

Tree Canopy Code Amendments

Public Hearing

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April 24, 2024





Planning Commission Direction

Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA



Agenda

1. Proposed LUCA
2. Q&A from Study Session 3
3. LUCA Process
4. Decision Criteria
5. Planning Commission Direction



Proposed LUCA Topics

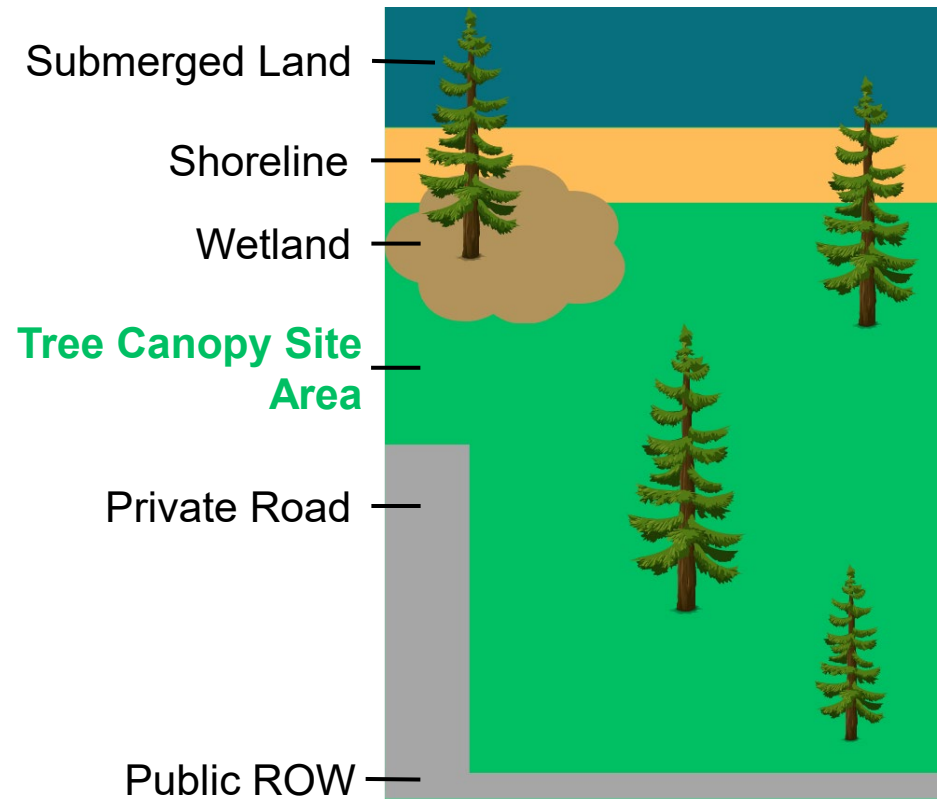
1. Applicability
2. Definitions
3. Minimum Tree Density
4. Tree Protection



Proposed LUCA Topics

Applicability

- Requirements imposed with any permit, approval, or review for development activity
- Exceptions for Downtown, East Main
- Must maintain tree density in Tree Canopy Site Area



Proposed LUCA Topics

Definitions

- Consistent Measurement
- Professional Qualifications
- Tree Health and Safety



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
- Minimum scales by Land Use District and use
- Priorities for Retention:
 - Landmark trees
 - Trees in groves
 - Significant trees in required perimeter landscaping
 - Other significant trees



Proposed LUCA Topics

Minimum Tree Density: Planted Trees

- 1 credit per planted tree
- *New:* No credit for Alder or Cottonwood planting
- 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

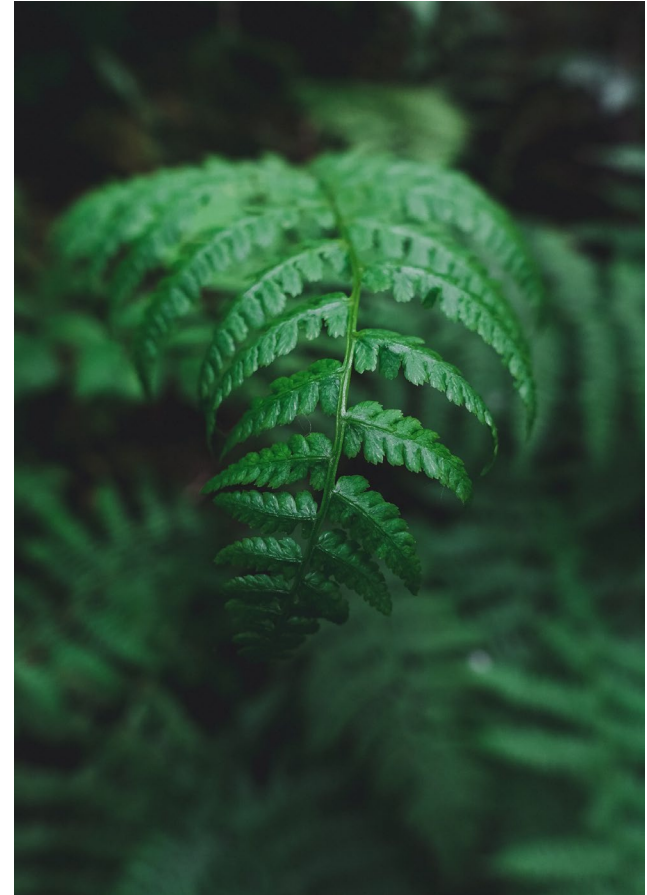
Minimum Tree Density: *New Components*

- Except for single family homes, additional 12 feet of building height if:
 - Necessary to achieve maximum development density
 - Enables landmark or grove preservation beyond minimum
 - Affordable housing project exceeding minimum
- Alternative tree density option:
 - Transportation or utilities projects
 - Allows for off-site planting within Bellevue
 - Allows for innovative mitigation proposals
 - Subject to Director's approval when consistent with section purpose

Proposed LUCA Topics

Tree Protection

- Tree protection plan required
- 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



Decision Criteria

- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.





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