



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Deb Powers, Urban Forester
Jeremy McMahan, Planning and Building Deputy Director
Adam Weinstein, AICP, Planning and Building Director

Date: February 18, 2020

Subject: Landmark Tree Definition
Draft Code Amendments Kirkland Zoning Code Chapter 95, Tree Management
and Required Landscaping, File Number CAM18-00408

Staff Recommendation

City Council should continue their review of the Planning Commission's recommendations for amendments to [Kirkland Zoning Code Chapter 95](#) (KZC 95) and provide direction for staff on additional code changes to the second of six key code changes introduced at the January 21, 2020 study session: the "Landmark Tree" definition.

Background

At the January 21, 2020 City Council [study session](#), staff presented the Planning Commission's (PC's) recommendations, a result of 18 months study, on code amendments to KZC 95 as an opportunity for City Council's review prior to code adoption. Staff presented six key code changes reflecting the most substantive KZC 95 issues that arose from the public hearing, Houghton Community Council (HCC) deliberations and PC recommendations:

1. Tree removal allowances
2. Landmark tree definition
3. Grove definition
4. Tier 2 tree definition
5. Retention requirements for Tier 1/Tier 2 trees
6. Eliminate phased tree retention with short plats/subdivisions (IDP)

The City Council agreed with the PC's recommendation on key code change #6, eliminating phased tree removals with short plat and subdivision development (IDP). Councilmembers conveyed a consensus with the general concepts of tree removal allowances, landmark tree and grove definitions but felt a closer examination of associated data was warranted. Council requested that staff bring each of the remaining five key code changes to subsequent meetings for a detailed examination and focused discussion, so that Council may direct staff on code changes that may not align with the HCC and PC recommendations. Attachment 1 tracks the Council's progress towards consensus code amendments and any remaining issues/questions to address at future meetings.

A focused discussion on the permit requirements and time periods following tree removal (including landmark trees) took place at the February 4, 2020 City Council meeting. The Council's consensus direction on tree removal allowances is noted in Attachment 1 and summarized later in this memo, in a section under the same title. This memo focuses on the PC's recommendations for an appropriate size threshold for landmark trees and to establish the replacement requirements for landmark tree removals outside of development activity.

Landmark Tree Definition

Mature trees contribute to urban settings in a multitude of ways, including the enhancement of community character. From a technical standpoint, the purpose of landmark tree code provisions is to restrict the removal of large, mature trees to optimize the environmental and [human health benefits](#) from tree canopy cover, presently and over time. This webinar link provides a reasonably short, science-based and clear explanation on the importance of urban tree canopy cover: *Health Benefits of City Trees: Research Evidence & Economic Values*.

As demonstrated at the January 21, 2020 study session, it can take approximately 25 years for a newly planted tree to grow to Kirkland's "significant" or smallest regulated tree size, 6 inches in trunk diameter (DBH). Evidence supports balancing tree planting efforts with large tree preservation for greater canopy cover gains (Attachment 2) and to the benefit of current and future generations of citizens. Kirkland has identified canopy cover and tree age diversity as two performance measures in Comprehensive Plan policies and in the Kirkland Urban Forestry Strategic Management Plan ([UFSMP](#)) Appendix A: Performance Measures.

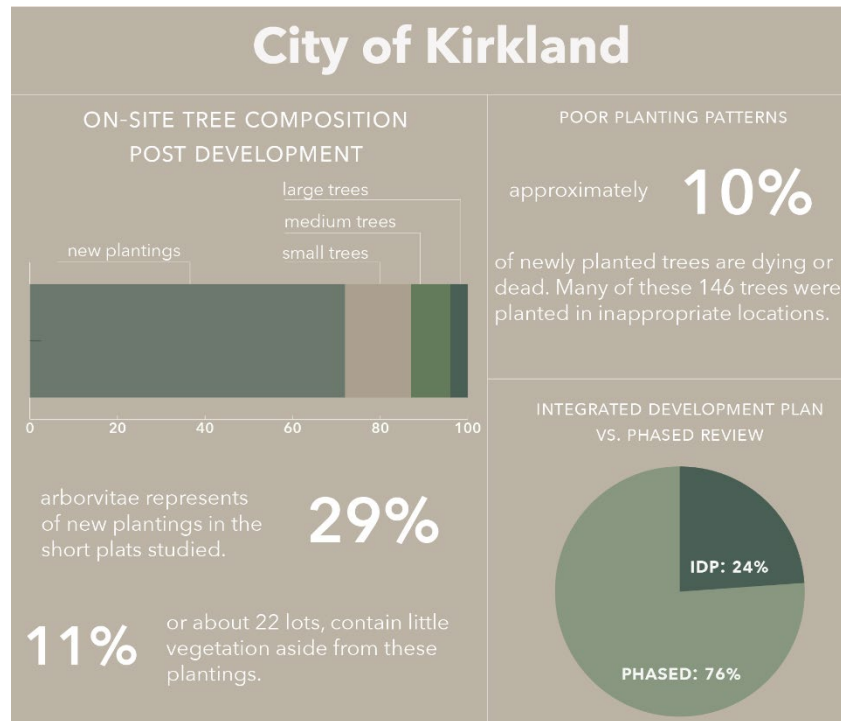
At the January 21 study session, the City Council expressed an interest in additional data related to landmark tree size.

Tree Size Data

In preparing for the tree code update, the Planning Department conducted a field study presented to the PC in August 2018 to understand, from a boots-on-the-ground perspective, the efficacy of KZC 95. The scope of the 2018 field study was to examine the *results* of the City's tree code; therefore, the project intern's assignment was to collect data on trees found on sites *after development*. The intern reviewed the arborist reports required for 154 single family developments resulting from short plats and subdivisions between 2008 and 2013 and checked against information filed in the City's permit database for trees sizes noted in tree inventories or surveys.

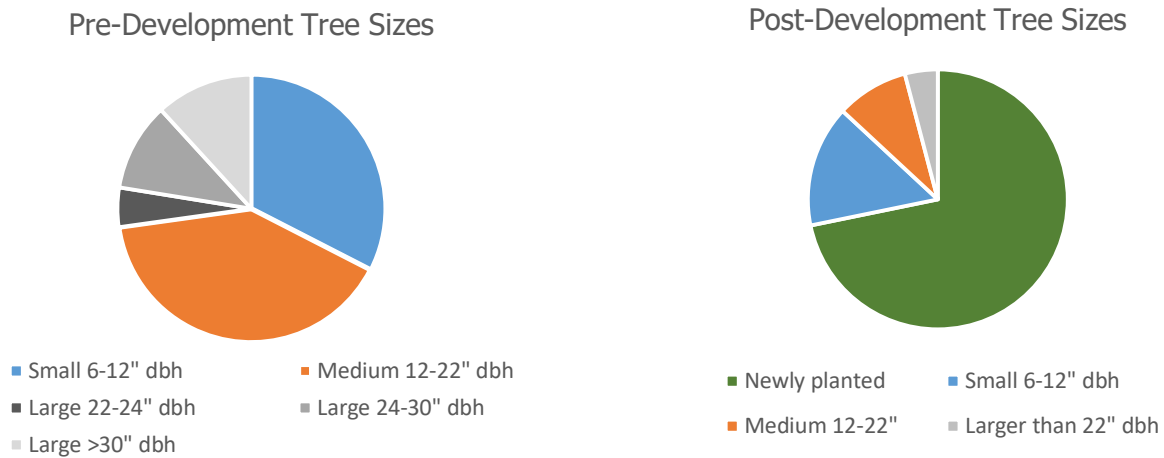
The total number of significant trees at short plat/subdivision (SPL/SUB) permit application in this study was 1,203. At that time, staff divided tree sizes found on post-development sites into the four categories, including those that were planted as a requirement for development.

Large trees >22" DBH: 60
Medium trees 12-22" DBH: 132
Small trees 6-12" DBH: 222
New (required) trees: 1,049



About two-thirds of all trees on sites post-development were newly planted. Approximately 73 percent of all significant trees that were existing on the site (pre-development) were viable and considered candidates for retention. Of these, 32 percent “small” trees, 40 percent “medium” and about 10 percent of “large” DBH trees were retained. It should be noted that tree retention is primarily affected by FAR (Floor Area Ratio), lot coverage and other factors allowed by zoning. Due to the extremely low rate of tree retention consisting of trees defined at a 22-inch minimum, the PC discussed a landmark tree size threshold 24-inch DBH at that time.

Stakeholder groups working with City staff on KZC 95 code updates had established a 30-inch landmark tree threshold. The stakeholders felt that considerations to lower that threshold should be based on the size of trees that were present on the same sites *prior to development* and requested that additional information. Staff culled through same arborist reports to obtain the new data and combined the two data sets into one spreadsheet (Attachment 3) that was detailed in the [May 23, 2019 Planning Commission](#) meeting memo. Note that the new data is inserted in the yellow-shaded columns. When comparing the 2 datasets, the effect the City’s tree code has had on Kirkland’s urban forest was still evident: from an even distribution of tree ages/sizes to begin with, a very low percentage of large trees are retained with development:



The grey shades in the left chart represent a breakdown of the "large" tree sizes (greater than 22 inches DBH) on sites prior to development. Combined, the large trees as a group are evenly distributed with small and medium trees, the ideal for a sustainable urban forest. On the right, as previously mentioned, two-thirds of all trees on sites after development are newly planted. The PC adjusted the landmark tree threshold to the stakeholders' recommendations for 30-inch DBH with the caveat that following the public hearing, the threshold may be reduced.

In another analysis, the PC reviewed the results from conducting development reviews using proposed code concepts applied to 22 recent, randomly selected/issued single-family permits (not those that were examined with the field study). There was little difference in landmark tree preservation on typical sized Kirkland lots under the current code when compared to the draft landmark tree code provisions for development. The proposed draft tree condition ratings resulted in the removal of "fair" condition landmark trees that might have been protected under the current regulations. The draft regulations establish lot clustering requirements and code flexibility to provide new tools for retention of landmark trees on SPL/SUB development sites and larger properties.

Houghton Community Council Recommendations

As previously discussed, the HCC expressed concern over an outright prohibition on landmark tree removal for properties not being developed and indicated that such a prohibition may prompt the HCC to exercise disapproval jurisdiction.

Planning Commission Recommendations

The PC recommendation defines Landmark trees as a minimum 30-inch DBH with the applicable tree removal allowances discussed with City Council on February 4, 2020. For removal of landmark trees not associated with development, the PC recommended "robust" replacement standards for landmark tree removal without specifying the number or methodology. The PC also encouraged implementation of a strong public information campaign so homeowners are aware of the change; otherwise, there may not be widespread compliance.

City Council Considerations for a Landmark Tree Definition

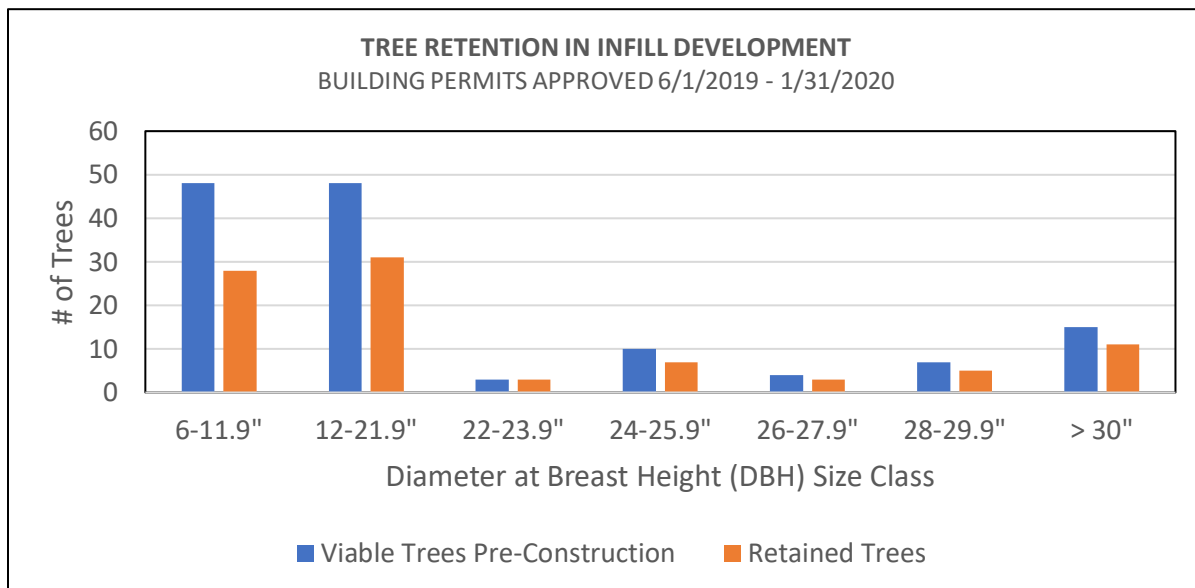
At the January 21, 2020 City Council study session, Council generally concurred that special protection measures for landmark trees were warranted yet did not make a determination on the PC's recommendations for an appropriate size threshold or replacement requirements. The Council asked:

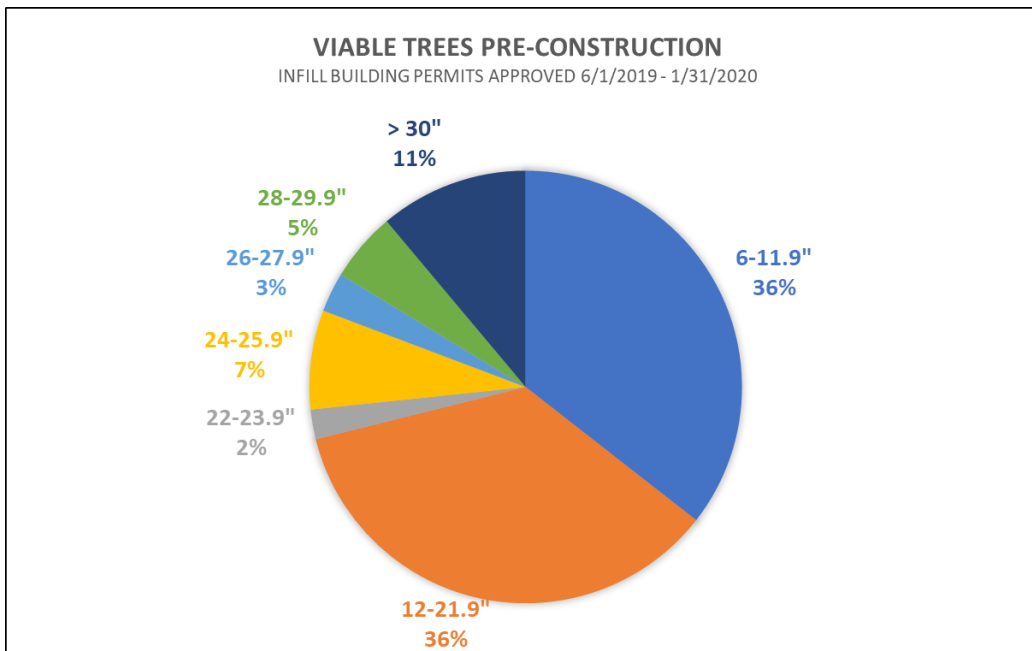
- What difference would it make on development sites if the proposed 30" DBH landmark tree threshold were reduced? With homeowner tree removals?

At the February 4 meeting, the City Council raised concerns on the effectiveness of a landmark tree code provision as applied to infill development, where an existing house is demolished for the construction of a new structure on the same lot, asking:

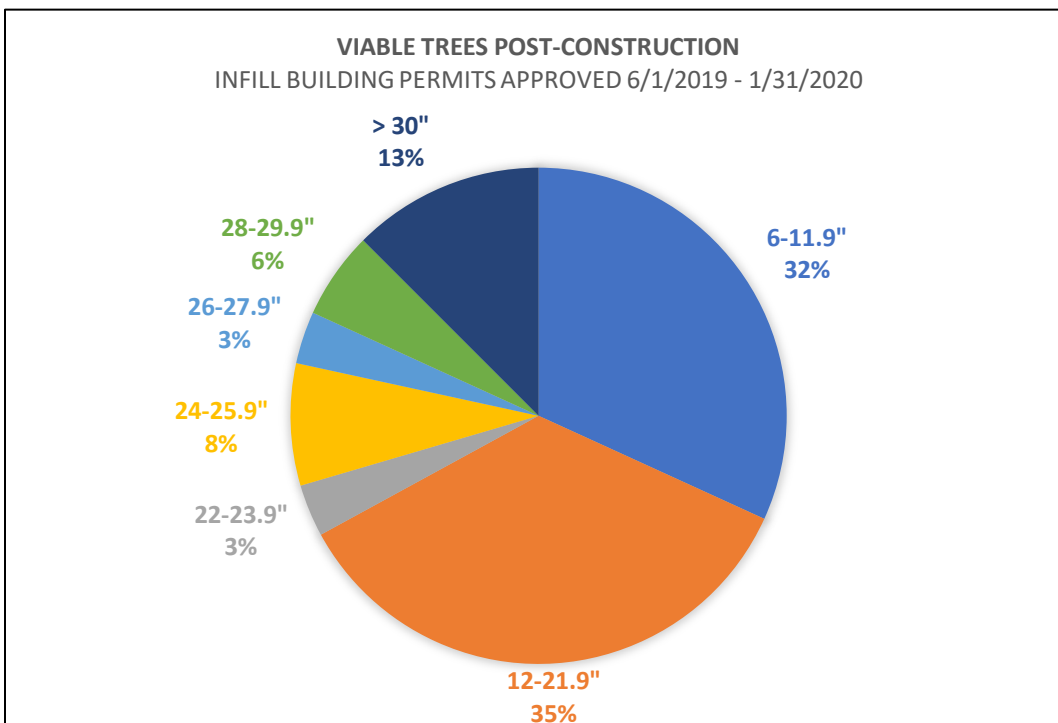
- Could staff provide more detailed information on the tree sizes (DBH) found on development sites?
- What is the occurrence rate of large trees that have been documented as a result of development? Single Family infill and additions/remodels?

These inquiries prompted the development of another data set that would show the range of existing tree sizes in two-inch DBH increments. (Attachment 4). Since the previous data sets consist of single-family residences resulting from short plat and subdivision development, staff collected data from 42 more recently approved infill building permits. It shows:





Interestingly, the post-construction ratios of tree sizes do not vary much from the pre-construction numbers of trees on these sites:



There is an inherent relationship between the defined size of landmark trees and the consequences of subjecting more or less trees to specific retention standards: in considering the appropriate DBH threshold, a lower DBH will protect more trees but a greater number of trees will be subjected to stringent retention standards.

As it relates to regulations for homeowner tree removals, lower landmark tree trunk diameters (smaller trees) afford protection for more “mid-range” mature trees, closing the gap between newly planted trees and the largest of mature trees. Although ensuring greater diversity of tree ages and a more even succession of the urban forest over time, tree protection for a wider group of trees could limit a homeowners’ ability to manage their landscaping in accordance with their own personal preferences. The PC initially set the landmark tree size at 30” DBH in tandem with considering an outright prohibition on removal of landmark trees. Because the current direction is to allow removal of landmark trees with a permit and restoration, the City Council could also decide to increase the range of trees subject to those standards by reducing the size of landmark trees to something less than 30”.

As it relates to regulations for trees and development, lower landmark tree trunk diameters similarly afford protection for “mid-range” mature trees. However, tree protection for a wider group of trees would subject more and smaller trees to the more rigorous Tier 1 tree protection standards. These more rigorous standards include requirements such as limiting the size of building footprints, clustering for short plats and subdivisions, relocating or boring utilities, and shoring excavations. These standards could require more creative design yet add to the cost of developing projects - although one could make the argument that local tree protection enhances property values on a neighborhood scale.

Lastly, expanding the class of trees subject to landmark status has implications on administration of the code in terms of more permit review and tracking for homeowner removals and more complex review of development permit applications.

Question:

Does the City Council agree with the PC’s recommendations to define Landmark trees by a 30-inch DBH size threshold?

Summary of Prior City Council Direction on Tree Removal Allowances

Tree removal allowances establish a process and standards to slow the loss of tree canopy on private property, contributing towards the City’s canopy goals and a more sustainable urban forest. The basic premise is to allow homeowners the right to remove trees on their property yet spread the loss of canopy cover over time. Additional background on how the current code works, the issues related to and the PC/HCC options considered and recommendations for tree removal allowances are described in the [February 4, 2020](#) City Council study session memo. The Council’s consensus direction on tree removal allowances following deliberations at that meeting is summarized as follows:

1. The City Council agrees with the HCC/PC recommendations for increasing the number of allowed removal of trees over 6” in trunk diameter (DBH) every 12 months, based on property size.

2. The City Council agrees with the PC recommendations to allow one landmark tree removal every 24 months on any size property. The proposed size threshold for landmark trees is 30 inches DBH.
3. The City Council agrees with the HCC/PC recommendations that tree removals cannot exceed a minimum threshold for the number of trees remaining on a property, based on property size.
4. The City Council agrees with the HCC/PC recommendations that if the minimum number of trees over 6" DBH remaining on a property must be removed by meeting the hazard or nuisance tree criteria, replacements must be planted at a one-to-one ratio, based on property size.
5. The City Council will consider replacement requirements for landmark tree removals when determining the definition for landmark trees at the February 18, 2020 City Council meeting.
6. The City Council agrees with the PC's recommendation to prevent girdling and preemptive tree removals prior to short plat and subdivision development through code changes that:
 - Describe tree removal by "felling"
 - Insert "girdling" into the definition of tree removal
7. The Council increased the PC's recommendations requiring a wait period to submit short plat/subdivision development permit applications following tree removal, based on the size of the removed tree(s). The Council directed staff to increase the wait periods as follows:
 - Four years following the removal of landmark tree(s)
 - Two years following the removal of all other trees over 6" DBHThe Council requested staff add code language that provides some leniency in wait periods with hardship cases or extenuating circumstances.

Next Steps

Following the direction provided to staff at the February 18, 2020 City Council meeting, staff will return to Council for review and discussion of Key Code Issue #3 – the Grove Definition, for direction on changes to the draft code. The Council requested additional data on groves which staff is currently developing.

Subsequent meeting topics include Tier 2 definition and retention requirements of Tier 1/Tier 2 trees, the most complex of the KZC 95 code amendments. Council may wish to discuss holding a special meeting in order to devote more time to a focused review of the Planning Commission recommendations for Tier 1/Tier 2 retention and replacement requirements with development. Substantive changes to the draft code may warrant additional public comments and/or hearings.

Council requested that staff move ahead with KMC amendment for code enforcement related to trees and addressing other issues such as increasing canopy cover on municipal property and establishing goal-oriented tree planting initiatives. Staff is exploring ways to bring forward the KMC amendments without delaying review and adoption of these KZC 95 amendments. The additional work requested is already identified in Kirkland's Urban Forestry Strategic Management Plan. Staff anticipates returning to Council following KZC 95 adoption with a report

on progress toward the USFMP 2014-2019 Six-Year Work Plan and to establish priorities for the next six years.

Attachments

1. Key Code Change - City Council Direction
2. The Importance of Mature Tree Preservation
3. 2018 Field Studies
4. New Landmark Tree Data

cc: File Number CAM18-00408
Planning Commission
Houghton Community Council

PC Recommendations - Key Code Changes		KZC 95 Code Solution	Outstanding Issues/Questions	Status on Code Change
1. TREE REMOVAL ALLOWANCES				
Allow increased tree removals per property size <i>Without a permit</i> Limit landmark tree removals <i>Permit required (HCC does not support prohibiting landmark tree removal)</i> Address preemptive tree removal issues <i>Development permit wait period, girdling language</i>	1. Revise size standard for replacement trees related to Forest Management Plan for greater code consistency 2. Redefine landmark trees so condition ratings apply to Tier 1 trees only, not homeowner tree removal allowances. 3. Increase wait period for SPL/SUB permit submittal following significant tree removal to 24 months, increase for landmark tree removal 4 years	1. Consider extending even further the wait period for SPL/SUB development permit submittal following preemptive landmark tree removal as a penalty through code enforcement (KMC 1.12.100) 2. Assess fees for ROW tree removal with development (not in scope of KZC 95) 3. What are the consequences of HCC veto with KZC 95? (CAO)	1/21/20 - concur with general concept and recommended # of tree removals per property size. 2/4/20 – concur with time period following removal of significant (regulated) and landmark trees. Agree with minimum number trees remaining and number of trees required for replacements per property size. See KZC 95 Code Solution (left) for development permit wait periods.	
2. LANDMARK TREE DEFINITION				
Establish new criteria for large, mature tree protection applicable to homeowner tree removal and development sites		1. Could staff provide more information/data on DBH (size) of trees found on development sites? 2. Establish landmark tree DBH (size) 3. What are appropriate landmark tree replacement requirements for homeowner tree removals? Note: replacement requirements for landmark tree removals associated with development fall under #5 below.	1/21/20 - concur with special protection for landmark trees, requested additional DBH data.	
3. GROVE DEFINITION				
Define groves by condition, increase size threshold to 12” DBH minimum each		1. Clarify the difference between hedges/groves (by definition) 2. Should groves get more protection (covenant) than landmark trees (if landmark removal is not prohibited)? 3. Why are groves important; what’s their purpose? 4. What’s data on grove designation (infill vs SPL/SUB)? Size of lot? Grove designation with remodel? Typical size lots?	1/21/20 – requested additional grove data	
4. TIER 2 TREE DEFINITION				
Establish criteria for trees on development sites other than landmark-groves <i>Previously High Retention Value trees</i> <i>HCC recommends a quota approach</i>				
5. RETENTION REQUIREMENTS FOR TIER 1/TIER 2 TREES				
Tree retention/replacement with development		1. Should landmark tree replacement requirements with development be consistent with homeowner tree removal replacement requirements?		
6. INTEGRATED DEVELOPMENT PLAN (IDP)				

Eliminate phased review citywide	Concur with eliminating phased review for short plats and subdivisions citywide		Consensus on general concept
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THIS WEEK IN KIRKLAND ARTICLE 6 – April 10th publication date

In our [last article](#) we explored how specific changes to Kirkland's tree code can address some emerging issues we've discovered through our monitoring efforts. This article discusses the importance of preserving mature trees.

Nearly 40 years of scientific [studies](#) tell us that trees make cities healthier places to live. Trees improve air and water quality, provide energy savings, regulate temperatures, mitigate flooding and buffer noise. Shoppers will spend 9-12% more in retail settings having a quality urban forest. The presence of larger trees in yards and on the street can add 3-15% to home values. Trees add value to our lives in a multitude of ways. We mentioned in a [previous article](#) that Kirkland has a city-wide 40% tree canopy cover goal.

One way to reach canopy cover goals is with tree planting initiatives that strive to plant a large number of trees by a certain date. Although tree planting efforts are very worthwhile, [research indicates](#) the majority of urban tree canopy cover is not the result of human planting.¹ Newly-planted trees must reach a certain size before they begin [contributing any benefits](#).² Within the context of an existing urban forest a few hundred, or even a million planted trees, do not automatically translate into an [increase in the overall tree population](#)³ and the odds are [stacked against a young tree "replacing" a mature one](#).⁴

Our field studies showed that Kirkland is doing a great job replanting trees after land has been developed. However, preserving [existing trees might be the best method of maximizing tree benefits](#).⁵ This brings us to an important question: when considering the benefits of trees, wouldn't our time and energy be better spent preserving the mature trees we already have?⁶

The next public meeting on Kirkland's tree code includes a quick update at the April 25 Planning Commission meeting, then a more in-depth review of proposed tree codes at the May 9 Planning Commission meeting.

¹"Changing Urban Tree Canopy Cover," November 15, 2018 webinar, archived at [urbanforestrytoday.org](http://www.urbanforestrytoday.org). <http://www.urbanforestrytoday.org/videos.html>, jump to 1:30 - 5 minutes.

²David Nowak, Eric J. Greenfield, "Declining urban and community tree cover in the United States," *Urban Forestry and Urban Greening* 32 (2018) 32-55. https://www.fs.fed.us/nrs/pubs/jrnl/2018/nrs_2018_nowak_005.pdf

³How Many Trees are Enough? Tree Death and the Urban Canopy. *Scenario Journal* 2014. <https://scenariojournal.com/article/how-many-trees-are-enough/>

⁴Max Piana & Blake Troxel, "Beyond Planting: an Urban Forestry Primer," *Scenario Journal* Spring 2014. <https://scenariojournal.com/article/beyond-planting/>

⁵Leda Morritz, "A Million Trees? Only if We Can Keep Them Around," *Next City*, 1/18/2012. <https://nextcity.org/daily/entry/a-million-trees-only-if-we-can-keep-them-around>.

⁶Ellyn Shea, "Running to Stand Still: Predicting Benefits for Replacement Tree Plantings," *deeprout.com*, October 23, 2017.

SUB/SPL File #	Zone	HPO (Y/N)	Neighborhood	# Lots	IDP (Y/N)	Apply Date	Complete Date	Send to King County for Recording Date	Total # Significant Trees at SUB Application	Total # Viable Trees at SUB Application	Viable Trees 6-11.9"	Viable Trees 12-21.9"	Viable Trees 22-23.9"	Total # Viable Trees 24-29.9"	Total # Viable Trees > 30"	Total # Significant Trees at SUB Application	Total # Viable Trees at SUB Application	Viable Trees 6-11.9"	Viable Trees 12-21.9"	Viable Trees 22-23.9"	Total # Viable Trees 24-29.9"	Total # Viable Trees > 30"
SPL08-00003	RSX 7.2	no	South Rose Hill	2	no	1/29/2008	3/5/2008	7/16/2013	11	7	1	1	1	3	1	1203	882	287	355	42	94	104
SPL08-00010	RSX 7.2	no	South Rose Hill	2	no	6/16/2008	7/2/2008	5/21/2013	13	12	1	4	3	0	4			32.54%	40.25%	4.76%	10.66%	11.79%
SPL09-00004	RS 7.2	no	Market	2	no	12/3/2009	1/8/2010	8/29/2012	9	8	3	3	1	0	1							
SPL10-00004	RSX 7.2	no	South Juanita	2	no	7/12/2010	9/1/2010	2/21/2013	36	18	3	10	0	5	0							
SPL10-00001	RS 8.5	no	Market	2	no	1/4/2010	2/16/2010	7/14/2014	12	6	1	0	1	4	0							
SPL10-00007	RS 6.3	no	Nokirk	2	no	10/27/2010	12/13/2010	1/18/2012	4	4	0	2	0	1	1							
SPL11-00008	RSA 6	no	Finn Hill	5	no	5/31/2011	7/19/2011	9/21/2012	26	15	7	7	0	0	1							
SPL11-00011	RSA 6	no	Kingsgate	3	no	10/26/2011	2/8/2012	9/18/2012	3	3	0	2	0	0	1							
SPL11-00001	RSX 7.2	no	North Rose Hill	2	no	1/18/2011	4/6/2011	1/8/2014	6	6	3	3	0	0	0							
SPL11-00014	RS 8.5	no	South Juanita	2	no	4/13/2012	4/20/2012	3/9/2016	59	52	10	21	3	14	4							
SPL11-00013	RSX 7.2	no	South Rose Hill	7	no	11/15/2011	12/28/2011	2/19/2013	33	18	10	6	0	1	1							
SUB12-01601	RS 7.2	no	Market	2	no	12/28/2012	3/14/2013	4/13/2015	2	2	2	0	0	0	0							
SUB12-01347	RSX 7.2	no	North Rose Hill	4	no	11/1/2012	12/19/2012	12/12/2013	9	8	1	4	1	1	1							
SUB13-01499	RSA 6, 8	no	Finn Hill	8	no	8/28/2013	9/25/2013	11/6/2014	55	44	22	20	0	1	1							
SUB13-00028	RSA 6	no	Kingsgate	2	no	2/13/2013	4/25/2013	11/22/2013	10	6	0	5	0	0	1							
SUB13-02006	RS 8.5	no	Central Houghton	2	yes	11/8/2013	12/6/2013	10/15/2014	3	3	1	2	0	0	0							
SUB13-01393	RSA 8	no	Finn Hill	8	yes	9/17/2013	9/17/2013	2/25/2016	83	68	33	20	0	3	12							
SPL11-00005	RS 7.2	no	Nokirk	4	no	2/14/2011	3/30/2011	3/20/2013	62	47	10	24	5	4	4							
SUB13-00205	RS 8.5	no	Central Houghton	4	yes	2/12/2013	3/28/2013	3/3/2014	5	4	1	2	0	0	1							
SUB13-01867	RM 3.6	no	Lakeview	4	no	10/22/2013	11/20/2013	10/15/2015	4	1	0	1	0	0	0							
SUB13-00145	MSC 1	no	Market	3	no	1/30/2013	2/25/2013	4/9/2014	16	7	2	3	0	1	1							
SUB13-00838	RM 3.6	no	Moss Bay	3	no	7/18/2013	7/29/2013	1/13/2014	6	5	2	3	0	0	0							
SUB13-00057	RS 7.2	no	Nokirk	2	no	1/11/2013	1/25/2013	6/19/2013	5	4	3	0	0	1	0							
SUB13-00087	RS 6.3	no	Nokirk	2	no	1/16/2013	2/7/2013	7/31/2013	2	2	2	0	0	0	0							
SUB13-00668	RS 7.2	no	Nokirk	2	yes	4/30/2013	8/5/2013	2/12/2014	9	7	4	3	0	0	0							
SUB13-01189	RSX 7.2	no	North Rose Hill	2	yes	7/11/2013	9/20/2013	5/20/2014	14	14	1	9	0	4	0							
SUB13-01251	RSX 7.2	no	North Rose Hill	3	yes	7/19/2013	9/19/2013	10/10/2014	9	7	2	1		2	2							
SUB13-01260	RSX 7.2	no	North Rose Hill	4	yes	7/30/2013	9/25/2013	12/1/2014	25	22	5	16	1	0	0							
SUB13-01711	RSX 7.2	no	North Rose Hill	3	no	11/6/2015	11/19/2015	6/21/2017	55	47	11	16	3	8	9							
SUB13-00040	RSX 7.2	no	South Rose Hill	2	no	1/8/2013	4/25/2013	6/24/2013	8	6	1	3		0	2							
SUB13-01833	RSX 7.2	no	South Rose Hill	3	no	10/18/2013	11/5/2013	8/28/2014	13	12	1	3	0	2	6							
SUB13-00686	RS 8.5	no	Highlands	2	no	5/7/2013	6/25/2013	11/4/2013	23	12	5	4	1	0	2							
SUB13-01216	RS 5.0	no	South Rose Hill	3	yes	8/19/2013	8/30/2013	7/6/2014	35	9	6	2	0	1	0							
SUB13-00954	RSX 7.2	no	Bridle Trails	3	yes	6/6/2013	11/5/2013	6/2/2014	6	4	1	0	0	0	3							
SUB12-00299	RSX 7.2	no	South Rose Hill	2	no	6/5/2012	6/15/2012	12/18/2013	6	4	2	2	0	0	0							
SUB13-02012	RSX 7.2	no	Bridle Trails	2	yes	12/13/2013	12/13/2013	10/13/2014	15	15	3	5	1	1	5							
SUB12-01192	RS 8.5	no	Lakeview	2	no	10/2/2012	11/6/2012	8/22/2013	13	13	12	0	0	1	0							
SUB13-02187	RSA 4	yes	Finn Hill	4	no	12/13/2013	1/2/2014	11/17/2017	24	14	3	5	2	3	1							
SUB13-00232	RSA 6	no	Finn Hill	2	no	2/13/2013	4/25/2013	8/13/2013	20	16	5	5	1	2	3							
SPL09-00002	RS 8.5	no	Highlands	2	no	6/19/2009	7/13/2009	7/19/2013	4	2	0	0	0	1	1							
SPL10-00008	RS 8.5	no	Everest	4	no	11/30/2010	12/28/2010	2/11/2016	47	44	18	20	2	1	3							
SPL11-00002	RSX 7.2	no	North Rose Hill	2	no	1/18/2011	4/6/2011	1/8/2014	12	12	4	3	2	3	0							
SUB13-02013	RSX 7.2	no	Bridle Trails	2	yes	12/16/2013	12/17/2013	10/21/2014	45	45	15	24	3	1	2							
SPL08-00004	RSX 7.2	no	North Rose Hill	7	no	1/31/2008	2/20/2008	7/9/2013	113	77	23	25	6	10	13							
SPL08-00008	RSX 7.2	no	South Rose Hill	2	no	4/28/2008	5/19/2008	7/8/2016	9	9	2	5	0	0	2							
SUB13-00779	RSX 7.2	no	South Rose Hill	2	yes	5/16/2013	8/22/2013	2/3/2014	31	29	11	14	1	2	1							
SPL08-00016	RSX 7.2	no	North Rose Hill	4	no	11/20/2008	1/29/2009	1/8/2014	60	49	16	19	1	5	8							
SPL11-00009	RSX 7.2	no	North Rose Hill	4	no	12/5/2011	12/21/2011	9/21/2012	133	63	18	28	3	8	6							

New Single Family Building Permits Issued from 6/1/2019-1/3/2020 not Associated with a Short Plat

Permit #	On-Site Viable Trees							Retained Trees							Comments
	6-11.9"	12-21.9"	22-23.9"	24-25.9"	26-27.9"	28-29.9"	> 30"	6-11.9"	12-21.9"	22-23.9"	24-25.9"	26-27.9"	28-29.9"	> 30"	
BSF19-08223															N/A: pavilion
BSF19-07804															One non-viable tree
BSF19-06612		1	1		1				1	1		1			1 invasive, 2 shrubs - the shrubs were fenced and retained
BSF19-06365	1					1		1					1		
BSF19-06225	1	1		1		2			1		1		1		Expedited, no Urban Forester review, 2 poor condition trees
BSF19-05962	3	1					2	1	1					2	
BSF19-05827							1							1	2 non-viable birches retained, only quality tree retained is a shared tree
BSF19-05630															2 non-viable trees
BSF19-05539		1							1						
BSF19-05357															Non-viable trees
BSF19-05357															N/A: garage
BSF19-05356															1 non-viable tree
BSF19-04796		2							2						
BSF19-04475	1	1	1					1	1	1					
BSF19-04239							1							1	
BSF19-03969															N/A: ADU
BSF19-03856															1 non-viable tree
BSF19-03563	2	5		2	1	1			3		1				1 non-viable tree
BSF19-03352															1 shrub, 1 non-viable tree
BSF19-02829															5 palm trees
BSF19-02686															No significant trees on site
BSF19-02618	1							1							1 mediocre cherry tree retained
BSF19-02290	7	5						3	3						
BSF19-02125		2		1					2		1				Grove?
BSF19-01995		3					2		1					1	
BSF19-01862	1	1		1	1	1	2					1	1	2	Groves?
BSF19-01860	2	2		2		2	1	1			2		2	1	Groved?
BSF19-01811							3							1	
BSF19-01482	3							2							
BSF19-01281															No trees on site
BSF19-00941															All palm and non-viable trees
BSF19-00905															N/A: multi family
BSF19-00903															N/A: multi family
BSF19-00801															N/A: multi family
BSF19-00800															N/A: multi family
BSF19-00796	6	12	1	1	1			5	11		1	1			Grove
BSF18-08913															2 invasives, 1 non-viable tree
BSF18-07823															1 non-viable tree
BSF18-07385															No trees on site
BSF18-07258															No trees on site
BSF18-06937	4	1		1			1	4	1		1			1	2 poor condition, 1 invasive, HPO
BSF18-06825															3 non-viable trees
BSF18-06624	5	7					1	5	3	1					
BSF18-06303															3 non-viable trees
BSF18-05231	1	1						1							
BSF18-04896															N/A: part of a short plat
BSF18-04352	1														1 non-viable tree
BSF18-03608															N/A: lot line adjustment associated with subdivision
BSF18-03299															1 non-viable tree
BSF18-01152							1							1	4 non-viable trees
BSF17-07735	9	2		1				3							
Total	48	48	3	10	4	7	15	28	31	3	7	3	5	11	