

# Tree Canopy BCCA & LUCA

## Study Session

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June 18, 2024





# Direction Needed from Council

Consider directing staff to finalize the BCCA and LUCA Ordinances for final action at a future meeting



# Agenda

1. LUCA Updates
2. BCCA Objectives
3. Proposed BCCA
  - Monetary Penalties
  - Permitting and Replacement
4. Implementation
5. LUCA/BCCA Process



# LUCA Updates

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- Lower minimum tree credit requirements for nonresidential uses in residential Land Use Districts
- Added initial in-lieu fee value
- Three-year lookback replacement ratio consistent with BCCA proposal
- Revisions to clarify intent:
  - Conditions for tree removal on low canopy sites
  - Priorities for tree retention
- Ongoing coordination with CAO, confirmed consistency with GMA



# BCCA Objectives

- **Affordable permit** for every significant tree
- Allow for **limited tree removal** without complex analysis or review
- Incorporate **replanting**
- Evaluate **enforcement** tools
- Support better **tracking data**



# Proposed BCCA

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## Monetary Penalties

### Current Approach

- Must attempt **voluntary compliance** first
- Ability to impose **value-based fines** for certain illegal tree removal:
  - Illegal removal on City property
  - Violations of LUC 20.20.900 (Tree Retention)
- **Hearing examiner** process to determine final penalty



# Proposed BCCA

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## Monetary Penalties

### Proposed Updates

- No obligation to pursue **voluntary compliance** first
- Update **expands circumstances** when value-based fines may be pursued
- Adds ability to seek **double fines** for repeat violations on private property
- Updated **minimum penalty**
- Updated valuation **reference**
- **Hearing examiner** process to determine final penalty



# Proposed BCCA

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## Tree Removal Permitting and Replacement

### Current Approach

- Permit not always required, except in Bridle Trails
- Difficult to confirm a violation has occurred
- No way to track tree removal consistently
- Replacement required in limited circumstances





# Proposed BCCA

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## Tree Removal Permitting and Replacement

### Proposed Permit Requirements: Residential Districts

- New “quick review” tree removal permit
- Available for limited tree removal on residential sites
- No replacement or arborist review required
- Provides for tracking, review for activity which could require additional review/permitting



# Proposed BCCA

## Tree Removal Permitting and Replacement

### Conditions for “Quick Review” Residential Tree Permit

Site Size	Annual Replanting Threshold*	Significant and/or Landmark Trees to Remain
Up to 10,000 sf	1 landmark or 2 significant	2
10,001 – 20,000 sf	1 landmark or 3 significant	3
20,001 – 40,000 sf	1 landmark or 4 significant	4
40,001 + sf	1 landmark or 4 significant	8

\* Hazardous tree removal does not count to limit



# Proposed BCCA

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## Tree Removal Permitting and Replacement

### Tree Replacement

- Replacement required if removal not eligible for “quick review” permit
  - Not required for hazardous trees
- Replacement Ratios:
  - Significant Trees: 1:1
  - Landmark Trees: 3:1, can be reduced to 2:1 if large conifers
  - Can demonstrate minimum tree density achieved to reduce
- Trees planted or retained for development regulations must be retained unless hazardous



# Implementation

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- Education and Outreach
  - Tree planting guide
  - User guides for staff and public
  - Outreach to community, tree service providers
- Internal team developing:
  - New permit type and fee
  - Consistent permit system fields and reporting



# LUCA/BCCA 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 (LUCA)	May 21, 2024
City Council Study Session (LUCA & BCCA)	June 18, 2024
City Council Action (LUCA & BCCA)	July 16, 2024





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