

Questions?

If a homeowner has any questions about the tree limbing and removal process, s/he should contact the Architectural Country Committee staff.

ACC Coordinator
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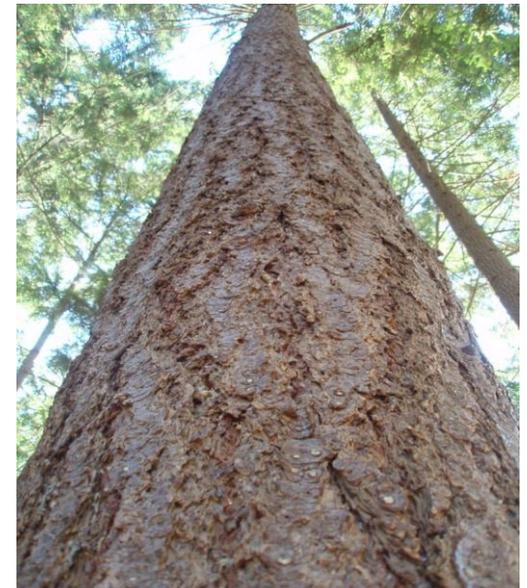
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ACC Tree/Vegetation Limbing & Removal Information



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The Architectural Control Committee (ACC) recognizes that living in a forested setting is beautiful but can also at times be difficult. With thousands of trees surrounding

Sudden Valley residents, the ACC encourages proper maintenance of trees and vegetation in order to improve the community aesthetics and enhance property values. Trees are a wonderful asset that Sudden Valley residents enjoy each day. With proper care the community can enjoy the beauty that the natural forested setting provides.

The purpose of this brochure is to provide homeowners with a list of actions that 1) may be taken under the category of routine and normal maintenance of trees and vegetation, or 2) require submittal to the ACC for review and approval.

Please note: Action proposed for trees located on private property requires written authorization in advance from tree owner.

No Approval Required

Within an individual's clearly distinguished property boundaries, routine maintenance can be performed without ACC approval. The following examples outline the types of activities that can be undertaken without approval from the ACC:

1. Conversion of lawns to naturalized landscaping.
2. Maintenance of existing plantings.
3. Removal of undesirable landscape and non-native trees and shrubs.
4. Removal of dead branches.
5. Pruning of branches where appropriate that are 4 inches or less in diameter. Removal of branches may not exceed 25% of the foliage

density of any individual specimen.

6. Removal of small trees, branches and vegetation less than 10 inches in diameter and within 10 feet of a residential structure.

ACC Approval Required

1. Removal of any significant tree, conifers 12 inches in diameter or greater and deciduous 8 inches in diameter or greater require a permit from Whatcom County Planning and Development Services as well as ACC approval. Tree removal requests for significant trees must have an approved county permit attached.
2. Removal of branches that may exceed 25% of the foliage density of any individual specimen.
3. Removal of tree canopy may not exceed 25% on an individual specimen and/or 5,000 sq. ft. or 35% (whichever is greater) of the total tree canopy existing on the site/property as of January 1, 2017 (measured cumulatively).
4. Removal of any native trees or shrubs more than 10 feet away from a residential structure.
5. Removal and limbing of any trees or vegetation located on private property not owned by applicant. In cases where trees are located on SVCA property, a recommendation may be provided by the ACC for consideration by administrative staff.

Tree Removal & Limbing Criteria

Many criteria are used in evaluating requests for tree removal or limbing. These include, among others:

1. Immediate safety concerns including trunk and/or branch failure potential.
2. Fire prevention and lack of air circulation from trees overhanging roofs, near chimneys or structures.
3. Future safety concerns such as retaining a solitary tree in a cleared area (orphan) or retaining a leaning or oddly shaped tree on the edge of a cleared area or next to a roadway.
4. Encroachments where trunk, branches or roots



would be or are in contact with main or accessory structure(s) or where utilities would unavoidably cut through root system.



5. Health of the tree and/or those adjacent where there are obvious signs of infestation, incurable disease or stress that likely would lead to early or premature death or trunk/root failure.
6. Creation or maintenance of view corridors (vertical and/or horizontal) where vegetation has grown unchecked and now obstructs views once enjoyed by the lot owner or neighboring lot owners.
7. Consideration of privacy concerns where a request is made to remove or limb a tree that might substantially reduce existing and highly valued screening between neighboring properties.
8. Prevailing wind direction.
9. Specific characteristics of different tree species.
10. Maturity, health and growth potential of existing trees and vegetation in the surrounding environment.
11. Soil stability and potential erosion.
12. Protection and preservation of property values.

For more information and details relating to tree trimming and removal please refer to section 14.10 of the ACC Guidelines.