

TREE ORDINANCE AMENDMENTS

TOWN OF HOWEY-IN-THE-HILLS

TREE ORDINANCE GOALS

- PROTECT EXISTING TREES
- MAINTAIN AND EXPAND TREE CANOPY
- ENSURE NEW DEVELOPMENT CONTRIBUTES TO TOWN CHARACTER

DISCUSSION POINTS

- TREE REMOVAL ON EXISTING, DEVELOPED LOTS
- TREE REMOVAL ON UNDEVELOPED LOTS
- FIELD OPERATIONS
- APPEALS

TREE REMOVAL ON DEVELOPED LOTS

- AN INSPECTION IS REQUIRED PRIOR TO TREE REMOVAL
- NOT ALL TREES MAY BE REMOVED
- NOT ALL TREE REMOVAL REQUIRES A PERMIT
- MITIGATION/REPLACEMENT MAY BE REQUIRED
- LOTS MUST ALWAYS MEET THE MINIMUM TREE REQUIREMENT

TREE REMOVAL ON DEVELOPED LOTS

- THE WAY THE ORDINANCE IS STRUCTURED, IF THE PROPERTY OWNER FOLLOWS THE PERMIT PROCESS, THE LIKELIHOOD OF REQUIRING A REPLACEMENT TREE OR OTHER MITIGATION IS SMALL.
- A REPLACEMENT TREE IS REQUIRED ONLY WHEN THE TREE REMOVAL RESULTS IN THE LOT HAVING FEWER THAN THE MINIMUM NUMBER OF TREES.

TREE REMOVAL ON DEVELOPED LOTS

- REMOVAL WITHOUT A PERMIT REQUIRES MITIGATION/REPLACEMENT
- MITIGATION FOR ANY TREE UNDER 20-INCHES DBH IS ONE, TWO OR THREE TREES DEPENDING ON THE SIZE OF THE TREE REMOVED
- ANY TREES REQUIRED TO BRING THE LOT TO THE MINIMUM STANDARD MUST BE PLANTED ON SITE
- ANY TREES REQUIRED ABOVE THE MINIMUM STANDARD MAY BE PLANTED ON SITE OR PAYED INTO THE TREE FUND

TREE REMOVAL UNDEVELOPED LOTS

- APPROVED WITH SUBDIVISION PLAN
- APPROVED WITH SITE NON-RESIDENTIAL SITE PLAN
- APPROVED BASED ON SURVEY WITH HOME PERMIT ON INFILL LOTS

FIELD INSPECTION PROCESS

- INSPECTOR VISITS SITE
- COMPLETES FIELD INSPECTION FORM WITH COPY FOR OWNER AND TOWN
- DETERMINES IF PERMIT IS REQUIRED
- DETERMINES IF MITIGATION IS REQUIRED (MINIMUM NUMBER OF TREES)
- OPTION TO REQUEST ADDITIONAL INFORMATION

APPEALS PROCESS

- PROPOSAL ADDS OPPORTUNITY FOR PROPERTY OWNER TO APPEAL THE STAFF DECISION TO THE TOWN COUNCIL
- APPEAL MUST BE MADE WITHIN 60 DAYS