

Removing Private Property Trees Within the Hillside Overlay

It is permissible to remove trees from private property. However there are some restrictions on how much of the property can be involved, and there is some pre-reporting and permitting that needs to be done to assure that the hillside ordinance is being followed.

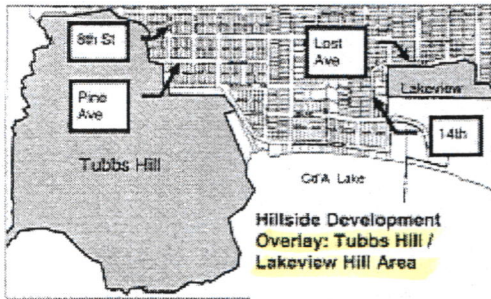
- DEVELOPMENT includes tree removal and any activity that results in a change in the existing soil cover.
- All development shall retain in a natural state an area equal to 25% of the total parcel plus the percentage figure of the average slope of the total parcel. The amount will vary from lot to lot. If a lot is < 25,000 square feet, they are required to retain an area of 50% in the natural state.
- Removal of trees less than 6" d.b.h. are not regulated as long as the method of cut and removal does not create soil disturbance.
- Prior to development, a tree removal plan must be submitted and approved by the city. (components listed below).
- Trees can be removed within the other areas **except for** the areas to remain in a natural state. The trees removed (over 6" dbh) must be replaced on a one to one basis with trees that will have approximately the same size and crown at maturity. The replacements can be placed anywhere on the property where there is room for the trees.
- Trees can be removed from the area retained in a natural state with the approval of the city if (a) removal is required to achieve the wildfire mitigation goals, or (b) the tree is dead or dying. Tree replacement is not needed for (a), but **is** needed for (b).
- Replacement trees must be a minimum of 1" caliper for deciduous trees and at least 4' in height for evergreen trees.
- Required replacement trees must be maintained by the property owner. Any trees that die within the first 5 years must be replaced in kind, and a new 5 year period begins. In the case where there are steep slopes with shallow soils, a homeowners could apply to the Planning Director for a minor deviation to use seedlings (rather than 4-8' tall trees) for tree replacements.

The tree removal plan submitted to the city is to include:

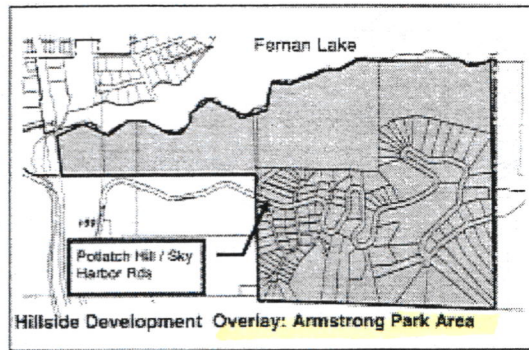
- An indication of the boundaries of the area to remain in a natural state
- An inventory of **all** existing trees over 6" dbh within the area to be developed (excludes the natural state area). They are to be identified by dbh, species, and approximate extent of tree canopy (spread).
- An indication of which trees are to be removed. (Include trees requested to remove from the natural state area for wildfire reasons or dead trees).
- An indication of where replacement trees will be planted, plus the species. The Urban Forester has the discretion to adjust the species or location to achieve the crown replacement goal.

The tree removal plan is to be submitted to the Urban Forester at the Parks Department office at City Hall (710 E. Mullan Avenue).

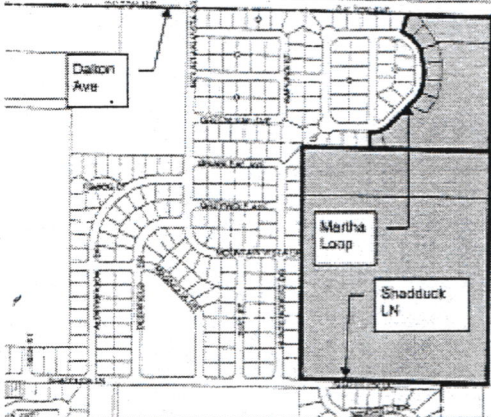
I hope this information helps. If you have any questions, call me at 769-2266 or refer to the city code about the hillside overlay at http://www.sterlingcodifiers.com/codebook/index.php?book_id=603 . The code section is 17.08 IX.



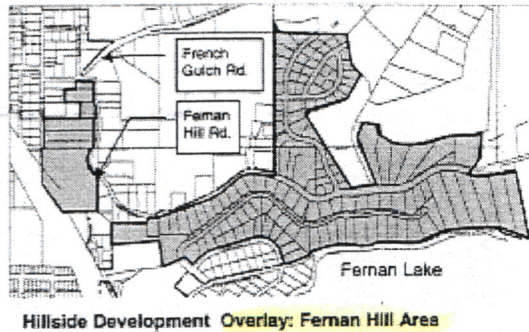
Hillside Development Overlay: Tubbs Hill / Lakeview Hill Area



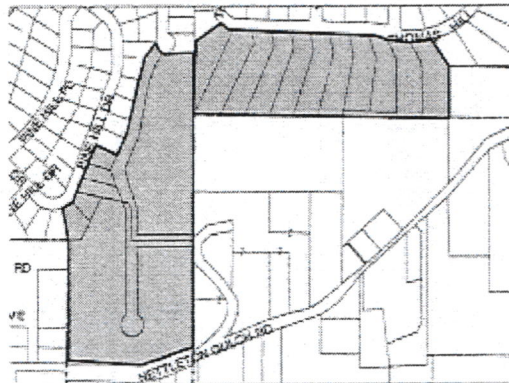
Hillside Development Overlay: Armstrong Park Area



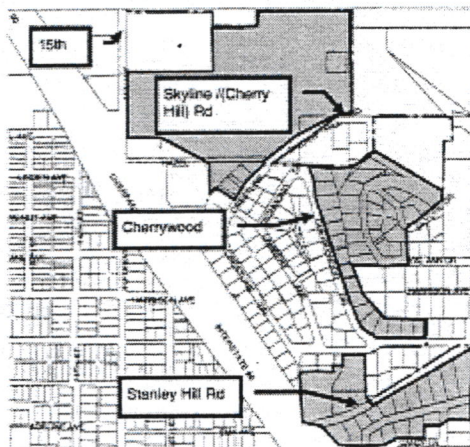
Hillside Development Overlay: NW Coeur d'Alene



Hillside Development Overlay: Fernan Hill Area



Hillside Development Overlay: Pine Hills / Foothills



Hillside Development Overlay: Stanley / Cherry Hill

(Ord. 3207 §1, 2005; Ord. 3091 §3, 2003)

17.08.910: DEFINITIONS:

ACTUAL SLOPE: The actual slope of the parcel, in the area to be developed, prior to development. This definition shall apply only to section 17.08.943 of this chapter.

AVERAGE SLOPE: The slope of a parcel computed from the vertical and horizontal distances at the highest and lowest points of the parcel.