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From: GAYLE JANZEN <cgjanzen@comcast.net>
Sent: Thursday, November 18, 2021 9:05 PM
To: Plancom
Subject: [EXTERNAL] My comments regarding Amendment 8 20.50.350.B.1 Tree Retention

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Dear Commissioners:

Below is my oral comment I read at tonight's meeting on behalf of the Tree Preservation Code Team:

Amendment 8. 20.50.350.B.1 Tree Retention

The Code Team believes the current 20% minimum Significant tree retention requirement on development sites is too low especially since this code pertains only to residential zones, MUR 35 and MUR 45 zones. We understand there is no Significant tree retention on 7 zones: CB, NB, MB, TC 1, 2, 3 and MUR 70. Amendment 8 does not pertain to these 7 zones.

According to City Staff October 7 recommendation, Staff (*quote*) "looked at several recent permits that included tree removal and most of those projects are retaining over 25% retention." (*end quote*) Therefore, it appears that it will not be a hardship to increase the minimum tree retention requirement from 20% to 25% to save more trees.

The Code Team has withdrawn the Tree Retention Incentive Table. As mentioned in their October 7 recommendation, Staff is not opposed to providing incentives for developers to retain more than the required percentage of existing Significant trees but the incentives submitted by the Code Team are considered labor intensive by Staff. Therefore, the Code Team requests the Planning Commission ask Staff to study other workable incentives for Significant tree retention above the proposed 25%.

Thank you.

Gayle Janzen
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