

Department of Community and Economic Development  
Planning Division  
**ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI -100

**MUNICIPAL**

**CODE SECTIONS:** RMC 4-4-130

**REFERENCE:** N/A

**SUBJECT:** Offsite Tree Protection Measures During Construction

**BACKGROUND:** Development projects are required to retain a percentage of trees (range dependent on zone and use) as a component of their proposal. Retained trees are referred to as “protected trees” by RMC 4-4-130H.1. This code citation further states, in part, that “protected trees on an individual lot are the responsibility of the lot owner and may only be removed if in compliance with [the allowed tree removal activities subsection].”

Land use applications and building permits must include plans that detail how the proposal will ensure protected trees are not impacted by construction activities and the development’s future improvements. The driplines of an abutting property’s trees that are within the boundaries of the subject property under construction should also be assumed as protected trees and provided the same level of protection measures until proven otherwise by the abutting property owner.

**JUSTIFICATION:** As provided in RMC 4-4-130H.1 protected trees on an individual lot are the responsibility of the lot owner and can only be removed if allowed tree removal criteria are met. A development project that does not provide tree protection measures to tree driplines from an abutting property’s trees risks damage to those trees that may result in their removal. Verification is needed from the abutting property owner(s) to determine whether the trees are protected trees for their own individual lot or if they may be removed provided they meet the allowed tree removal criteria pursuant to RMC 4-4-130C. Without verification from the abutting property owner, the offsite trees should be considered protected trees and provided the appropriate tree protection measures as specified in RMC 4-4-130H.9.

**DECISION:** Amend RMC 4-4-130 as specified below.

**ADMINISTRATOR  
APPROVAL:**

\_\_\_\_\_  
C. E. "Chip" Vincent

**EFFECTIVE DATE:**

\_\_\_\_\_

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

**4-4-130 TREE RETENTION AND LAND CLEARING REGULATIONS:**

**H. PERFORMANCE STANDARDS FOR LAND DEVELOPMENT/BUILDING PERMITS:**

**9. Protection Measures During Construction:** Protection measures in this subsection shall apply for all trees that are to be retained onsite and offsite. Offsite trees containing drip lines that encroach onto the site under construction shall be considered protected trees unless it is determined the abutting property owner is in compliance with subsection C of this Section, Allowed Tree Removal Activities. All of the following tree protection measures shall apply:

**STAFF CONTACT:** Matt Herrera, x6593