



CITY OF WOODINVILLE

TREE BOARD PACKET

July 22, 2015

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



CITY OF WOODINVILLE
TREE BOARD AGENDA *JN* *JK*
REGULAR MEETING WEDNESDAY, JULY 22, 2015 5:30 PM



• Thomas L Quigley • Michael Munniks • Ron Smith • Steve Yabroff • Stephanie Young

5:30 CALL TO ORDER

5:31 ROLL CALL

5:32 APPROVE AGENDA IN CONTENT & ORDER

5:33 PUBLIC COMMENTS

BUSINESS AND DISCUSSION ITEMS

5:38 1. Study Session – Review Landscaping Requirements

6:25 PUBLIC COMMENTS

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: July 16, 2015

Staff Contact: Jenny Ngo, Sr. Planner

Faxed to: News Media
E-mailed to: Tree Board
Publish: Not published
Post: 1) In-House, 2) Post Office, 3) Outdoor Display & 4) Website

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

NEXT REGULAR MEETING AUGUST 26, 2015, 5:30 PM



CITY OF WOODINVILLE, WA
REPORT TO THE TREE BOARD
17301 133rd Avenue NE, Woodinville, WA 98072
WWW.CI.WOODINVILLE.WA.US

To: Tree Board **Date:** July 22, 2015
From: Dave Kuhl, Development Services Director 
By: Jenny Ngo, AICP, Senior Planner 
Subject: Landscaping requirements

ISSUE: Shall the Tree Board review information regarding the landscape code.

STAFF RECOMMENDATION: To review the landscape code and provide feedback.

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

BACKGROUND/DISCUSSION:

In Spring 2014, the draft tree code was brought to the Planning Commission for an initial review. During the meeting, several Commissioners discussed some concerns with removing non-residential properties from the tree code requirements. With the separation of single-family residential from non-residential uses between the tree and landscaping codes, it is critical to start considering the outline and language of the landscaping code. These codes should work in tandem to achieve a visual aesthetic that enhances the quality of life for Woodinville residents.

One approach is to first understand the zones within the City, including the physical characteristics (lot size, shape, site constraints, zoning) and the aesthetic character of the area (forested, agrarian, urban, etc.). The landscape code should be structured to enhance the assets of each zone and the community overall, yet provide enough flexibility to suit a variety of lots and uses.

RECOMMENDED ACTION:
DISCUSS AND PROVIDE RECOMMENDATIONS.

Attachment 1: Draft landscape code

Chapter 21.16 DEVELOPMENT STANDARDS – LANDSCAPING

Sections:

- 21.16.010 Purpose and intent.
- 21.16.020 Applicability.
- 21.16.030 Land use grouping.
- 21.16.040 General landscaping standards.
- 21.16.050 Perimeter landscaping.
- 21.16.060
- 21.16.070 Landscaping – Surface parking areas.
- 21.16.080 Landscaping – Adjacent to freeway rights-of-way.
- 21.16.085 Landscaping – Utility corridors.
- 21.16.100 Landscaping – Alternative options.
- 21.16.110 Landscaping – Irrigation.
- 21.16.120 Landscaping – Installation.
- 21.16.125 Repealed.
- 21.16.128 Repealed.
- 21.16.130 Repealed.
- 21.16.140 Repealed.
- 21.16.150 Repealed.
- 21.16.160 Repealed.
- 21.16.170 Repealed.
- 21.16.180 Maintenance.
- 21.16.190 Bonds – Security.
- 21.16.200 Penalties.

21.16.010 Purpose and intent.

- (1) Introduction and purpose. Landscaping is an intrinsic element of Woodinville's northwest woodland character. The purpose of this chapter is to preserve and improve the aesthetic character of Woodinville's neighborhoods 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 low-density zones. The intent of this chapter is to:
- (a) Provide visual relief from parking lots and service areas, and soften perceived building scale;
 - (b) Provide physical separation, visual screens, or transition zones between differing of land uses;
 - (c) Encourage the use of native and drought-tolerant plant species;
 - (d) Promote proper plant selection and continuous maintenance that will encourage long-term enhancement of landscaped areas;
 - (e) Retain existing vegetation and significant trees by incorporating them into the site design when possible; and
 - (f) Reduce the impact of development on natural drainage systems through improving water quantity and quality.

21.16.020 Applicability.

- (1) New Construction. All new construction located within the CBD, NB, GB, CBD, TB and I zones shall be subject to the provisions of this chapter. New construction shall also include those projects that exceed 50 percent of the assessed value of all structures on the site, or

that involve removal or replacement of more than 50 percent of total impervious surface on the site.

- (2) Minor Development. Minor development shall include the addition of impervious surface greater than 25 percent, or the removal or replacement of impervious surface up to 50 percent. Projects qualifying as minor development shall be required to meet the landscaping requirements for affected construction area.
- (4) Landscaping Maintenance. On sites where landscaping is proposed for removal and no construction activities are proposed, the impacted area shall be replanted to meet the landscaping type as provided in this chapter. Expansion of landscape areas shall not be required.

21.16.050 General landscaping standards.

- (1) Minimum Landscape Area. Ten percent of the total site area, excluding areas dedicated as right-of-way, shall be landscaped.
- (2) Planting Selection. Plant species shall be selected that enhances the City's Northwest Woodland character.
 - (a) Native and Naturalized Species. Plant species must be either native or non-invasive naturalized species to the coastal region of the Pacific Northwest. Species shall be selected from the City of Woodinville Plant Species List or be suitable in the USDA Plant Hardiness Zone 8.
 - (a) Drought Tolerance. At least 60 percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the landscape areas assure adequate moisture for growth.
- (3) Retention of Existing Vegetation. Healthy native vegetation shall be preserved as much as feasible. New vegetation should be replanted in between existing vegetation consistent with the required landscape type in random patterns where possible.
- (4) Continuity. Landscaping shall be designed to provide continuity between adjoining properties.
- (5) Building entries, pedestrian plazas and walkways shall be emphasized with special landscaping and/or paving in combination with landscaping.
- (5) Maximum Hardscape. No more than 25 percent of the width of any required landscaping areas shall be covered with impervious or hardscape surfaces.
- (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) All fences shall be placed on the inward side of any required perimeter landscaping;
- (8) 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;

21.16.060 Perimeter landscaping.

- (1) Except as otherwise provided in this chapter, landscaping along property lines shall be provided based on zoning districts consistent with the table below:

Table 21.16.060(1)

Zoning District	Required Perimeter Landscaping		
	Street Frontage	Perimeter Landscaping	Additional Standards
Single-Family (R-1 through R-8)	1, 2	1, 2	¹ Non-single-family uses shall be subject to the requirements for NB. ² For single-family uses, refer to Chapter 21.15 WMC Tree Code.
Multifamily (R-12 through R-48)	- 10 feet Type III	- 20 feet Type II (single-family zones) - 10 feet Type II (other multifamily zones)	
General Business (GB)	- 20 feet Type II - 25 feet (SR 522) ³	- 10 feet Type I (Public Park/Open Space)	³ For lots adjacent to SR 522, 0-25 feet Type II landscaping required per WMC 21.16.080.
Neighborhood Business (NB)	- 10 feet Type III	- 20 Feet Type I (single-family zones)	
Industrial (I) ⁴	- 25 feet Type II (Woodinville Redmond Road or Woodinville Snohomish Road) ⁵ - 10 feet Type II (all other streets)	- 20 feet Type I (single-family zones) - 10 feet Type II (Industrial) ⁶ - 10 feet Type II (public trails or other publicly used lands) ⁶	⁴ Refer to Industrial Design Standards for additional requirements. ⁵ For properties in the Tourist District Overlay, refer to WMC 21.38.065. ⁶ May be reduced to 5 feet depending on the intensity of the use to be screened, visual impacts, and if development is integrated with the subject abutting property through provision of pedestrian connections. Exceptions may be made for those developments meeting Section IV.F of the City's Design Guidelines and Standards.
Tourist Business (TB)	⁷	⁷	⁷ Refer to WMC 21.38.065
Central Business District (CBD)	⁸	- 20 feet Type I (single-family zones)	⁸ Refer to Chapter 21.14 WMC Design Guidelines
Public Park/Open Space (P)		- 10 feet Type I (single-family zone)	
Public Institutional (P/I)	10 feet Type II	- 20 feet Type I (single-family zones)	

(4) Frontage landscaping. Required street frontage 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;

- (5) **Street Trees.** Street trees shall be planted in the right-of-way for all development fronting a public street. Street tree species shall be approved by the City Tree Official in accordance with the City of Woodinville Plant Species List or adopted street tree plan, if applicable. Street trees shall be provided in the public right-of-way at an average rate of one tree per 25 feet pursuant to WMC 2.24.100. The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.
- (6) **Biofiltration swales, wet ponds, and stormwater retention facilities** may be located in required landscaping areas; provided, the following are met:
- (a) Landscaping is designed to be consistent with landscaping types and widths identified in Subsection (3);
 - (b) The detention facility is designed in a manner that does not require the installation of chainlink fence or other visually obstructive structures
- (7) **Landscaping Types.** The types, arrangement, and quantity of plants shall be appropriate to the size and intent of the landscaping as indicated in the table below:

Table WMC 21.16.060(7) Landscape Types

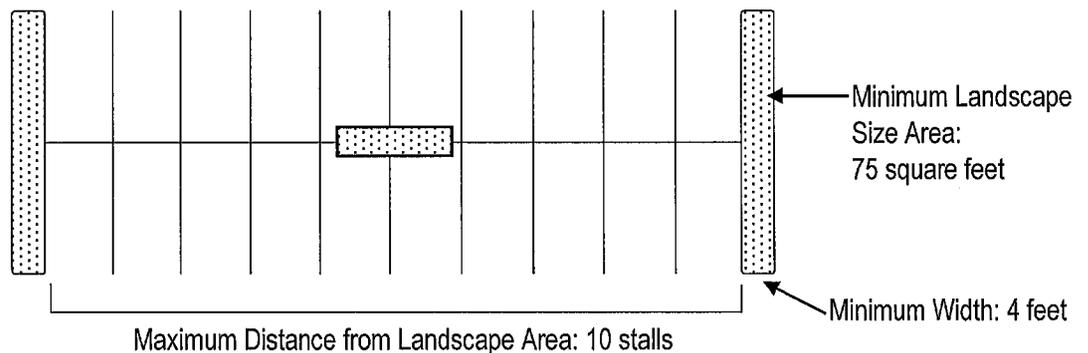
	Type I	Type II	Type III
Intent	A "full screen" that functions as a visual barrier. Type I landscaping shall consist of a mix of primarily evergreen trees and shrubs placed to form a continuous screen.	A "filtered screen" that functions as a visual separator. Type II landscaping shall consist of a mix of evergreen and broadleaf trees and shrubs spaced to create a filtered screen.	A "see-through buffer" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. Type III landscaping shall consist of a mix of evergreen and/or broadleaf trees spaced to create a continuous canopy.
Tree ratio	Minimum 70 percent evergreen trees	At least 50 percent broadleaf trees and at least 30 percent evergreen trees	At least 70 percent broadleaf trees
Tree size and spacing	Trees spaced no further than 20 feet on center Broadleaf trees shall be at least 2-inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.	Trees spaced no further than 25 feet on center Broadleaf trees shall be at least 2-inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.	Trees spaced no further than 25 feet on center Broadleaf trees shall be at least 2-inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.
Shrubs	Evergreen shrubs spaced no more than four feet apart Shrubs shall be at least 24 inches in height	Shrubs spaced no more than five feet apart Shrubs shall be at least 24 inches in height	Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart Shrubs shall be at least 24 inches in height

Groundcovers	Four-inch pots spaced 24 inches on center	Four-inch pots spaced 24 inches on center	Four-inch pots spaced 24 inches on center
	Turf may constitute no more than 30 percent.	Turf may constitute no more than 30 percent.	Turf may constitute no more than 30 percent.

21.16.070 Landscaping – Surface parking areas.

- (1) General. Surface parking lots shall be landscaped to break up large areas of asphalt and to provide visual relief from the street.
- (2) Required Amount. Landscaping shall be provided within surface parking lots at a rate of 20 square feet per parking stall and planted as follows:
 - (a) Broadleaf trees shall be planted at a rate of one tree per every seven stalls;
 - (b) Shrubs planted no more than four feet apart; and
 - (c) Groundcovers planted no more than 24 inches apart.
- (3) Landscape Spacing. Landscape islands shall be spaced no further than 10 parking stalls and at the end of each parking row. Landscaping strips may be placed in between rows of parking stalls.
- (4) Size. Landscape islands or strips shall be a minimum of four feet wide and shall have an area of at least 75 square feet.
- (5) Landscape islands or planters shall be surrounded by a six-inch-high vertical curb or a similar barrier to protect the plantings from vehicle overhang. Gaps in the curb are permitted for stormwater runoff.

WMC 21.16.070 Parking Lot Landscaping



- (6) If permitted, parking lots adjacent to sidewalks or streets shall be screened with a minimum of 10 feet of Type III landscaping or five feet of Type III landscaping with a 3-foot-tall decorative wall.

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

- (1) All developments shall provide a minimum of 25 feet of Type III landscaping adjacent to a SR 522 right-of-way. Developments may reduce the required landscaping width to zero feet provided the following requirements are met:
 - (a) A development agreement between the City and property owner is required, in which the property owner agrees to construct and maintain at the property owner's expense a landscape buffer in the State of Washington Department of Transportation (DOT) right-of-way.
 - (b) The agreement shall be at the City's discretion and would include provisions allowing the City to conduct the landscape maintenance, in which case a fee for these

maintenance services will be agreed upon between the property owner and the City prior to acceptance of the agreement by the City Council.

- (c) The provisions of the agreement shall be designated as covenants running with the land of the property owner binding the successors and assigns of the property owner, including mortgagees and beneficiaries of a deed of trust.
- (d) An agreement will be required by DOT to allow the installation and maintenance of the landscaping in the DOT right-of-way. Typically, this agreement would be between DOT and the City.

21.16.085 Landscaping – Utility corridors.

- (1) Utility purveyors within the City of Woodinville are required to maintain and plant landscaping within their right-of-way as follows:
 - (a) Limited disturbance of vegetation to that necessary for safety and maintenance of transmission lines;
 - (b) Prune trees to direct growth away from utility lines using accepted pruning practices identified in the public tree care standards manual;
 - (c) Phase replacement of vegetation located improperly in the right-of-way;
 - (d) Prune trees in an aesthetic manner according to the professional arboricultural specifications and standards;
 - (e) Select tree species recommended in the Woodinville Plant Species List or as approved by the City Tree Official that are compatible with utility lines;
 - (f) Provide the City with a copy of the utility's policies and guidelines regarding tree pruning; and
 - (g) Present the City with a tree-pruning plan at least one week prior to tree-pruning activities.

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).
- (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 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.
- (7) The width of the perimeter landscaping may be averaged, provided the minimum width is not less than five feet.

- (8) Adjoining parcels under a binding site plan or those designed under common ownership may have perimeter landscaping located at the project limits and not the joint property lines.

21.16.110 Landscaping – Irrigation.

- (1) Landscape areas shall have permanent irrigation systems unless the applicant can demonstrate that temporary irrigation will be sufficient to establish plantings within two growing seasons. 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.

21.16.120 Landscaping – Installation.

- (1) Installation Standards.
 - (a) Existing soils shall be augmented with a two-inch layer of fully composted organic material rototilled a minimum of six inches deep;
 - (b) 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;
 - (c) Grass and groundcover areas shall contain at least two inches of composted organic material at finish grade;
- (2) Supervision. A qualified tree professional, as defined in WMC 21.06.486, shall be on-site during any site work affecting preserved trees.
- (3) Timing. Landscaping shall be installed prior to issuance of a certificate of occupancy for the project or project phase. 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.

21.16.125 Tree preservation exemptions.

Repealed by Ord. 478.

21.16.128 Single-family residential tree preservation incentive.

Repealed by Ord. 478.

21.16.130 Tree preservation requirements.

Repealed by Ord. 478.

21.16.140 Tree preservation plan.

Repealed by Ord. 478.

21.16.150 Incentives for tree preservation.

Repealed by Ord. 478.

21.16.160 Tree protection.

Repealed by Ord. 478.

21.16.170 Tree replacement.

Repealed by Ord. 478.

21.16.180 Maintenance.

(1) The following maintenance requirements apply to all landscaping planted or preserved consistent with this chapter.

- (a) Responsibility for Regular Maintenance. The applicant, landowner, or successors in interest shall be responsible for regular maintenance of landscaping and trees for the life of the development. 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 unless alternative conditions are approved by the City.
- (b) Replacement. Planting materials that are dead shall be removed and replaced in-kind by the property owner, unless required for thinning. Plantings shall be replaced within three months or during the next planting season if the loss does not occur in a planting season.
- (c) Non-native Invasive and Noxious Plants. It is the responsibility of the property owner to remove non-native invasive plants and noxious plants from the vicinity of any tree or other vegetation planted or preserved consistent with this chapter. Removal must be performed in a manner that will not harm the tree or other vegetation that the City has required to be planted or protected.
- (d) All landscape materials and trees shall be pruned as necessary to maintain a healthy growing condition or to prevent primary limb failure. Topping or pruning to the extent that would constitute tree removal as defined in Chapter 21.06 WMC is prohibited. If a required tree smaller than six inches in diameter-at-breast-height is topped, it must be replaced. If a tree six inches or larger in diameter-at-breast-height is topped, the property owner may be subject to enforcement actions pursuant to WMC 21.15.140. Trees may be windowed or limbed up using best management practices. This method of tree pruning shall maintain the health of the tree.
- (e) Landscape areas shall be kept free of weeds, trash, and debris.
- (f) Shrubs and groundcovers shall be maintained at a height not exceeding four feet.

21.16.190 Bonds – Security.

Maintenance 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.

21.16.200 Penalties.

In accordance with enforcement regulations of Chapter 1.06 WMC and Chapter 21.15 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.