

17.15.030: SAVING EXISTING VEGETATION:

A. Developments shall be designed to incorporate existing large trees, clusters of trees or clusters of large shrubs unless the Mapleton City shade tree commission finds (or a certified arborist in the absence of a finding from the Mapleton City shade tree commission) that such preservation is unwise. The planning commission or its designee shall review the appropriateness of removal of such vegetation if proposed in a development plan.

1. The planning commission may approve removal of some or all existing vegetation based on a determination of the benefits of such vegetation and the efforts made to save and incorporate the vegetation into the design of a development versus the problems such vegetation may create for the development. Areas of consideration will be general construction techniques, the impact the removal will have on the character of the area, the topography of the site and harmful conditions created by the vegetation.

2. The planning commission may deny a development plan if it determines trees or other vegetation were removed prior to submittal of the development application. If existing trees, clusters of trees or clusters of large shrubs deemed beneficial to the property are removed without city authorization prior to approval of a development, then the replacement of a specific caliper and number of trees will be recommended by the Mapleton City shade tree commission and shall be planted in their place.

B. Trees and other vegetation to be saved shall be clearly marked to ensure protection against removal or damage. Snow fencing or other acceptable barriers shall be used to protect existing vegetation designated to be saved. The planning department or shade tree commission shall approve the location of such barriers. (Ord. 2002-26, 12-4-2002)