

Thurston
Healthy Forests

A-25 Forest Lands Conversion Ordinance

Board of County Commissioners

Board Briefing 2

Nov 29, 2023





Overview

1. Community Feedback
2. Proposed Changes
3. Questions
4. Next Steps



Outreach

January 2023 - June 2023

- 68 Interested Parties Participated
- 8 written comments received



Concerned about the cost and time taken for permit review



Larger trees should be prioritized for protection



Development should occur with tree conservation in mind



Concerned about the enforcement on current regulations



Planning Commission Review

August 2, 2022 – Concept Briefing

- 9-0 in favor of concepts

June 7, 2023 – Work Session #2

- Scheduled public hearing

August 16, 2023 – Public Hearing

- No action taken

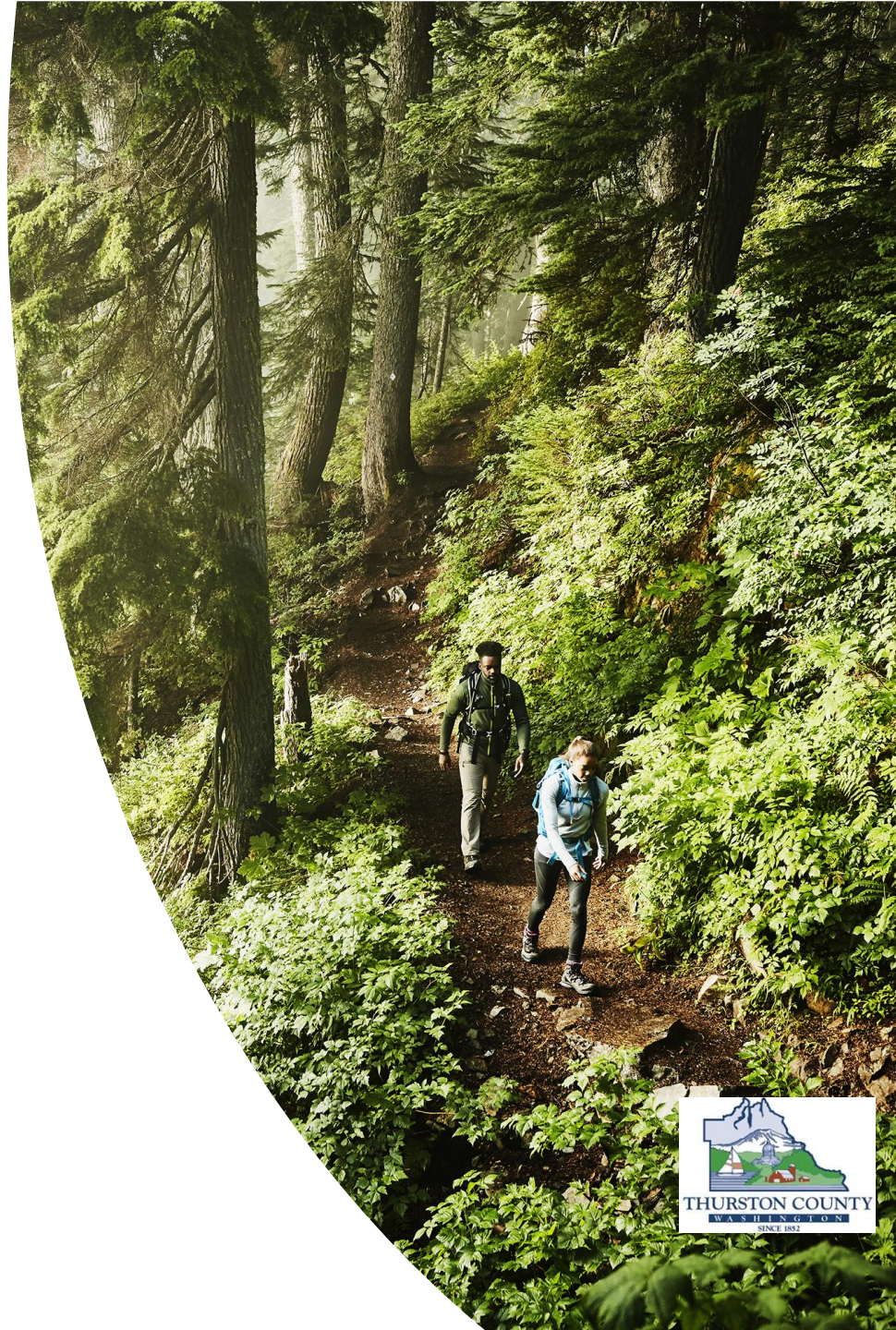
September 20, 2023 – Work Session #3

- Recommendation passed 5-2



Proposed Changes

1. Simplify standards - same for inside / outside UGA
2. Require concurrent development application
3. Incentivize protecting mature trees and stands of trees
4. Require replanting for any protected trees that are removed
5. Provide pathways for commercial harvest, development, and undecided
6. Limit eligibility or moratoriums to single-family homes after 3-years, once DNR permit is closed



Tree Protections

- Minimum Tree Density
 - 100 units per acre
 - Units attributed to classes of trees related to the value
 - Applied as an average over the parcel

Class	Size	Points	Retention Requirement
Seedlings		1	None
Significant	4" - 24"	5	None
Landmark	24" - 40"	30	30%
Heritage	40"+	50	70%



Planning Commission Recommendations

Sept 20, 2023 - Work Session 3

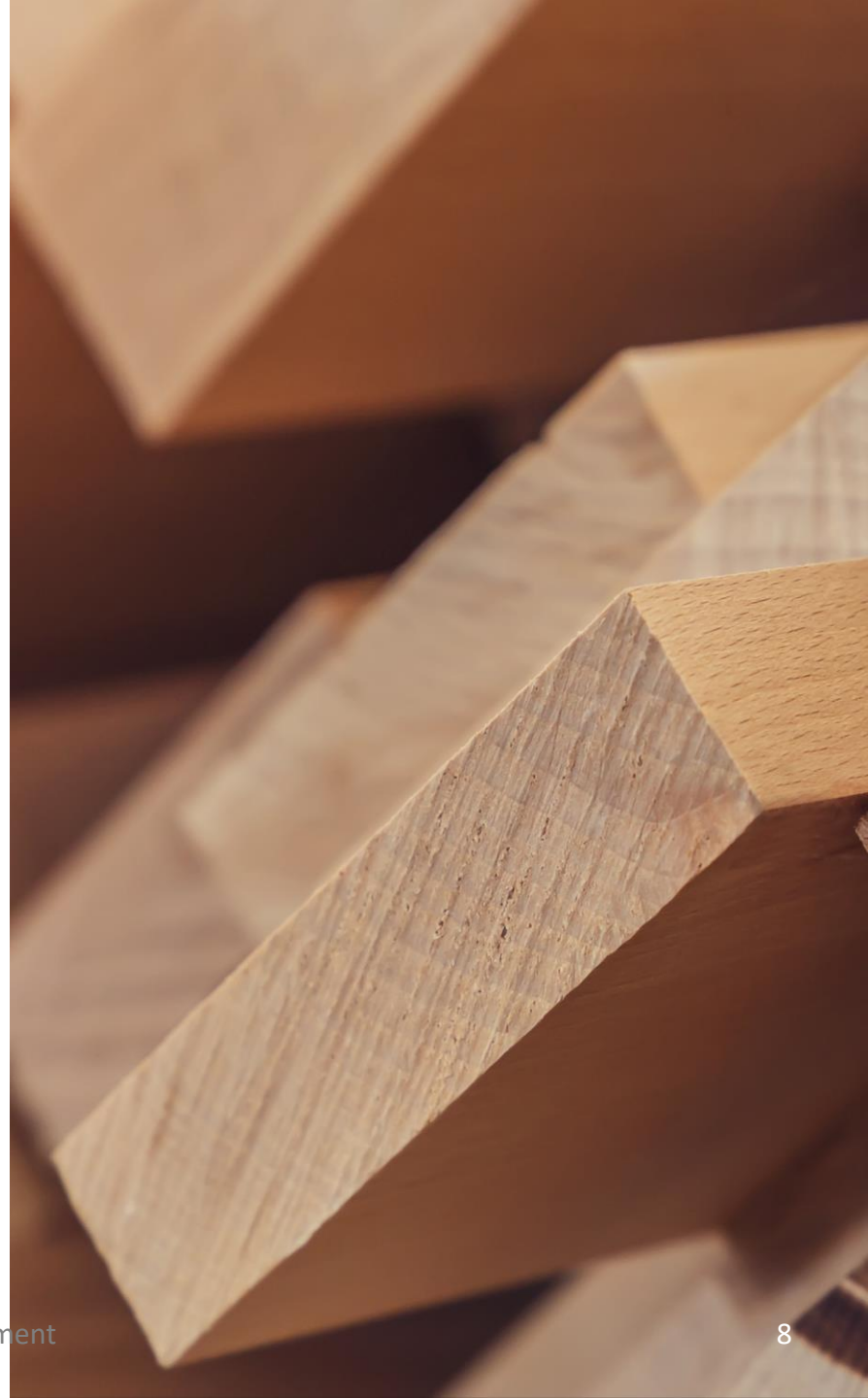
Recommendations

1. Code Changes
 - Recommendation passed 5-2
2. Incentive Based Fee Structure
 - Recommendation passed 6-1

Next Steps

Direct staff:

- Set a public hearing in January
- Schedule a follow-up briefing to continue discussing the proposed changes



Questions or Discussion?

Staff Contact:

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Forest Conversion Regulations

Inside North County UGAs

- Tree removal permits exempt:
 - on developed properties
 - On undeveloped when <5,000 ft² is disturbed
- Concurrent development application
- Tree protections required

Outside North County UGAs

- Tree removal permits exempt for removing <5,000 board feet in 12-month period or on properties <2 acres in size
- No development application required
- No replanting required



Moratorium Releases

- Waiver
 - Single-family home on lots >20 acres
 - Home site limited to 2 acres
 - Harvesting / reforestation complies with State forest practices act
- Administrative Release from Moratorium
 - Single-family home on lots <20 acres
 - Applicant did not attempt to avoid county forest conversion requirements
 - Critical Areas / Shorelines not damaged during harvest or such damage can be restored
- Hearing Examiner Release from Moratorium
 - Non-single-family homes
 - Applicant did not attempt to avoid county forest conversion requirements
 - Critical Areas / Shorelines not damaged during harvest or such damage can be restored

6-year development moratorium applies to any state forest cutting permits or unauthorized clearing





Forest Practices

Class I – Personal Use

- Under 5,000 board feet

Class II and III and Class IV- Special

- Forest Industry
- Harvest and Critical Areas guidelines from DNR
- Protected by Forest Practices Act
- Includes a moratorium for development

Class IV - General – Conversions

- County Adopted first ordinance 1997

