

TREE PROTECTION ORDINANCE SUMMARY

Updated 5/13/21

SUMMARY OF EXISTING TREE PROTECTION STANDARDS (not exhaustive)

- All new development requires trees and other landscaping. Standards vary based on use. Shade trees are prioritized, and street trees/parkways are required.
- Soil, irrigation and planting size standards are designed to maximize tree growth/survival rates.
- Tree inventory required for discretionary permits and commercial/industrial building permits.
- Mitigation is required for grading or construction impacting front yard or public trees only.
- All **required** landscaping, must be maintained to international standards with dead trees/plants replaced within 30 days.
- Not maintaining required landscaping may lead to fines or use permit/license revocation.
- Public trees are heavily protected, with permits and certification needed to maintain or remove public vegetation. Replacement or in-lieu fee may be required to offset removal.

CLARIFY AND EXPAND TREE PROTECTION STANDARDS

- Expand construction permit-related tree protection standards to be generally applicable (not just with permit review).
- Define thresholds where tree protection standards apply.
- Expand existing landmark public tree provisions to include a voluntary listing option for private trees, and identify potential listing incentives.
- Increase protections for existing trees with tiered policies reflecting a protect/minimize/mitigate approach. In this model, credit and mitigation standards would vary depending on location of the tree on-site.
- Allow payment of in-lieu-of fees instead of planting additional trees when circumstances warrant, with funds earmarked for ReLEAF Reno.
- In undeveloped areas, establish tree protection standards for larger trees and riparian areas.

MAINTENANCE OBLIGATIONS, PROCEDURES AND ENFORCEMENT

- Clarify that property owners must maintain trees in adjoining rights-of-way unless alternative mechanisms are in place (ex. HOA maintenance)
- Enhance maintenance and installation standards, including for soil volume and quality.
- Expand Urban Forestry Program's maintenance guide to be a reference for both public and private trees.
- Prohibit topping and expand provisions for the replacement of dead required trees to also apply to significantly damaged trees.
- Exempt single-family uses and duplexes from enhanced tree protection standards. Add exemptions for safety mitigation (ex. defensible space; hazardous conditions; etc.).
- Develop provisions to address tree removal and pruning around power lines.
- Identify process improvements and/or changes to submittal requirements to improve implementation and enforcement of standards during permit review.
- Align tree protection provisions between Titles 8 and 18. Work with Urban Forestry Program to increase predictability of ROW tree valuation methods.
- Establish more meaningful fines and/or abbreviated enforcement for trees removed outside these processes.

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- Resources to implement, monitor and enforce tree standards are limited. Activities requiring more staff time may require additional resources to be successful. Investigate feasibility of using the building enterprise fund for permit-related work.

PROPOSED SCHEDULE

- **By 5/14:** Incorporate final updates arising from 5/7 meeting with Parks staff and CM Duerr.
- **By 5/28:** Discuss proposal with involved City of Reno departments (Parks, Public Works, code enforcement, City Attorney's Office) and identify any significant issues.
- **6/30:** Council initiation staff report due.
- **7/21:** City Council formal initiation of topics to address with the code amendment.
- **August:** Initial code drafting.
- **September:** Urban Forestry Commission workshop (info only; no official action).
- **September/October:** Stakeholder outreach, including public workshops; update concepts and draft language options as needed.
- **November:** Official Urban Forestry Commission review and recommendation.
- **December or January:** Planning Commission.
- **January/February/March:** City Council (specific timing dependent on date of Planning Commission action).