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Development Code Amendment Batch – Tree Related Amendments

City Council Action
March 21, 2022



Agenda

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- Review Council questions and amendments from February 28
- Final Questions
- Action on Ordinance 955



Amendment #C2 – Significant Tree

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“I move to reject the Planning Commission’s recommendation for Batch Amendment No. C2 related to the denial of the proposed definition of Significant Tree and approve the applicant’s revision to the definition of Significant Tree, which reads:

Tree, Significant – Any healthy tree six inches or greater in diameter at breast height (dbh) excluding those trees that qualify for complete exemptions from Chapter 20.50. SMC, Subchapter 5, Tree Conservation, Land Clearing, and Site Grading Standards, under SMC 20.50.310(A).”



Amendment #C5

PC Approval/Denial

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20.50.300 – General Requirements (for Tree Conservation, Land Clearing and Site Grading Standards)

Not recommended by PC- Civil penalties for unauthorized tree removal

Civil Penalties – 20.30.770(D)(2)

Critical Area Penalties – 20.80.130(E)(1)



Calculating Economic Value

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1. ROW Tree Removal:

<i>Tree #1 - \$53,000</i>	<i>Proposed – \$9,000</i>
<i>Tree #2 - \$8,900</i>	<i>Proposed – \$9,000</i>
<i>Tree #3 - \$68,700</i>	<i>Proposed – \$9,000</i>
<i>Total = \$130,600</i>	<i>Total = \$27,000</i>

2. Arden View – CAO Violation - \$452,000 (\$382,000)

Removal of 10 significant trees, 20 nonsignificant trees and impacted critical area (\$15 per sqft) and critical are buffer (\$3 per sqft)



Amendment #C6

PC Denial

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SMC 20.50.310 – Exemptions From Permit

Amendatory Motion - If Council would like to reject the Planning Commission's recommendation to deny SMC 20.50.310(B)(2) only, a Councilmember would need to move to modify the Planning Commission's recommendation as follows:

“I move to reject the Planning Commission's recommendation for denial of Batch Amendment No. C6 only in regard to SMC 20.50.310(B)(2) and to amend SMC 20.50.310(B)(2) to read as follows: The removal of any tree greater than 24 inches DBH shall require a clearing and grading permit (SMC 20.50.320 through 20.50.370).”

Amendment #C8

PC Approval

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Exception 20.50.350(B)(1) – Significant Tree Retention

Amendatory Motion - If Council would like to reject the Planning Commission's recommendation to deny Batch Development Code Amendment No. C8, a Councilmember would need to move to modify the Planning Commission's recommendation as follows:

I move to reject the Planning Commission's recommendation for Batch Amendment No. C8 and deny the amendment.



Recommendation

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Planning Commission recommends amendments as shown in Exhibit A of Ordinance 955.

