

Current Code (Title 11 + Admin Rule) Tree Replacement/Mitigation Schedule

Maximum number of 1.5" replacement trees that may be required for mitigating tree removal

Permit Types...	Non-Development		
	Private Trees	Street Trees	City Trees
For trees with a diameter (dbh)...			
dbh < 3"	0	1	0
3" <= dbh < 6"	0	1	1
6" <= dbh < 12"	0	1	1
12" <= dbh < 20"	1	1	1
20" <= dbh < 25"	inch-for-inch, <= 13-17 trees	2	inch-for-inch, <= 13-17 trees
25" <= dbh < 36"	inch-for-inch, <= 17-24 trees	2	inch-for-inch, <= 17-24 trees
36" <= dbh < 50"	inch-for-inch, <= 24-33 trees	2	inch-for-inch, <= 24-33 trees
dbh >= 50"	inch for inch	2	inch for inch

Development		
Private Trees	Street Trees (street already-improved)	City Trees
0	0	0
0	1	1
0	<= 2	<= 2
2	<= 2	<= 3
2	<= 2	<= 5
2	<= 2	<= 6
2	<= 2	<= 6
2	<= 2	<= 6

Exemptions	tree-for-tree replacement for dead, dying, dangerous, or nuisance trees, others within 10' of structure	tree-for-tree replacement for dead, dying, or dangerous trees (nuisance not mentioned)	tree-for-tree replacement for dead, dying, or dangerous trees (nuisance not mentioned)
-------------------	---	--	--

<ul style="list-style-type: none"> All lots <5,000 sq. ft. or with >=85% proposed building coverage exempt. Dead, dying, dangerous, or nuisance trees exempt. 2/3 of all remaining trees exempt. 	<ul style="list-style-type: none"> Demolition permits Projects <\$25K
---	--

Schedule changed by Admin. Rule?	No	Yes	No
Changes by Admin Rule (in addition to any changes to mitigation schedule)	<ul style="list-style-type: none"> Did not change tree replacement/mitigation schedule (above). Capped in-lieu fees for single family lots at \$1,200 (enough to plant 2-3 x 1.5" trees) Added criterion that mitigation only required if "On-Site Tree Density Standards in Section 11.50.050 C.1 and the Street Tree Planting Standards in Section 11.50.060 C.1 [are not met] after the tree has been removed" 	Tree replacement capped at 2 trees for removed trees with dbh >= 20", was inch-for-inch before change.	Added criterion that mitigation only required if "On-Site Tree Density Standards in Section 11.50.050 C.1 and the Street Tree Planting Standards in Section 11.50.060 C.1 [are not met] after the tree has been removed"

No	Yes	Yes
	<ul style="list-style-type: none"> Capped mitigation at two replacement trees Previous requirement for replacement was "at least one tree" for any tree removed with dbh >= 12" Powers granted to City Traffic Engineer to require tree removal based on public safety or visibility concerns 	<ul style="list-style-type: none"> Added graduated replacement schedule (above) Previous requirement for replacement was "at least one tree" for any tree removed with dbh >=12"