

## Carla Hoekzema

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**From:** Kathleen Russell <krussell@russell-gordon.com>  
**Sent:** Tuesday, February 1, 2022 10:22 AM  
**To:** Plancom  
**Subject:** [EXTERNAL] Proposed tree code amendments on PC 2/3/22 agenda

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Date: February 1, 2022

To: City of Shoreline Planning Commissioners

From: Tree Preservation Code Team

Re: Proposed Tree Code Amendments (starting on page 33 of Attachment A to Feb. 3, 2022 Planning Commission Agenda)

As you are in final review of the proposed tree code amendments, we want to draw your attention to three proposed codes that the City Staff is recommending you deny.

**Amendment 2: Tree Definitions:** Current code SMC 20.20.048 ("T" definitions)

1. **Landmark Tree:** currently a Landmark tree is defined as 30" dbh (diameter at breast height).

The Tree Preservation Code Team recommends 24" dbh.

*Why:*

- *Protect more of Shoreline's tall mature conifer and native trees (proposed code applies to residential zones; MUR-35' and MUR-45') (None of the trees have to be retained on CB, NB, MB, TC 1-2-3, MUR-70' zones)*
- *Preserve the character of our neighborhoods*
- *Maintain our tall trees to counter climate crisis since larger trees retain more carbon*

2. **Significant Tree:** currently a Significant tree is defined as 8" dbh for conifer trees and 12" dbh "if a non-conifer".

The Tree Preservation Code Team recommends a Significant tree be defined as 6" dbh for all trees.

*Why:*

- *More trees will be protected*
- *More replacement trees will be required*

- *Join with Edmonds, Redmond, Issaquah, Lake Forest Park, Kirkland, Woodinville, Snohomish, Bellingham and Seattle in defining a Significant tree as 6" dbh*

**Amendment 10: "Tree Fee In Lieu"** This amendment is titled "Tree Fee In Lieu" by the City but the actual code is titled "Tree replacement". SMC Exception 20.50.360 (C)(b). Currently this municipal code provides the Director of Planning the authority to "waive or reduce" required replacement trees on development sites and private property in combination with a "fee in lieu".

The Tree Preservation Code Team (TPCT) recommends the following changes to Exception 20.50.360(C)(b):

- Remove the Director of Planning authority to "waive or reduce" replacement trees in SMC Exception 20.50.360 (C)(b)
- Require the developer to either (1) plant all replacement trees as required by code on-site, or (2) if required replacement trees will not thrive pay the current "fee in lieu" per tree (\$2,779) which goes into a City tree fund to plant trees in Shoreline.

An option for developers: If the developer cannot plant all required replacement trees on-site and does not want to pay the "fee in lieu" per tree, the developer has the option to redesign the proposed structure/buildings to accommodate all required replacement trees.

This code about tree replacement pertains to new developments in our neighborhoods, especially in MUR-35' and MUR-45' zones. This code will eliminate the potential loss of required replacement trees by removing the Director's authority to "waive or reduce" replacement trees. TPCT's proposed amendment requires replacement trees be either planted on-site or planted at another site in Shoreline by the City using the "fee in lieu" dedicated tree fund.

To address Staff's example objection about a tree that is an obstacle to a residential homeowner, TPCT requests either the Planning Commission or the City Council ask City Staff to provide specific language to resolve such a scenario.

We appreciate the time you have spent in reviewing and discussing TPCT's proposed tree codes as submitted to the City in November 2020. We ask you to recommend these proposed tree codes to the City Council.

Sincerely,

Tree Preservation Code Team

Kathy Kaye  
Melody Fosmore  
Kathleen Russell  
Susanne Tsoming  
Claudia Turner