



CHAPTER 4.12
SIGNIFICANT
VEGETATION
PROTECTION PROVISIONS
(goes with areas identified on
the Significant Vegetation
Map)

APPLICABILITY

These provisions apply to areas of Significant Vegetation identified on the Significant Vegetation Map. Significant Vegetation includes:

- Highly Protected Significant Vegetation (HPSV); and
- Partially Protected Significant Vegetation (PPSV).

Framework for Protected Significant Vegetation

Areas of Significant Vegetation within the community have been identified in two ways:

- **All Natural Hazards and Natural Resources are depicted with overlays on the Comprehensive Plan and Official Zoning Maps;**
- **The Significant Vegetation Map shows the actual locations of Significant Vegetation and the specific levels to which different Significant Vegetation areas are to be protected. Standards are established in this Chapter for the protection of Significant Vegetation by designating the areas as in one of five ways.**

Four Categories of Significant Vegetation Subject to Chapter 4.12

- **Highly Protected Significant Vegetation (HPSV);
or**
- **Partially Protected Significant Vegetation (PPSV).**
Areas designated as PPSV are further
differentiated into four sub-categories:
 - PPSV-1;
 - PPSV-2;
 - PPSV-3; and
 - PPSV-4).

Prohibited Activities, unless Exempt

Within Significant Vegetation Areas, the activities below are prohibited unless they are specifically exempted in Section 4.12.30, or are allowed as a result of the approval of a Significant Vegetation Management Plan, a land use development permit, or a construction permit.

- Removing, damaging, destroying, or cutting any tree greater than four in. caliper;
- Removing, damaging, destroying, or cutting any shrub over four ft. in height;
- Removing any ground covers or soil;
- Preparing a site for development, such as excavating, grading, clearing, etc.; and
- Constructing fences over four ft. in height or of a material that will prevent small animal passage.

Exemptions

- Routine Maintenance and/or Replacement of Structures – Structures constructed or placed on the site prior to December 31, 2004. Building replacements shall be limited to the footprint of existing buildings, and replacement of other impervious surface shall be limited to the area of existing impervious surface.
- Routine Site Maintenance – Including maintenance of lawns and planted landscaping areas existing on December 31, 2004.
- Removal of Hazardous Trees – Except in emergency circumstances, requests will be reviewed by the City Urban Forester.
- Creation & Maintenance of Fire Fuel Breaks – Fire Fuel Breaks surrounding structures designed for human occupancy and meeting certain standards in the Code

PROVISIONS LIMITING EXTENSIONS OF PUBLIC AND PRIVATE ROADWAYS AND UTILITIES ON SITES CONTAINING SIGNIFICANT VEGETATION

- Location and construction of streets, utilities, bridges, bicycle, and pedestrian facilities within Significant Vegetation areas must be deemed necessary to maintain a functional system by the City Engineer. The Code, City Transportation and Utility Master Plans, and other adopted City plans shall guide this determination. The design standards of Chapter 4.0 - Improvements Required with Development shall be applied to minimize the impact to the Significant Vegetation area.

ADDITIONAL PROVISIONS

- Location of recreational facilities such as developed camp sites, horse arenas, barns, clubhouses, etc. on sites containing Significant Vegetation areas are limited to areas outside of Significant Vegetation except as allowed by the provisions in Chapter 4.11 - Minimum Assured Development Area.
- Subdivisions, Land Partitions, and Property Line Adjustments that would create lots or parcels that cannot be developed in conformance with the standards contained in this Chapter are prohibited, with the exception of lots created for public park purposes.

ADDITIONAL PROVISIONS - Violations

- Any tree removed from a HPSV or PPSV area in a manner inconsistent with the provisions of this Chapter shall have its losses mitigated by replacement of trees and irrigation within the HPSV or PPSV area in an amount equal to 50 percent of the appraised value of the damaged or removed vegetation. If the cost of providing the mitigation measures is less than 50 percent of the appraised value of the removed or damaged vegetation, payment in the amount of the unused value shall be dedicated to the City's Urban Forestry Project Account, to be used to plant additional trees and restore associated tree ecosystems elsewhere in the community.

ADDITIONAL PROVISIONS - Violations

- **Significant Vegetation Areas in the Urban Fringe** - Within HPSV and PPSV areas where vegetation was legally or illegally removed, damaged, destroyed, or cut while the properties were located within the Urban Fringe, and where vegetation has not been replaced consistent with this Chapter prior to Annexation, the following provisions apply:
 - Vegetation shall be replanted consistent with the provisions in this Chapter within 90 days of approval of any City applications. However, the vegetation shall be planted within the period from October 1 to May 1, and the 90-day period may be extended to ensure that planting occurs at the first opportunity in this period.

ADDITIONAL PROVISIONS - Violations

- Vegetation that has been planted in compliance with Benton County permit approvals or standards shall be preserved, protected, or enhanced prior to approval of a Significant Vegetation Management Plan, land use development permit, or construction permit by the City of Corvallis. Any land use development and any replacement and maintenance of vegetation shall be completed in a manner that is consistent with this Chapter.