



Tree Conservation

City Council Work Session

February 8, 2022



Tree Conservation, Preservation and Restoration

1. History of Discussion / Recap
2. Existing Regulatory & Statutory Framework
3. Short-and-Mid-Term Opportunities for Expanded Tree Preservation and Replacement



History of Discussion

Date	Action
Feb. 10, 2020	GNR meeting – Forestation regulations discussed
Aug. 25, 2020	GNR meeting - continuation of discussion
Oct. 27, 2020	GNR requests continued research
Nov. 4, 2020	City Council direction provided to staff – identify regulatory means to “expand opportunities for tree protection across the city”



Existing Regulatory Framework (UDO)

Regulation	Trees	Location / Applicability
Tree Conservation	Save existing trees, including Champion trees	All lots 2 acres+
Forestation	Plant new trees (can save existing)	All lots within 3 watershed areas
Transition / Protective Yards	Plant new trees (can save existing)	Mixed use adjacent to residential zoning; certain uses require street or perimeter yards



Tree Conservation (TCA)

All lots that are 2 acres and larger must preserve trees

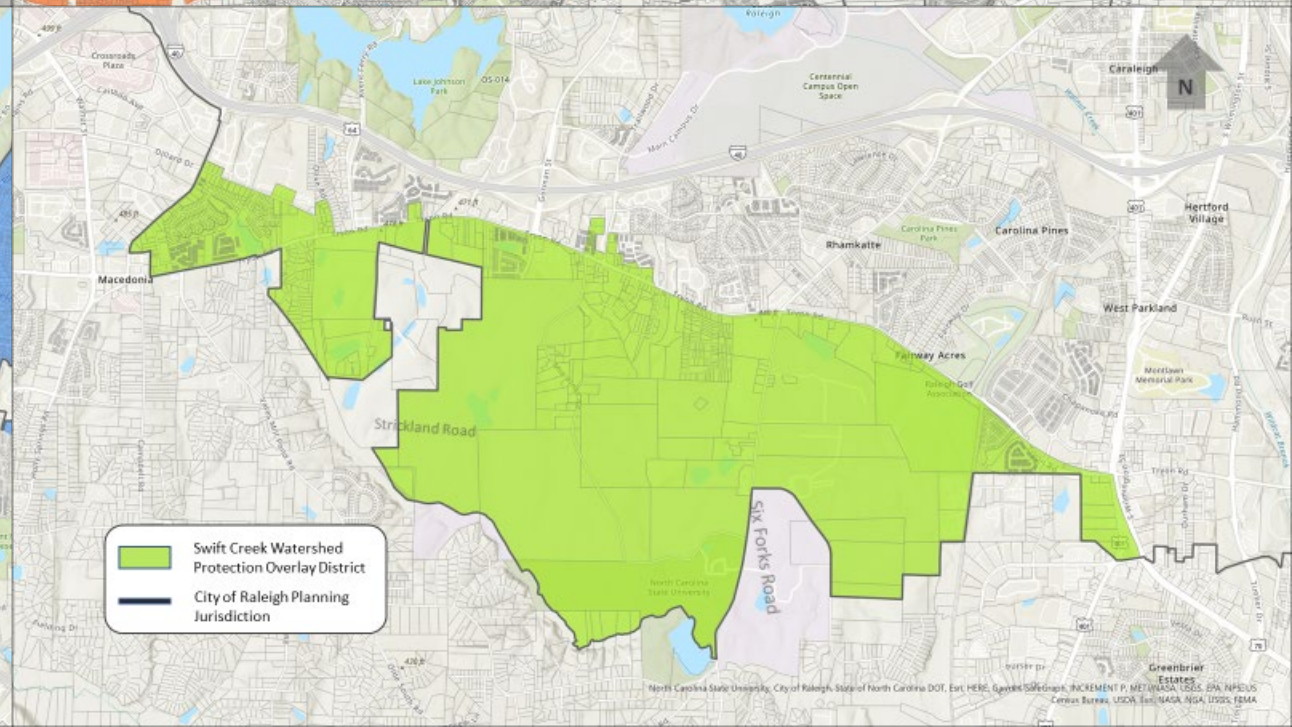
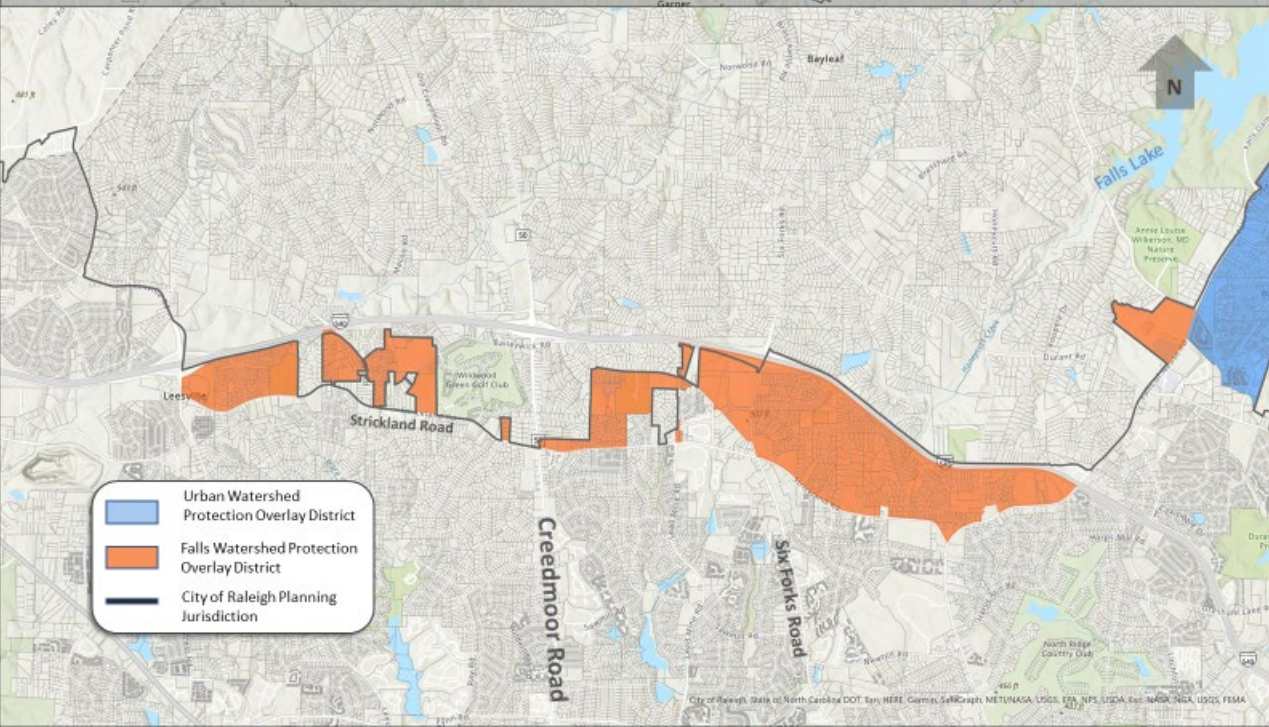
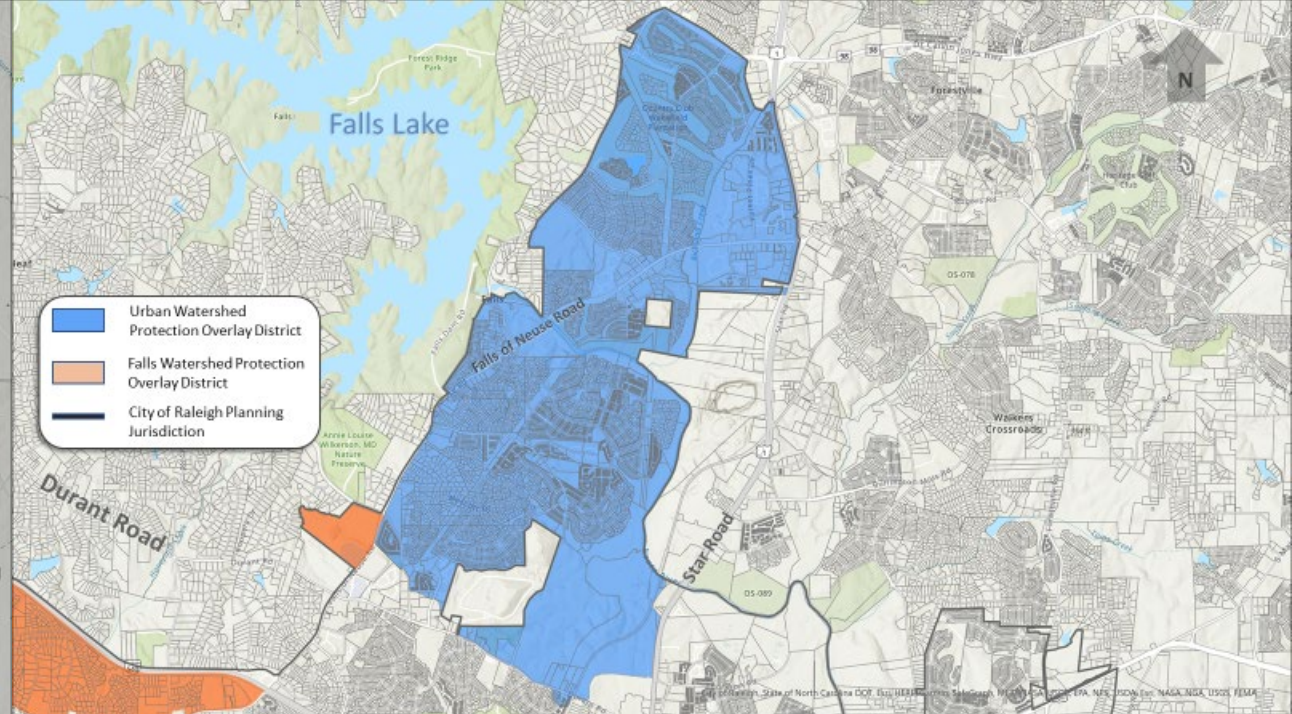
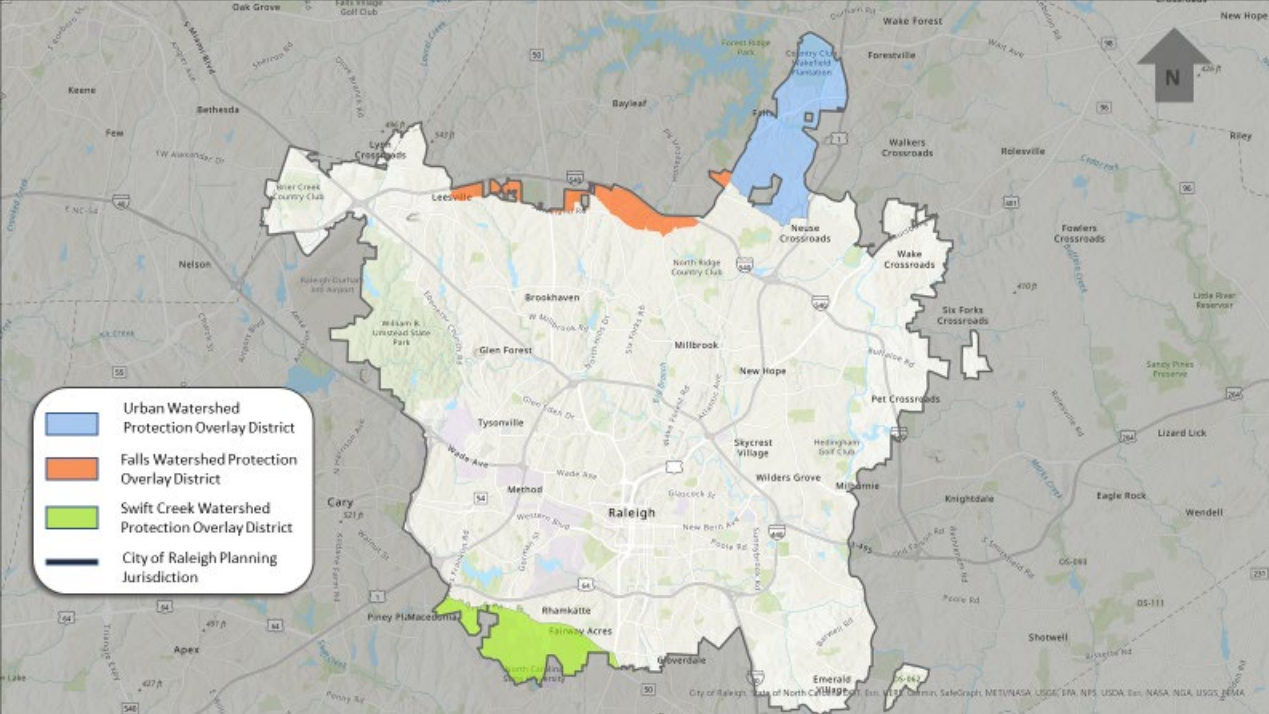
- Tree save area = 10% of the lot area (R-1 and R-2 require 15%)
- Trees are saved in a hierarchy specified in UDO
- Regulations are crafted to save trees (not plant trees)
- Conserved trees must meet standards (healthy, non-impacted *critical root zone*)



Forestation

All lots (regardless of size) that are that are in one of the three watershed protection overlay districts must have forestation

- 40% of the lot area
- Can preserve trees or plant trees (or both)
- Planted trees must meet minimum size standards





Transition / Protective Yards

UDO contains standards for transition yards and protective yards

- Required between mixed use & residential use
- Can preserve trees or plant trees (or both)
- Planted trees must meet minimum size standards
- Buffer yards are required for certain uses (either at the street, around the perimeter, or both)
- Trees are required within parking lot landscaped islands



Opportunities for Expanded Tree Preservation and Replacement

Staff in Planning & Development, Parks, Recreation and Cultural Resources and City Attorney's office have discussed existing regulations, state law

- Existing UDO regulations do not take advantage of the full enabling legislation
- Can require more than 10% TCA
- Have the allowance to regulate all size lots (not just those 2 acres and larger)



Opportunities for Expanded Tree Preservation and Replacement

Loss of trees in infill residential / redevelopment setting is frequently raised as concern to staff

- Large, stately trees are often removed as the developing lot is less than 2 acres
- UDO does not require any replanting
- Existing TCA regulations allow “alternative” compliance methods for secondary tree conservation areas.



Opportunities for Expanded Tree Preservation and Replacement

Potential UDO changes:

1. Create TCA requirements for lots 1-2 acres in size.
2. Explore Champion/Specimen tree provisions
3. Include tree planting requirement for smaller lots (under 2 acres) that don't have required TCA
4. Explore Resource Management Zoning District (Potential future change)



Opportunities for Expanded Tree Preservation and Replacement

Create TCA requirements for lots 1-2 acres in size:

- Leave current regulations in place for site plans and subdivisions greater than 2 acres
- Require TCA for all sites between 1 and 2 acres
 - Could be slightly modified (e.g. – add flexibility to allow plantings, expand alternative means of compliance)



Opportunities for Expanded Tree Preservation and Replacement

Impacts of Tree Conservation on 1-2 acre lots:

	All lots (outside WPOD)	Lots 1-2 acres (outside any WPOD)	Additional TCA Potential (10%)
Residential Zoning (acres)	67,921	3,606	361
Nonresidential Zoning (acres)	32,513	2,324	232
Total acreage	100,434	5,930	593



Opportunities for Expanded Tree Preservation and Replacement

Specimen/Champion Tree Ordinance:

- Could apply Citywide regardless of parcel size, use, etc.
- Identify and define priority list based on tree species and size
- Require preservation but allow removal and replanting when necessary or alternate is approved



Opportunities for Expanded Tree Preservation and Replacement

Tree Planting requirements for smaller lots without TCA:

- Could require at least some plantings on all lots
- Could identify list of required/preferred species



Opportunities for Expanded Tree Preservation and Replacement

Explore Resource Management Districts:

- Would require rezoning and/or UDO text amendments
- Allows broader authority to regulate planting, maintenance, removal, replacement, grading, and preservation on public and private property
- Ongoing Initiatives:
 - GNR 1.1 Tree Canopy Study
 - GNR 3.4 Urban Heat Islands
- Recommend waiting for data to help inform need/usefulness



Potential Next Steps

Changes to the UDO would require a text amendment

- Request additional information
- Send to Council Committee
- Request additional stakeholder input on these concepts
- City Council could choose to authorize any part or all of the identified enhancements.
 - Once authorized, any changes would follow standard text amendment process.



Questions/Discussion