



Administrative Design Review/
Pre-Development Conference/
Pre-Filing Meeting

COUNTY WIDE TREE CONSERVATION GUIDELINES

APPLICABILITY:

The completion of this form is required as part of a complete application for:

- Pre-Development Conference (input on project not requiring a use permit or plat approval);
- Pre-Filing Meeting (input on project requiring a use permit or plat approval); and
- Administrative Design Review (project review for compliance with design standards).

REVIEW PROCESS:

When projects fully comply with all the tree conservation standards in the categories that apply to a regulated activity, the applicant need only apply for Administrative Design Review (ADR).

If an applicant cannot demonstrate full compliance with the requirements, the project will be subject to the Variance (V) process.

INSTRUCTIONS:

Please refer to the Pierce County Development Regulations - Tree Conservation (Title 18H) for direction in completing this form for your project. As part of your Administrative Design Review submittal, you will need to provide a tree conservation plan. Please refer to Section 18H.40 for additional information.

There are six types of regulated activities.

Regulated Activities
1. Site Development Activities
2. Two Family/Attached Single Family – Exempt from these regulations
3. Multi-Family Activities
4. Civic, Utility, Commercial and Industrial Activities
5. Use Permits
6. Land Divisions (includes short plat, formal plats, binding site plans, and mobile home parks)

The following table identifies which design standards you must address in your design, depending upon the type of regulated activity you are proposing. **Using the "comments" space at the end of this table, provide brief clarifications and/or explanations as to how the design complies with the design standards and/or why it is not applicable.** If you need additional space, please use the provided space at the end of this form and/or attach additional sheets.

If your proposal does not fully comply with all of the following requirements, you will need to apply for and obtain a Variance from the requirements of the Title.

REVIEW TYPES		Regulated Activities						Complies with Design Standard (Y/N)	Office Use Only
Design Objective and Design Standards	Comment For Office Use Only	1	2	3	4	5	6		
Tree Retention (18H.40.040)		X		X	X	X	X		
Tree Retention or Planting (18H.40.050)		X		X	X	X	X		
Residential Location Requirements (18H.40.060)		X		X	X	X	X		
Tree Protection during Development (18H.40.070)		X		X	X	X	X		
Tree Conservation Plans and Affidavits (18H.40.080)		X		X	X	X	X		
Tree Retention and Replacement (18H.40.090)		X		X	X	X	X		

TREE RETENTION (18H.40.040) Please use the following space to briefly explain how the proposal will comply with the standards for **tree conservation**. It must be clear on the site plan and through this written explanation how the project is complying with each applicable design standard. Use additional sheets, if needed.

TREE RETENTION or PLANTING (18H.40.050) Please use the following space to briefly explain how the proposal will comply with the standards for **tree retention or planting**. It must be clear on the site plan and through this written explanation how the project is complying with each applicable design standard. Use additional sheets, if needed.

RESIDENTIAL LOCATION REQUIREMENTS (18H.40.060) Please use the following space to briefly explain how the proposal will comply with the standards for **residential location requirements**. It must be clear on the site plan and through this written explanation how the project is complying with each applicable design standard. Use additional sheets, if needed.

TREE PROTECTION DURING DEVELOPMENT (18H.40.070) Please use the following space to briefly explain how the proposal will comply with the standards for **tree protection during development**. It must be clear on the site plan and through this written explanation how the project is complying with each applicable design standard. Use additional sheets, if needed.

TREE CONSERVATION PLANS and AFFIDAVITS (18H.40.080). Please use the following space to briefly explain how the proposal will comply with the standards for **tree conservation plans and affidavits**. It must be clear on the site plan and through this written explanation how the project is complying with each applicable design standard. Use additional sheets, if needed.

TREE RETENTION AND TREE REPLACEMENT (18H.40.090). Please use the following space to briefly explain how the proposal will comply with the standards for **tree conservation standards**. It must be clear on the site plan and through this written explanation how the project is complying with each applicable design standard. Use additional sheets, if needed.

ADR No. _____

Approved by:

Signature of Planner

Date