 percent of paved areas within a site of pollution generating impervious surfaces*	N/A	5 points	5 points
17. Use of Permeable paving for 25 percent of non-pollution generating paved areas within a site*	5 points	5 points	5 points
18. Green Roofs that provide 10 percent of roof coverage*	5 points	5 points	5 points
19. Landscape Roofs that provide 10 percent of roof coverage*	2 points	2 points	2 points
20. Installed trees that will attain an average 30-foot-spread canopy in 10 years within parking lots.	5 points	5 points	3 points
21. 10 percent of roof coverage dedicated to solar panel installation*	5 points	5 points	5 points

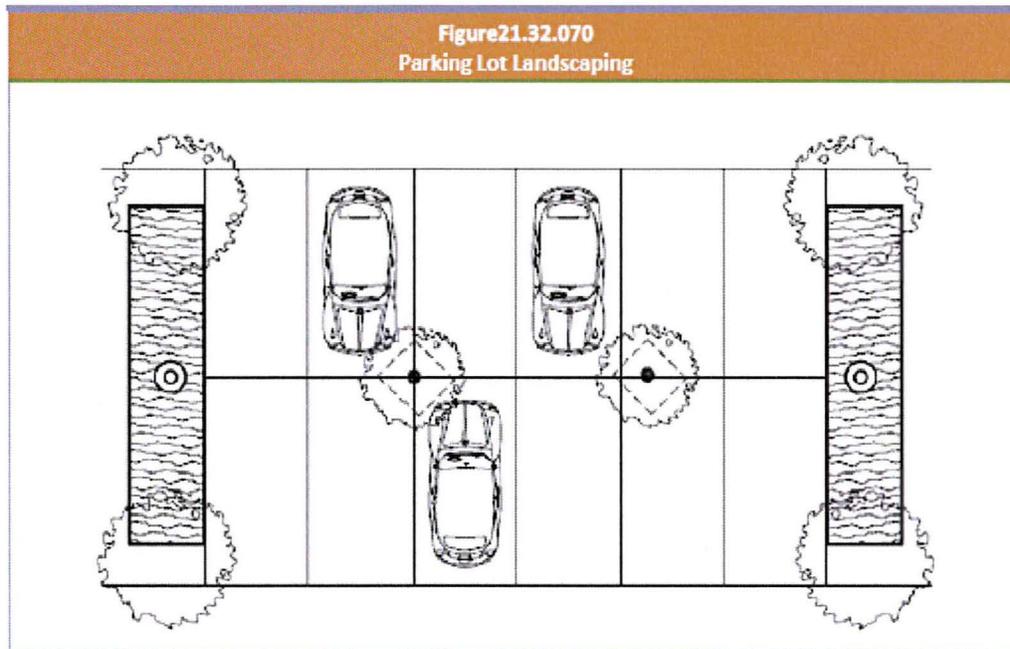
21.32.070 Parking Lot Landscaping Standards

A. **Scope.** Parking Lot landscaping standards apply to all vehicle use areas such as parking lots, including driveways, and service areas. Landscaping shall be provided for both the interior and perimeter landscape areas and may be used to meet site area and linkage system landscape requirements.

B. **General Requirements.**

1. Parking lots with less than 20 spaces shall not be required to provide any interior landscaping with the exception of Neighborhood Commercial zones. All Neighborhood Commercial uses shall provide parking lot landscaping in accordance with this section and with the Parking Lot Landscaping Table, for 20-150 spaces, when providing any amount of parking less than 20 spaces. (Ord. 2614)
2. Landscaping islands shall be placed at the end of every parking row with a maximum spacing of one (1) island for every 10 parking spaces. Islands shall be a minimum of 64 square feet measured from the edge of the landscaping. An exception to this requirement shall be permitted when professionally engineered solutions, such as rain gardens, bioretention swales or other solutions, demonstrates the requirement for a deviation.
3. Trees shall be planted within interior landscape areas at a minimum of one per four parking stalls and shall be evenly spaced. See illustration below.
4. Permanent curbs or structural barriers/dividers shall enclose planting areas.
5. Trees may be planted no closer than four feet from pavement edges where vehicles overhang planted areas.
6. Wheelstops and/or curbs shall be installed to prevent vehicles from overhanging landscaping islands.
7. Narrow parking lot islands or peninsulas and planting strips should not be planted in grass because of potential problems with maintenance. Location of larger parking spaces adjacent to islands is suggested to reduce damage to plant materials.
8. Parking lot perimeter landscaping shall be measured from the property line.

Table 21.32.070 Parking Lot Interior Landscaping Table		
Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 square feet	1,500 square feet
Perimeter Landscaping		
	Minimum width of planter strip from property line	
	<u>Street Frontage</u>	<u>Interior Lot Line</u>
Parking spaces:		
0-100	5 feet	5 feet
100-499	10 feet	5 feet
500-1,000	15 feet (10 feet)*	10 feet
1,000+	20 feet (10 feet)*	10 feet
* Planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and <u>street side planter</u> , subject to review and approval by the Design Review Board.		



Document as of: 9/17/2013
Effective on: 9/17/2011

21.32.080 Types of Planting

A. The applicant shall indicate on the preliminary landscape plan the types of planting to be provided in each area of the site. The types, arrangement and quantity of plants shall be appropriate to the size and purpose of the area to be planted and shall be based on the applicable use proposed as indicated in the table below:

Table 21.32.080 Types of Planting			
Planting Type	Purpose	Minimum Standard	Applicable Uses
Type I – Solid Screen	Solid sight barrier	<p><u>Evergreen trees and shrubs:</u></p> <ol style="list-style-type: none"> 1. Minimum height of five feet at planting; and 2. 80 percent sight-obscuring screen at the time of planting; or 3. Combination of evergreen and deciduous trees and shrubs backed by 100 percent sight-obscuring, decorative wall or fence. <p><u>Deciduous trees:</u></p> <ol style="list-style-type: none"> 1. Minimum height of 10 feet at planting. 2. The width of the barrier shall generally be 10 feet, unless otherwise specified by the Technical Committee. 	<ol style="list-style-type: none"> 1. Outdoor storage. 2. Service yards. 3. Trash containers. 4. Mechanical/electrical ground mounted equipment. 5. Between incompatible uses such as industrial or commercial and residential or recreation uses. 6. Utility installations or equipment.
Type II – Visual Screen	Visual separation that is 75 percent sight obscuring	<ol style="list-style-type: none"> 1. Evergreen or a mixture of evergreen and deciduous trees with tall shrubs and groundcover interspersed with trees, and/or decorative wall or fence. 2. Minimum of 60 percent evergreen trees and evergreen shrubs. 3. Screening for parking structures shall 	<ol style="list-style-type: none"> 1. Between compatible uses to reduce the visual impact of expanses of pavement and blank building facades. 2. Between parking lots and back of curb or sidewalk.

Last Revision: August 31, 2013

		consist of a maximum of 40 percent evergreen plantings in order to allow light to penetrate to the interior of the garage.	3. To screen parking structures.
Type III – Low Cover	Visual interest and complement large plant materials and for erosion control	<ol style="list-style-type: none"> 1. Mixture of evergreen and deciduous shrubs, and/or groundcover, to provide 50 percent coverage of the entire planting area at the time of planting. 2. Trees shall not be planted within eight feet of the water or sewer pipeline. 3. Shrubs shall be located at least four feet from fire hydrants. 	<ol style="list-style-type: none"> 1. Where visibility of storefronts, buildings or signs is necessary. 2. At driveway entrances and exits adjacent to streets in compliance with sight distance requirements. 3. To supplement existing vegetation and/or specimen trees. 4. In fire access areas and around hydrants.
Type IV- Open Area Planting	Visual interest and shade in large open areas, particularly parking lots.	<ol style="list-style-type: none"> 1. Trees planted with supporting shrubs and/or groundcover. 2. Lawn area is discouraged; however, if substituted for groundcover the width of the planting area shall exceed 10 feet in the narrowest dimension. 3. Trees shall not be planted within eight feet of the water or sewer pipeline. 4. Shrubs shall be located at least four feet from fire hydrants. 	<ol style="list-style-type: none"> 1. For parking lot planting areas (islands, peninsulas or medians) and at edges where screening is not required. 2. In open lawn areas as islands of plantings. 3. As a supplement to existing vegetation.

Document as of: 9/17/2013
Effective on: 4/16/2011

21.32.090 Street Trees

- A. Street tree species shall comply with the City's Recommended Street Tree List and the City's Street Tree Plan.
- B. Trees of the species listed in the Recommended Street Tree List or as otherwise determined by the Parks Department are required to be installed on principal, minor, and collector arterials, and on other streets as specified in neighborhood residential design standards, unless variations are approved by the Technical Committee in situations where tree species conflicts with utility lines, public access, driveways, or public street frontages.
- C. On local streets not addressed in neighborhood standard, street trees on the Recommended Street Tree List may be planted by property owners, who are then responsible for maintenance of the trees in the street right-of-way.
- D. Street trees shall be planted according to the guidelines outlined in the Landscape Standards.
- E. Removal or excessive pruning of street trees without approval of the Administrator is prohibited.
- F. The average spacing for street trees should be 30 feet on center and adjusted to allow for sight lines, utilities, traffic signs, light standards, driveways and other street appurtenances.
- G. Trees on public streets shall be installed as follows:
 - 1. Deciduous trees shall be planted at least two feet from the back of curb to center of tree in tree pits that measure four by six feet.
 - 2. Coniferous trees shall be planted at least seven feet from the back of curb.
 - 3. Tree wells shall meet the specifications of City Standard Details.
- H. Planter strips and/or landscape strips shall be maintained by either the homeowners association or adjacent private property owner.

Document as of: 9/17/2013
Effective on: 4/16/2011

21.32.100 Irrigation

- A. All plants shall receive sufficient water to assure their survival. Planting areas over 500 square feet in size shall be irrigated with automatic systems designed to conserve water. The irrigation requirement may be modified or waived for planting areas with drought tolerant plants as long as it is demonstrated to the Administrator that adequate water will be provided to ensure the plants' survival.
- B. Where automatic irrigation is required, a subsurface irrigation or drop irrigation system shall be provided in accordance with all state and local rules, regulations and ordinances including approved backflow devices. All irrigation systems shall include a rain sensor device. The system shall completely cover all planting areas requiring irrigation.

Document as of: 9/17/2013
Effective on: 4/16/2011

INTENTIONALLY
BLANK