

Tree Canopy Code Amendments

Study Session

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March 27, 2024





Planning Commission Direction

Provide input and direct staff to prepare the proposed LUCA for public hearing at a future meeting

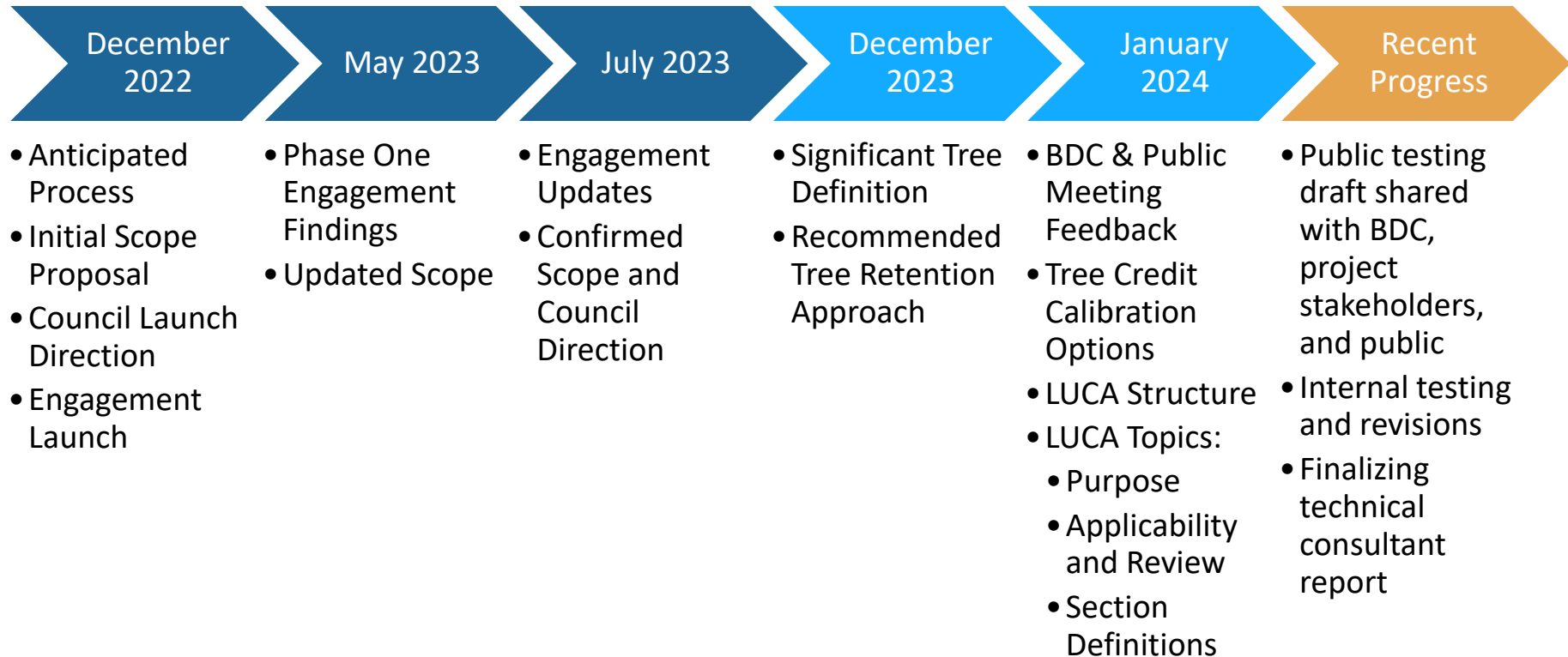


Agenda

1. Previous PC Topics
2. Proposed LUCA Topics
3. LUCA Process
4. Planning Commission Direction



Previous PC Topics





Proposed LUCA Topics

1. Definitions
2. Minimum Tree Density
3. Tree Protection



Proposed LUCA Topics

Definitions: Measurement and Qualifications

- Consistent guidance for measuring existing trees and new plantings (Caliper, Diameter at Breast Height)
- Qualifications for a Qualified Tree Professional



Proposed LUCA Topics

Definitions: Tree Health and Safety

- Objective criteria for viability of a tree
- Objective criteria to establish that a tree is hazardous
- Both determined by a qualified tree professional



Proposed LUCA Topics

Definitions: Significant and Landmark Trees

- Reduced 6" diameter for significant trees
- Permanent 24" diameter for landmark trees
 - Smaller diameter for select slow-growing species
 - Alders and Cottonwoods never eligible
- Must also be viable



Proposed LUCA Topics

Minimum Tree Density

- Applicant must maintain minimum tree credits
- Retain or plant, emphasis on retention
 - Limits on additional tree removal if site is below minimum tree density before development
- Minimum scales by Land Use District and use
- Differentiate between one dwelling per lot and multiple dwellings per lot



Proposed LUCA Topics

Minimum Tree Density: Retained Trees

- Priorities for Retention:
 - Landmark trees
 - Trees in groves
 - Significant trees in required perimeter landscaping
 - Other significant trees

Tree Credits by Diameter of Retained Tree

DBH	6"-10"	10" - 12"	12" – 14"	14" – 16"	16" – 18"	18" – 20"	20" – 22"	22" – 24"	24"+ or Landmark
Tree Credits	2	3	4	5	6	7	8	9	10



Proposed LUCA Topics

Minimum Tree Density: Planted Trees

- 1 credit per planted tree, 0.5 for Alders and Cottonwoods
- Trees planted for other requirements also count
- 3-year lookback for replanting on sites with low existing tree density
- In-lieu fee available when all planting options exhausted



Proposed LUCA Topics

Minimum Tree Density: Development Flexibility

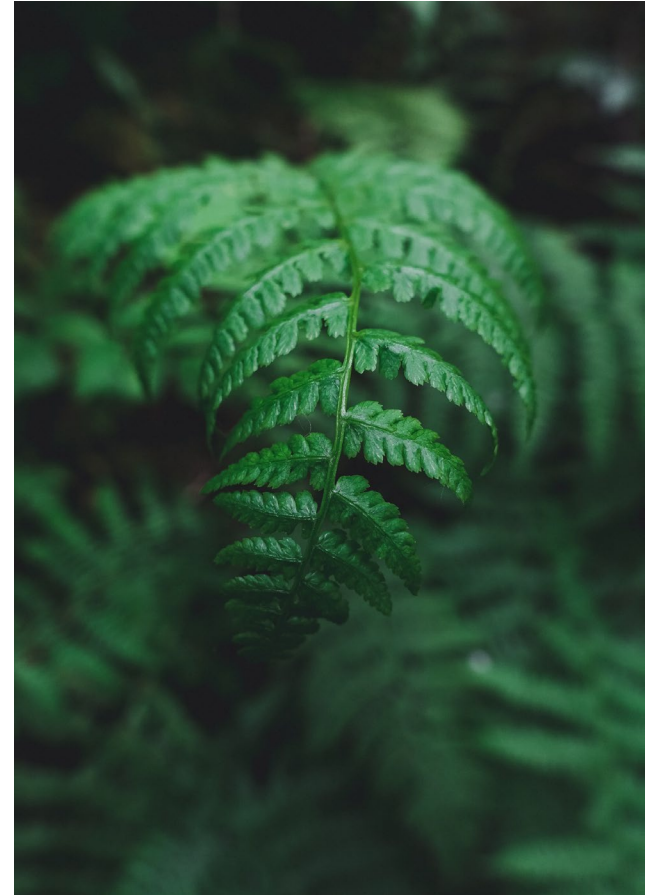
- Reduced parking if enabling landmark or grove preservation beyond the minimum
- Reduced front and rear yards if:
 - Necessary to achieve maximum development density
 - Enables landmark or grove preservation beyond minimum
 - Affordable housing project exceeding minimum



Proposed LUCA Topics

Tree Protection

- Tree protection plan required (BCCA to specify)
- Tree protection covenant required when development flexibility provided
- Maintenance assurance device may be required when new plantings necessary to achieve minimum tree density



LUCA Process

Action	Date
LUCA Initiated	November 21, 2022
Public Information Session	June 8, 2023
PC Study Session 1	December 13, 2023
BDC Presentation	January 10, 2024
Public Information Session	January 11, 2024
PC Study Session 2	January 24, 2024
PC Study Session 3	March 27, 2024
PC Public Hearing and Recommendation	April 24, 2024
City Council Study Session	To be scheduled
City Council Action	To be scheduled





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