



City of Tukwila

Department of Community Development

Jim Haggerton, Mayor

Jack Pace, Director

CODE INTERPRETATION Code Interpreted: Zoning, Title 18 Date: November 4, 2009

Interpretation:

If the number of trees required to be replanted per the tree replacement ratio table cannot be planted on-site due to space limitations or other technical issues or if the on-site planting will result in a density greater than 70 trees per acre the Director may consider off-site tree planting or a fee-in-lieu-of for future off-site tree planting for the trees that cannot be accommodated on-site.

Why this interpretation developed?

The tree replacement ratios listed under TMC 18.54.130 (3) require the number of replacement trees based on the size of the tree removed. It also states a maximum density of 70 new trees per acre. TMC 18.54.140 explains the process for exceptions when on-site planting of all required replacement trees is not feasible. This interpretation was developed to clarify that the limit of 70 new trees per acre is a limit on density for on-site planting and not a limit on total number of mitigation trees required. The mitigation trees shall be calculated per the tree replacement ratio table and if all the trees are not able to be planted on site due to the density limit or some other reason the applicant shall either plant the required number of trees at a site designated by the City or pay fee-in-lieu of for future off-site tree planting.

What is the justification for the interpretation?

The purpose of TMC 18.54 is to regulate clearing of trees in order to maintain and enhance the aesthetic, ecological and economic benefits provided by vegetation, such as providing wildlife habitat; reducing runoff and soil erosion; and reducing air pollution etc. The table specifying the required number of replacement trees takes into account the size of the tree removed. Additionally, the maximum density of 70 new trees per acre is for on-site planting to limit the density so that trees are planted at least 25 feet on center. However the total number of trees required to off-set the loss of habitat value shall be based on the tree replacement ratio table and must be planted either on or off-site.

Minnie Shalioal

Signature of Interpreter

Date: Nov 5, 2009

Jack Pace

Approved by Director Community Development

Date: Nov 5, 09