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From: Kathleen Russell <krussell@russell-gordon.com>
Sent: Thursday, April 6, 2023 7:54 PM
To: Plancom
Subject: [EXTERNAL] Planning Commission Comment 4/6/23. Public Hearing on Cottage Housing.

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Please post to the public comment file for the Planning Commission meeting on 4/6/23.

Comment by Kathleen Russell to the Planning Commission
On behalf of Save Shoreline Trees

Cottage housing regulations will most likely be followed by middle housing. These regulations will affect approximately 80% of property in Shoreline. Per Shoreline's municipal code, on MUR-70' zones and 6 other development zones the removal of all trees is allowed. The existing tree code on residential as included in the Staff Study (?) this evening is SMC 20.50. Sub Chapter 5. Tree codes in Sub Chapter 5 allow property owners to remove, under exempt status, 3 trees per 7200 square feet plus 1 tree per additional 7200 square feet, and require a 25% retention of trees; 30% retention on critical areas. This means on non-critical areas, 75% of the trees can be removed plus 3 trees per first 7200 sf, and 1 tree each additional 7200 sf. There is no code protection for trees 24" dbh and larger, only that a clearing permit is required.

In consideration of the hundreds of trees, soon to be in the thousands, being removed on the 7 development zones including NB, CB, MB and TC-1, 2 and 3, and MUR-70', Save Shoreline Trees asks the Planning Commission to revise the existing tree code to retain more trees on the residential and cottage housing zone.

Reference

Shoreline Municipal Tree Code:

SMC 20.50. Sub Chapter 5

20.50.310.

A. Complete Exemptions

5. Removal of trees from property zoned NB, CB, MB and TC-1, 2 and 3, and MUR-70' unless within a critical area or critical area buffer.

B. Partial Exemptions. With the exception of the general requirements listed in SMC 20.50.300, the following are exempt from the provisions of this subchapter, provided the development activity does not occur in a critical area or critical area buffer. For those exemptions that refer to size or number, the thresholds are cumulative during a 36-month period for any given parcel:

1. The removal of three significant trees on lots up to 7,200 square feet and one additional significant tree for every additional 7,200 square feet of lot area.
2. 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).

20.50.350. B.

1. At least 25 percent of the significant trees on a given site shall be retained, excluding critical areas, and critical area buffers; or
2. At least 30 percent of the significant trees on a given site (which may include critical areas and critical area buffers) shall be retained.