

KITSAP COUNTY COMPREHENSIVE PLAN DRAFT TREE CANOPY REQUIREMENTS

KITSAP COUNTY
AUGUST 15, 2024

compplan@kitsap.gov

(360) 337-5777

[Kcowa.us/compplan](https://kcowa.us/compplan)



AGENDA

- Presentation on current draft regulations.
- Break-Out Group Discussions
- If Zoom Issues
ajarrett@kitsap.gov



BOARD INTENT

- Ensure trees a part of new development in **urban** areas.
- Mitigate heat blooms from built environment
- Discretionary code proposal (not like CAO)



PREFERRED ALTERNATIVE

In April 2024, the Commissioners directed staff to develop tree canopy requirements with established side boards.

- Tree requirements based on tree units per acre.
- Tree retention incentivized with unit credits.
- Tree units required with subdivision or project approval only (not every building site as in current draft).
- Trees within buffers and landscaping count towards requirements.
- Impacts will be deducted from land capacity (UGA sizing).

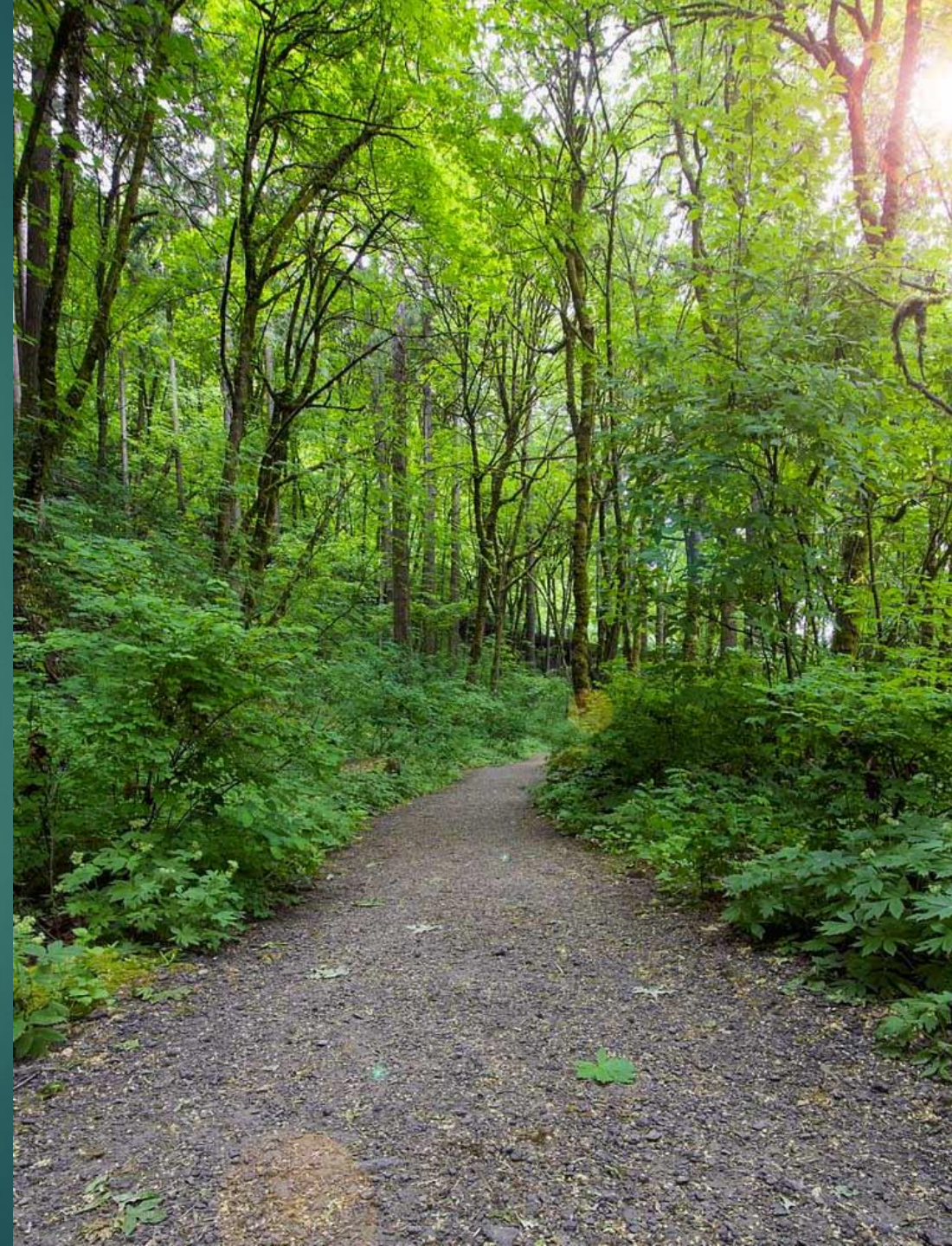
STAFF DRAFT

- Based on previous drafts released in December 2023 as well as those of other Counties.
- Acknowledged potential changes to stream buffer protections.
- Balanced with focus on housing diversity and affordability including infill development.
- Hybrid of tree retention and replacement strategies encouraging retention of large trees.



APPLICABILITY

- Applies to urban areas only
- Tree canopy requirements shall apply to subdivision of land or single-family and multi-family development creating **four (4) or more developable lots or units.**
- Retention of trees greater than 18 inches DBH is encouraged.
- Tree retention is preferred to tree replacement.



TREE UNIT REQUIREMENTS

- Based on diameter at breast height (DBH).
- Larger the tree the more units it is worth.
- Replacement trees worth the least and conifers encouraged.

Tree Category (DBH or Size)	Tree Unit Credit (per tree)
Existing healthy trees between 1" and up to 8" DBH	1
Existing Larger than 8" and up to 12" DBH	1.5
Existing Larger than 12" and up to 18" DBH	2
Existing Larger than 18" and up to 24" DBH	3
Existing Larger than 24" DBH	3.5
Replacement 2-inch caliper deciduous or broadleaf tree	.5
Replacement 6-foot-tall evergreen, conifer tree	1

TREE UNIT REQUIREMENTS

- Based on gross acre.
- Existing trees within critical area and shoreline buffers and landscaping count towards these requirements.

Comprehensive Plan Land Use Designation	Land Use Zone	Tree Unit Credits per Gross Acre
Urban Low Residential	Urban Restricted	20
	Urban Low Residential	
	Urban Cluster Residential	
	Greenbelt	
Urban Medium Residential	Urban Medium Residential	10
Urban High Residential	Urban High Residential	10
Urban Low Intensity Commercial	Urban Village Center	15
	Neighborhood Commercial	
Urban High Intensity Commercial	Commercial	10
	Regional Center	
	Low Intensity Commercial	

RETAINED TREES

- Post-development life expectancy of greater than 10 years
- Sound and solid trunk
- No major insect or pathological problem
- Individual trees and groupings of trees proposed for retention shall be wind-firm after development.
- Trees greater than 8 inches DBH located within a critical area or shoreline and associated buffers may be credited
- No State or County invasive, nuisance, or species.



REPLACEMENT TREES

- The required minimum size shall be six feet tall for native or other conifer species and two-inch caliper for deciduous or broad-leaf trees.
- Replacement trees must be consistent with a species list.
- Individual species of non-native replacement trees planted shall not exceed 35 percent of the total number of all replacement trees.
- A minimum of 50 percent of the required trees in protected tracts, such as roadway,, recreation , stormwater tracts, and critical area tracts.
- Trees may be planted on a solitary basis or within clusters to form stands or groves.



OTHER

- **Tree Canopy Protection Plan**
Trees must be clearly delineated on a site plan and recorded documents.
- **Tree Protection During Construction** – Protective fencing for tree and root structure.
- **Tree Maintenance**
Replacement trees must be watered and maintained as landscaping.



SAMPLE PROJECTS

Illustration Only

Minder Meadows

- Urban Low Residential (5-9DU/acre)
- 2.99 gross acres (7.4 Density based on gross acre)
- UL requires 20 tree unit credits per gross acre = **60 tree unit credits** would have been required for this subdivision.
- 65-2" caliper Callery Pear planted; 0.5 tree unit credit per tree = **32.5 Tree unit credit equivalent provided (27.5 tree credit deficit).**

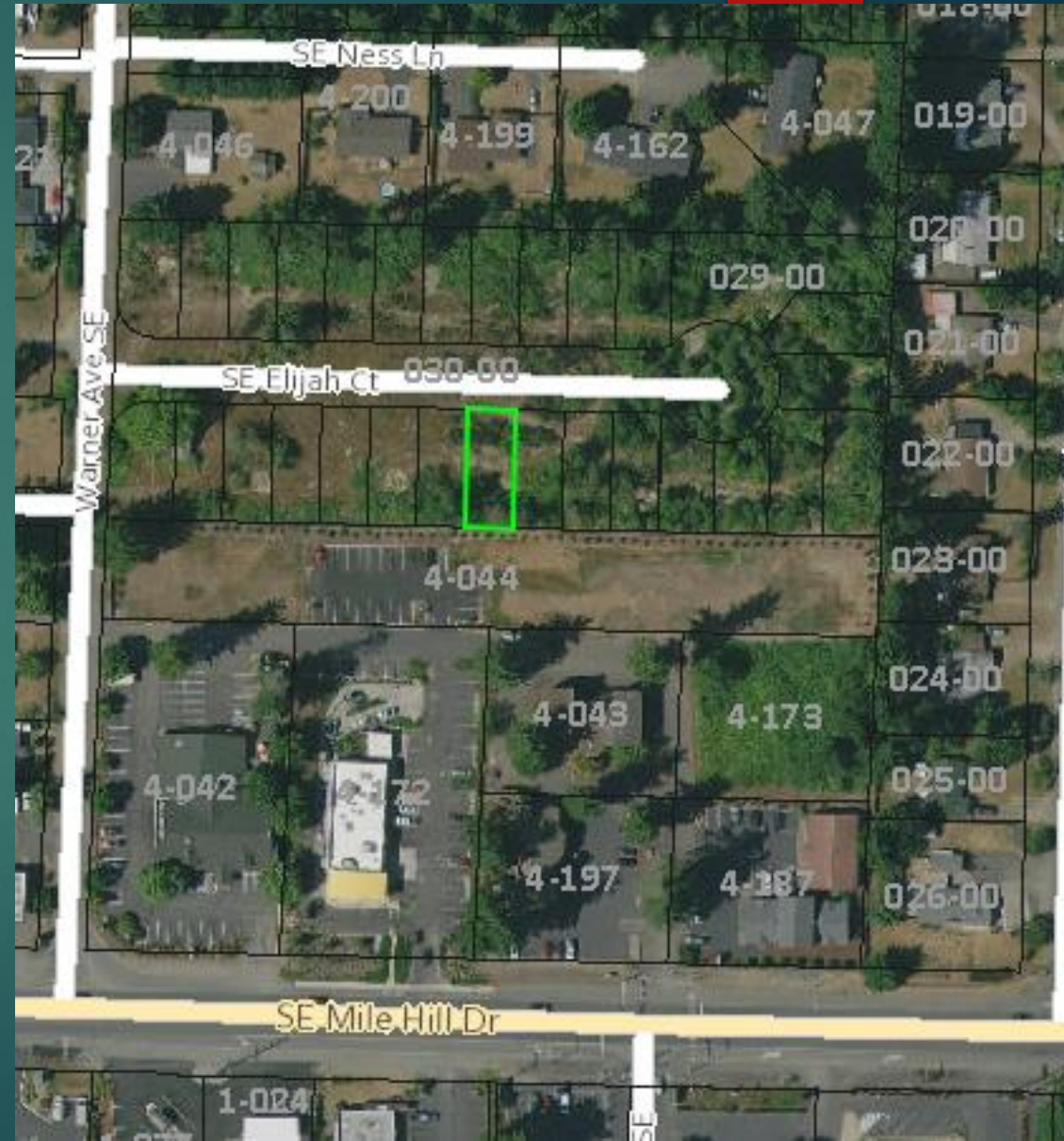


SAMPLE PROJECTS

Illustration Only

Parkside Lane

- Urban Low Residential (5-9 DU/acre)
- 3.64 gross acres
- UL requires 20 tree unit credits per gross acre = **73 tree credits** would have been required for this subdivision.
- Only vegetation proposed that would meet DBH or caliper requirements were 18 Trident Maples and 32 English Hornbean, which would be 0.5 credits each, for a total of only **25 tree credits provided (48 credit deficit).**



MAIN CONSIDERATIONS

- Small lots and those without critical areas will be most affected.
- Flexibility in lot sizes, dimensions and housing types will help but may cause the loss of some lots. How many and is the project still viable?
- How much additional effort will this create and at what additional cost to development?
- Should there be a “tree bank” system as an option? If so, how?
- How will isolated retained trees be protected.



NEXT STEPS

Outreach through adoption in December.

- Revised Draft released (**August 30**)
- Public Workshops (**September**)
- Additional stakeholder discussions (**September/October**)
- Public Hearings – Planning Commission and Board (**October/November**)
- Board adoption (**December**)

MORE INFORMATION?

Kitsap County Comprehensive Plan

compplan@kitsap.gov

(360) 337-5777

[Kcowa.us/compplan](https://kcowa.us/compplan)

