

CITY OF COVINGTON  
NATIVE TREE LIST\*  
(Proposed Administrative Guidelines)

**Deciduous**

Big Leaf Maple - *Acer macrophyllum*  
Black Cottonwood - *Populus balsamifera*  
Oregon Ash - *Fraxinus latifolia*  
Red Alder - *Alnus rubra*  
Black Hawthorn - *Crataegus douglasii*  
Pacific Willow - *Salix lucida ssp. lasiandra*  
Bitter Cherry - *Prunus emarginata*  
Pacific Dogwood - *Cornus nuttallii*  
Pacific Crabapple - *Malus fusca*  
Cascara - *Rhamnus purshiana*  
Western Beaked Hazelnut - *Corylus coruta var. californica*  
Scoulers Willow - *Salix scouleriana*  
Sitka Willow - *Salix sitchensis*  
Vine Maple - *Acer circinatum*  
Pacific Ninebark - *Physocarpus captatus*  
Serviceberry-Saskatoon - *Amelanchier alnifolia*

**Evergreen/Coniferous**

Western Red Cedar - *Thuja plicata*  
Sitka Spruce - *Picea sitchensis*  
Douglas Fir - *Pseudotsuga menziesii*  
Grand Fir - *Abies grandis*  
Western Hemlock - *Tsuga heterophylla*  
Shore Pine - *Pinus contorta* variety *contorta* (not Lodgepole pine)  
Western White Pine - *Pinus monticola*  
Western Yew - *Taxus brevifolia*  
Pacific Madrone - *Arbutus menziesii*

**\*Northwest native trees**  
**(Compiled from Plants of the Pacific Northwest Coast, eds. Pojar and MacKinnon, 1994)**

Who can I contact if I have  
questions regarding the  
Tree Preservation Ordinance?

For more information regarding the Tree Preservation Ordinance, please contact Covington Planning Manager Richard Hart at [rhart@ci.covington.wa.us](mailto:rhart@ci.covington.wa.us) or call: 253-638-1110, ext. 2226.

Questions, comments and/or suggestions may also be submitted through "Covington Connection" on the City's website: [www.ci.covington.wa.us](http://www.ci.covington.wa.us)

This information is provided only as a general guide. Exact ordinance requirements may vary based upon site specific conditions. Property owners are responsible for reviewing CMC 18.45 in its entirety to determine how the regulations apply to any specific property.



City of Covington  
Unmatched Quality of Life

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*Understanding  
the  
Tree Preservation  
Ordinance*

(Effective February 25, 2008)



City of Covington  
Unmatched Quality of Life

## Why did the City Council pass the Tree Preservation Ordinance?

It was the intent of the Covington City Council to establish tree preservation regulations that are clear, understandable, user-friendly, easy to administer, and cost-effective to enforce. As a result, the newly adopted tree preservation ordinance:

- Establishes regulations and procedures for preserving more existing trees; retaining desirable trees and maintaining a viable tree canopy for the City of Covington
- Allows cutting of hazard trees without City permit or fees (except in critical areas)
- Helps balance reasonable development of property with reasonable preservation and enhancement of surrounding property values, and increase privacy for residential sites
- Promotes building practices consistent with the City's natural topography, soils, and vegetation features
- Restricts tree cutting in critical areas
- Enables City staff to administer code violations more effectively

## Are there any circumstances where I would not need a permit?

The following activities or sites are exempt from both the minor tree removal permit and major tree clearing permit requirements of CMC 18.45.060, 18.45.070, and 18.45.080, unless they disturb any Critical Area or Critical Area Buffer, or identified Shoreline jurisdiction, or unless they cause a major adverse impact to runoff and diversion of storm water or streams, erosion, risk of landslide, infiltration of pollution into ground water, or major adverse impacts to safety and security of adjacent properties, as determined by the Community Development Department Director:

1. **Sites with 20 significant trees or less** (trees at least six inches diameter).
2. **Emergency removal of hazard trees** provided such removal shall be reported to the City within ten (10) days on a form provided by the City. This exemption shall not apply to existing trees located within designated tree tracts.
3. **Normal and routine maintenance of existing trees** provided that said maintenance does not involve removal of healthy trees and is not detrimental to the health of any trees. Trenching or digging to a depth of greater than one foot within the critical root zone and tree topping is not allowed.
4. **Commercial and wholesale nurseries and tree farms.**
5. **Tree harvesting with a State Forest Practices Permit**, issued by the Washington State Department of Natural Resources under RCW 76.09.470.
6. **Residential sites one acre or less and commercial or industrial sites two acres or less**, provided no critical areas or buffers are disturbed, and provided no land clearing, grading or filling is involved.
7. **Removal of trees on City owned property for installation of utilities and public facilities and maintenance of City property.**
8. **Limited removal of trees on existing, developed residential tracts between one (1) and ten (10) acres within 35 feet of an existing building footprint and 15 feet of an accessory building footprint.** Exempted areas for tree removal are measured from the edge of a building wall, road, drive, or easement out to the critical root zones of any tree. Trees outside of the aforementioned 35 foot and 10 foot areas shall not be removed without tree removal permits.
9. **Limited exemption for firewood removal on ten acres or less.** Removal of up to four (4) trees annually for personal use as firewood, not resale, from any residentially zoned parcel of land up to ten acres; provided the property owner does not remove trees below the minimum 20 tree threshold for tree preservation as required in CMC 18.45.0860.

## What are the Thresholds for Regulation and Requirements for Tree Preservation?

- If property is regulated and tree preservation is required under the new ordinance, one of two types of permits is required- either a minor tree removal permit or a major tree clearing permit- each with different submittal and review requirements. Permit standards and conditions are now more streamlined, with lengthy and complicated provisions having been removed. The focus is on preserving 15% of the existing significant trees on residentially subdivided property within designated tree tracts.
- For commercial/industrial property, only land greater than two acres in size is regulated and only if it has more than 20 significant trees. No tree tracts are required, but a "Tree Enhancement Plan" is required with the developer deciding how many existing trees to preserve or replant, subject to City approval.

## Are there any incentives for Tree Preservation?

The new ordinance provides incentives for location of required tree tracts adjacent to critical areas, storm water retention areas, wildlife habitats, parks, trails or existing stands of significant trees.

## What can a homeowner do if a property has unique circumstances?

The new ordinance provides a modification and departure provision, similar to a variance, for unique properties that might not be able to meet proposed tree tract requirements.