

Tree Removal & Replacement: Major Development

DEVELOPMENT & USE REVIEW

TREE PERMIT REQUIREMENT

A Major Tree Removal & Replacement Permit is required for any trees being removed as part of Major Development Activity, such as:

- Subdivisions or short plats.
- Construction or demolition of single family, multi-family, or commercial buildings.
- Alterations, repairs, enlargements, or additions that add 1,000 square feet or more of impervious surface coverage.

TREE REMOVAL PROHIBITED

Certain trees cannot be removed, even with a permit:

- Exceptional Trees (see definition below) meeting the size threshold listed on page 7-8 of the [Tree Code LFPMC 16.14](#)
 - Trees must also be *viable*, meaning low-risk, in good health, wind firm, suitable for its location, and worthy of long-term retention
- Viable trees in a Tree Conservation Easement.
- Trees in environmentally critical areas that are low-risk or moderate risk, as determined by an ISA-certified arborist with a Tree Risk Assessment Qualification (TRAQ).

DETERMINING TREE TYPES

Significant Tree

- A tree six inches or greater in diameter at breast height ([DBH](#)) or a required replacement Tree of any size – not including dead trees.

Landmark Tree

- A tree that is at least 24 inches in DBH.

Exceptional Tree

- A viable tree, which because of its unique combination of size and species, age, location, and/or health, is worthy of long term retention, as determined by the City's Qualified Arborist.
- To be considered exceptional, a tree must have a diameter at breast height (DBH) that is equal to or greater than the threshold diameters listed in Table 1 on page 7-8 of the [Tree Code](#). See species listed in Table 1.

Table 1: Exceptional Tree Species and Their Threshold Diameters

Species	Threshold Diameter (DBH)
Bigleaf MAPLE – <i>Acer macrophyllum</i>	42 inches
Douglas FIR – <i>Pseudotsuga menziesii</i>	42 inches
Grand FIR – <i>Abies grandis</i>	33 inches
MADRONA – <i>Arbutus menziesii</i>	12 inches
Western HEMLOCK – <i>Tsuga heterophylla</i>	36 inches
Western Red CEDAR – <i>Thuja plicata</i>	42 inches
Western White PINE – <i>Pinus monticola</i>	36 inches

MEASURING TREES

“DBH” is an acronym for tree diameter at breast height which means the diameter of existing trees measured 4.5 feet above the ground line on the high side of the tree.

- For help converting the circumference of tree trunks to diameter, refer to our [tree circumference converter tool](#), or divide the circumference measurement by pi ($\pi = 3.14$).

DETERMINING TREE REPLACEMENT

- An arborist assessment of the lot’s total [canopy coverage](#) (see Table 2 on back) will determine if tree removal causes the lot to fall below its canopy coverage goal.
- When the proposed tree removal is associated with major development activity, the trees may be removed if a tree replacement plan is approved that, at a minimum, brings canopy coverage to the applicable canopy coverage goal.

Note: If tree removal associated with a Major Permit causes canopy to fall below the Canopy Coverage Goal, the applicant must record the tree permit conditions with King County (see Table 2 on the back of this sheet).



Table 2: Canopy Coverage Goal	
Zoning and Lot Size	Canopy Coverage Goal
Single-family lots greater than 15,000 square feet	58%
Single-family lots 10,000 – 15,000 square feet	39%
Single-family lots less than 10,000 square feet	28%
Multifamily	15%
Commercial	15%
Southern Gateway Single Family	15%
Southern Gateway Transition	10%
Southern Gateway Corridor	5%

Questions?

For more information, please contact the Planning Department
aplanner@cityofflp.com
 206-957-2837

Access to Information

Electronic versions of all forms, permits, applications, and codes are available on the Lake Forest Park website:
<http://www.cityofflp.com/>

Paper copies of all of the above are available at City Hall:
 17425 Ballinger Way Northeast, Lake Forest Park, WA 98155
 206-368-5440

DISCLAIMER: The information contained herein is meant to provide general information about tree removal & replacement. This summary is not a substitute for the actual codes or regulations, and does not include information pertaining to other land use and building permit requirements and procedures. Tree permit requirements can and do sometimes change after action by the City Council. Interested parties should always verify current requirements with the City Planning Department.