TREE PERMIT WORKSHEET

Project

Name _____ **File #** _____

Minimum Tree Credits (BMC 19.26.050)

A. Minimum tree credits for existing lots.

Step 1	**Developable area.** Square footage of lot minus land within critical areas and their buffers, public rights-of-way, private PUD streets, shared driveways, and public trails . . . . ▶	ft²
Step 2	**Divide developable area in line 1 by 1,000 square feet.** Round to the nearest whole number. Numbers of 0.5 and larger shall be rounded up . . . . . ▶	
Step 3	**Required tree credits per 1,000 square feet.** See below (Table 19.26.050-1) for required tree credits per 1,000 square feet of lot based on zoning type . . . . . ▶	
Step 4	**Minimum tree credits.** Multiply line 2 × line 3 . . . . . ▶	

B. Minimum tree credits for subdivisions and short plats.

Step 1	**Developable area.** Square footage of lot minus land within critical areas and their buffers, public rights-of-way, private PUD streets, shared driveways, and public trails . . . . ▶	ft²
Step 2	**Divide developable area in line 1 by 1,000 square feet.** Round to the nearest whole number. Numbers of 0.5 and larger shall be rounded up . . . . . ▶	
Step 3	**Required tree credits per 1,000 square feet.** See below (Table 19.26.050-1) for required tree credits per 1,000 square feet of lot based on zoning type . . . . . ▶	
Step 4	**Minimum tree credits.** Multiply line 2 × line 3 . . . . . ▶	
Step 5	Each individual lot created in the subdivision or short plat requires 2 tree credits per lot, either from retained trees or new trees. The remainder of the credits can be distributed across the lots.	
	(5a) Number of lots . . . . . ▶	
	(5b) Multiply number of lots × 2 tree credits per lot . . . . . ▶	
	Credits that can be retained across developable area. Total number of credits required in line 4 minus line 5b . . . . . ▶	

Required Minimum Tree Credits (Table 19.26.050-1)

Single-family (detached dwellings, ADUs, & DADUs) and townhouses on individual lots.	**1.0** required minimum tree credits per 1,000 square feet of developable area.[1]
Multi-family (attached dwellings including townhouse apartments & cottage housing).	**1.0** required minimum tree credits per 1,000 square feet of developable area.[1]
Commercial, industrial, or landscape categories C, D, & F.	**0.15** required minimum tree credits per 1,000 square feet of developable area.[1]

[1]Developable area excludes critical areas and their buffers, public rights-of-way, private PUD streets, shared driveways, and public trails.

Tree Replacement (BMC 19.26.100)

Step 1 **Required minimum tree credits.** Line 4 in Parts A or B on the previous page. . . . . ▶

Step 2 **Have you removed trees that were planted to meet minimum tree credits or replacement trees while they were less than 6 inches in diameter?**

- ▶ **If yes**, replace trees on a one for one basis. Stop here.
- ▶ **If no**, or if other trees were also removed in addition to the trees smaller than 6 inches, continue to step 3.

Step 3 Will you be removing any trees on the lot?

- ▶ **If yes**, skip to step 5.
- ▶ **If no**, continue to step 4.

Step 4 Are there enough trees on the lot to meet minimum tree credits (step 1)?

- ▶ **If yes**, skip to step 8.
- ▶ **If no**, plant enough trees to bring the lot up to minimum tree credits. Continue to step 5.

Step 5 **Number of tree credits on lot after removal.** Must equal at least 50% of line 1 unless an exception has been granted . . . . . ▶

Step 6 **Remaining minimum tree credits.** Subtract line 5 from line 1 . . . . . ▶

Step 7 **Enter the number of proposed replacement trees until the number of credits in line 7c equals the number from line 6.** Multiply the tree credits by number of trees entered by the number in each line.

(7a) **Broadleaf trees/deciduous conifers**, 2-in. caliper . . . ▶ ____ x 1 credit each . . . .

(7b) **Evergreen conifers**, 6-ft. tall . . . . . ▶ ____ x 2 credit each . . . .

(7c) **Total credits from replacement trees:** Add lines 7a and 7b . . . . . ▶

Step 8 Were healthy exceptional trees removed during development?

- ▶ **If yes**, multiply number of trees × 3 to calculate additional replacement requirements ▶
- ▶ **If no**, no additional tree replacements are required.

Step 9 After planting tree replacements per line 7c, does each lot in a subdivision meet its minimum tree credits (2 per lot)?

- ▶ **If yes**, no further tree plantings are required.
- ▶ **If no**, plant enough trees on each lot to meet minimum tree credits. See the previous page for minimum tree credits (Table 19.26.050-1).

Fee-in-lieu (BMC 19.26.100.5)

When complete on-site replacement cannot be achieved or is considered not practical, the Director may approve a fee in-lieu for each replacement tree required by BMC 19.26. Contact your project planner if your project will require paying a fee-in-lieu of providing tree replacement.

Step 1 **Number of replacement trees required** . . . . . ▶
All trees in this category are assumed to count as one tree credit.

Step 2 **Number of trees that must be planted to meet minimum tree credits** . . . . . ▶

Step 3 **Total trees required.** Subtract line 2 from line 1 . . . . . ▶
A fee-in-lieu may be paid for these trees if they cannot be planted on the site.

Step 4 **Fee-in-lieu.** Multiply the number of trees (line 3) that will be replaced by the current fee-in-lieu to determine the fee-in-lieu to be paid.

(4a) Current fee-in-lieu set by resolution adopted by City Council (as of December 2021) . . . . . $ **700**

(4b) Multiply the number of trees (line 3) that will be replaced by the current fee-in-lieu (line 4a) to determine the fee-in-lieu to be paid . . . . . ▶ $