

**From:** [Boni Biery](#)  
**To:** [City Council](#); [Betsy Robertson](#); [Doris McConnell](#); [Laura Mork](#); [Chris Roberts](#); [Keith Scully](#); [Eben Pabee](#); [John Ramsdell](#)  
**Subject:** [EXTERNAL] Cottage Housing Item 8a  
**Date:** Sunday, April 23, 2023 4:16:43 PM  
**Attachments:** [image.png](#)

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Dear Councilmember,

Please consider the impact cottage housing and now, with the passage of WA State Middle Housing 1110 will have on our trees at a time when we will already be losing thousands to planned road changes. There will now be a significant increase of development on residentially zoned properties.

Current code already allows ALL trees can be removed from 7 development codes (CB, NB, MB, MUR-70 & TC1, TC3, TC3) It also allows for a MINIMUM of up to 75% of all non-exempt trees can be removed from residential properties. The very properties that will see significant development due to Bill 1110.

Shoreline has long been called a "bedroom community" known for its primary zoning as residential. Please:

- 1) Reduce the percentage of significant trees that can be removed
- 2) Provide a requirement to retain all trees 24" or greater diameter at breast height (DBH)
- 3) Permit requirement for removal of trees and tree replacement requirements
- 4) Require that "Nuisance Trees" be physically inspected before removal is granted
- 5) Provide a replacement tree list that guides replacements that will be successful, mostly native, and free of any invasive species.
- 6) Follow the recommendations of the Staff and City Planning Commission for retention incentives on page 8a-31 copied for you here -

**SMC 20.50.760 Tree Preservation Incentives**

- A. The tree retention regulations in SMC 20.50. Subchapter 5 shall apply.
- B. Flexibility in site design shall be granted to applicants preserving existing significant trees on the site in quantities greater than required by SMC 20.50 Subchapter 5.
- C. Cottage Housing developments that retain significant trees over 24-inches DBH in quantities greater than required by SMC 20.50 Subchapter 5 may choose from the following incentives in addition to adjustment set forth in SMC 20.50.350(C):

<u>Number of retained Significant Trees &gt; 24-inch DBH</u>	<u>Reduction of Common Open Space</u>	<u>Increase in Cottage Height for all units in the Development</u>	<u>Increase in allowed Upper Floor Area for all units in the Development (1)</u>	<u>Parking Reduction</u>
1 or 2	5%	3 feet	5%	5%
3	10%	3 feet	10%	5%
4	15%	3 feet	10%	15%
5+ (2)	20%	3 feet	10%	15%

- (1) This does not permit an increase in gross floor area above 1,500sf.
- (2) Preservation of more than five significant trees greater than 24-inches DBH in quantities greater than required by SMC 20.50 Subchapter 5 can count as an amenity. A weather

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resistant interpretive sign is required to be permanently affixed near the tree(s) identifying the tree(s) as an amenity and identifying a tree's genus and species.

D. Tree protection requirements for trees preserved as part of this incentive program shall be recorded as a notice to title or on some other legal document that runs with the property.

We are fortunate to have so many mature trees, please acknowledge their value by protecting them.

always,  
Boni Biery