

TREE PROTECTION



BACKGROUND

In order to supplement the provisions of the Salt Lake City Urban Forestry Ordinance, a new section is proposed to be added to the Salt Lake City Zoning Code specifically addressing the protection of specimen trees on private property.

- The approach taken in this section is to protect defined specimen trees on private property with the requirements and standards coming into play at the time **someone is proposing development**;
- The review for such protection would occur at the time of application of a building permit, site development permit, subdivision and other relevant development applications;
- The provisions also include options for protection of trees or mitigation if it is impracticable or undesirable to keep a tree on site.

PURPOSE

- Enhance the quality of life in the city and protect public health and safety;
- Preserve and enhance the visual and aesthetic qualities of the city;
- Enhance public and private property for greater enjoyment and usability due to the shade, cooling, and the aesthetic beauty afforded by trees;
- Protect and improve the real estate values of the city;
- Preserve and enhance air and water quality;
- Reduce noise, glare, dust, and heat, and moderate climate, including urban heat island effects;
- Increase slope stability, and control erosion and sediment run-off into streams and waterways;
- Protect the natural habitat and ecosystems of the city;
- Conserve energy by reducing heating and cooling costs;
- Preserve the function of mature trees to absorb greenhouse gases such as carbon dioxide.

APPLICABILITY

General

The standards in this section would apply to new development in the city unless exempted (see below).

Proposed Regulations

The Planning Director would have the authority to modify setbacks and lot coverage regulations when it is necessary to preserve specimen trees. Additional trees will be required for the new development if specimen trees cannot be preserved.

Other Regulations

The Salt Lake City Urban Forester will still have the authority over the protection of trees located on public property owned by the city and in rights of way.

Exemptions

The following specimen tree removal activities would be exempted upon confirmation and approval by the city urban forester:

- The removal of dead, damaged, or naturally fallen trees;
- The removal of trees in such a condition that they pose a threat to structures or natural features on the site, on adjoining properties, or in the public right of way;
- The removal of diseased trees posing a threat to adjacent trees;
- The selective and limited removal of trees necessary to obtain clear visibility at driveways or intersections;
- The removal of trees associated with development at the Salt Lake City Airport only as necessary to provide safe operations;
- Construction of a single- or twin-family residence not part of a proposed new subdivision;
- Removal of trees on an existing legal lot when not associated with new development.

RESPONSIBILITY AND MAINTENANCE

During development, the owner or developer shall be responsible for the erection of barriers necessary to protect any existing or installed specimen tree from damage during and after construction. Any new trees used to replace specimen trees shall be maintained in a healthy condition and cared for pursuant to the standards of the City Forester. If in the opinion of the city, replacement trees show signs of decline or mortality within the first two years of planting, they shall be replaced by the developer.



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A **SPECIMEN TREE** means a structurally sound mature tree, native or introduced, that is characteristic of the species; whose contributions to carbon sequestration, shade footprint, soil permeability, and aesthetics is high; and whose absence from the landscape would significantly alter the site's appearance, character or history.