

# 2025 Tree Canopy Monitoring Report

January 1, 2025 – December 31, 2025



**Snohomish County**

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**Snohomish County**

# Executive Summary

The Snohomish County Department of Planning and Development Services (PDS) prepares an annual Tree Canopy Monitoring Report in accordance with Section 30.25.014 of the Snohomish County Code (SCC), as adopted by [Amended Ordinance No. 14-073](#) in 2014. The report evaluates how urban residential developments are maintaining long-term canopy coverage in unincorporated urban areas through preserving or planting tree canopy. The 2025 Tree Canopy Monitoring Report summarizes residential development activity approved between January 1, 2025, and December 31, 2025, and provides cumulative trend data from 2014 through 2025. A total of 60 permit applications were submitted during the 2025 reporting year, the second highest total since reporting began in 2015.

All new urban unincorporated residential developments, except those listed in SCC 30.25.016(1), are required to meet minimum 20-year tree canopy coverage standards based on development type and density. Applicants may satisfy these requirements through the retention of existing trees, planting of new trees, or a combination of both. For every permit application involving new tree plantings, the applicant must calculate what the canopy growth will be in 20 years in order to meet the tree canopy requirements in SCC 30.25.016(3).

In 2025, all 60 approved residential landscape plans met, or exceeded, the minimum 20-year tree canopy coverage requirements set forth in SCC Table 30.25.016(3). Table 1 below shows that 30% of applications exceeded the minimum tree canopy requirement by five percent or more, which is the highest proportion since 2020.

**Table 1. Applications exceeding the minimum canopy coverage required by SCC 30.25.016(3)**

Year	Applications exceeding requirements by 5% or more	As a % of annual applications
2020	13	26%
2021	7	16%
2022	9	18%
2023	10	24%
2024	26	15%
2025	18	30%

Source: Data retrieved from 2020- 2025 Tree Canopy Monitoring reports.

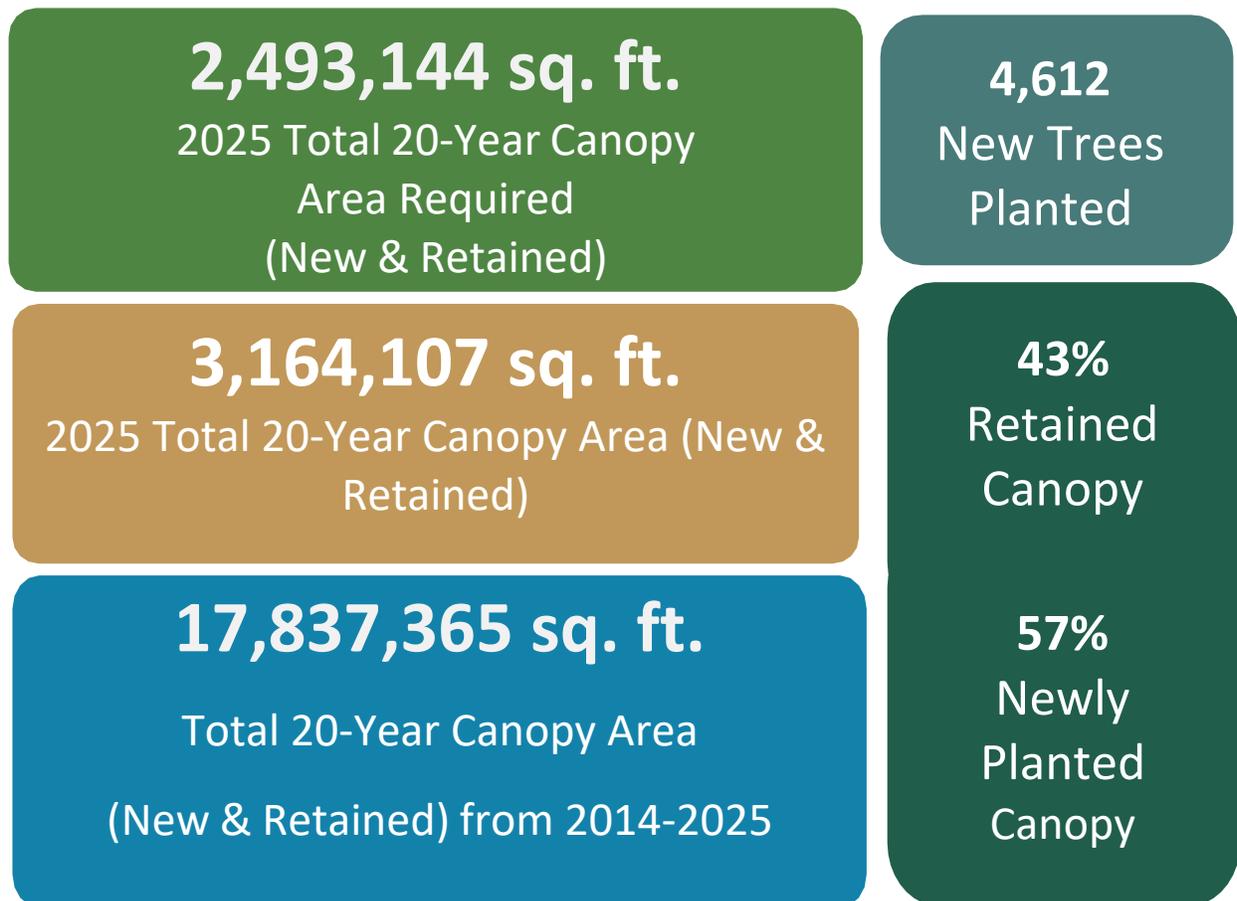
For 2025, 57 percent of projects met their tree canopy requirements by planting new trees, while the remaining 43 percent relied partly or entirely on retaining existing trees. This flexibility allows projects to respond to different site conditions while still contributing to long-term tree canopy coverage.

Recent high-resolution mapping prepared for the County's 2024 Comprehensive Plan indicates that urban unincorporated Snohomish County had at least 38 percent tree canopy coverage in 2020. This

percentage exceeds the County's long-standing goal of maintaining a minimum of 30 percent canopy coverage.

The 2025 report also includes recommendations to improve internal processes related to urban residential tree canopy and to enhance administrative practices that support data accuracy in future reports. Implementing the recommendations from previous reports has strengthened data quality through improvements to the collection methods and the continued expansion of tree species diversity tracking.

### Summary of 2025 Urban Tree Canopy Monitoring Report:



Trends in tree canopy statistics, tree species diversity, trees planted, and application history from previous reports are available on the Snohomish County website at:

<https://snohomishcountywa.gov/2737>.

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# Introduction

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On October 8, 2014, Snohomish County Council adopted Amended [Ordinance No. 14-073](#), which established the requirement for an annual tree canopy monitoring report to assess the effectiveness of the County's tree canopy regulations. These regulations are codified in [Chapter 30.25](#) of the Snohomish County Code (SCC) and require the Department of Planning and Development Services (PDS) to prepare and submit an annual report to the County Council by January 31 of each year. The ordinance modified landscaping requirements for urban residential developments and added the monitoring report provision to evaluate the benefits of these changes over time.

Per SCC 30.25.014, PDS is required to provide data on the following five topics for the applications approved within the reporting period:

## **SCC 30.25.014 Annual report on tree canopy.**

The director shall provide council with an annual report on the implementation of the tree canopy requirements in SCC 30.25.016 by January 31st of every year. The report shall include, at a minimum, the following:

- (1) The number of applications exempted from tree canopy requirements by each of the exemptions in SCC 30.25.016(1).
- (2) The number of applications to which the tree canopy requirements are applied, subtotaled by type of application.
- (3) The number of applications using the Tree Survey method and the number using the Aerial Estimation method for estimating existing tree canopy (applicable when the retention of existing canopy is to be used – in whole or in part – to meet the requirements).
- (4) For each application to which the tree canopy requirements are applied:
  - (a) The tree canopy required by Table 30.25.016(3) prior to any adjustments.
  - (b) Any adjustments to the required tree canopy, the specific type of incentive or other adjustments, and the specific code authority for the adjustment.
  - (c) The required tree canopy after all adjustments are made.
  - (d) The use and effect of applying any other incentives for tree retention.
  - (e) The result of the calculation of existing canopy.
  - (f) The canopy of trees retained.
  - (g) The number of new trees planted.
  - (h) The result of the calculation of 20-year canopy.
- (5) For every allowable type of adjustment, the total number of applications that used it and the total reduction in required tree canopy resulting from it.

# Monitoring Report Methodology

The methodology for urban unincorporated residential tree canopy data collection has evolved since 2015 (Table 2). Early reports (2015–2016) included proposed landscaping plans from development applications that were submitted or approved in the prior year. In 2017, PDS revised the methodology to include only landscape plans associated with residential developments approved within the calendar year (CY), thereby establishing a standardized 12-month reporting period. This approach allows for consistent comparison of tree canopy monitoring results across reporting years.

**Table 2. Tree Canopy Monitoring Report Data Collection Methods 2015-2025.**

Report Year	Data Collection Method
2015 & 2016	Included data for proposed landscaping plans for <i>all</i> residential land use applications within the urban growth area that were either submitted or approved in the prior year.
2017 & 2018	Included only data from landscape plans for <i>approved</i> development activities that were subject to tree canopy regulations in SCC 30.25.016. Data collection timeframes varied and generally included the previous year’s approved landscape plans (but also included more than a 12-month timeframe)
CY 2018 & CY 2019	These reports follow the same methodology as the 2017 and 2018 reports, apart from limiting the timeframe to 12 months. The timeframe for data collection is now a calendar year (CY), and the report titles reflect this change.
2020- 2025	These reports follow the same methodology established by the previous three years. The 2020-2025 reports have removed the calendar year-based title heading for further clarity.

Over time, the data collection methodology for the annual tree canopy monitoring report has changed to incorporate staff recommendations aimed at improving data accuracy, collection, and analysis. Per [SCC 30.25.016\(3\)](#), newly planted trees are required to be comprised of a mix between evergreen and deciduous species, and permit applications therefore contain detailed information on the tree species being proposed for planting. In 2021, PDS staff began to record the diversity of newly planted tree species in the monitoring report.

A list of approved tree species is maintained by the County and is located here: [Tree Canopy Database List](#). Applicants may also propose to plant species not included in this list, if they provide species information with an estimate of its 20-year canopy area. Documenting tree species diversity gives detail into the kind of trees most applicants planted and the distribution of native and non-native trees. These trends are provided in more detail in Appendix 2 of this report.

# Urban Tree Canopy Mapping

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To establish a baseline percentage for tree canopy coverage in the Urban Growth Area (UGA) under the 2014 regulations, the County relied on a high-level GIS analysis of the National Land Cover Data provided by the US Geologic Service (USGS). This analysis was conducted in 2013 using USGS Land Cover Data from 2011. The USGS releases updated land cover data every two to three years.

The 2013 analysis determined that the unincorporated UGAs of Snohomish County contained an estimated 30 percent tree canopy coverage across public and private lands. Ordinance 14-073, which established the urban unincorporated residential tree canopy standards, sought to maintain 30 percent tree canopy coverage within these areas. Although the Snohomish County Code does not require further analysis of USGS Land Cover Data post 2013, the County has continued periodic mapping efforts.

While the monitoring report does not require updated USGS mapping, the reports provide insight into tree types and maturity and help track changes in tree canopy coverage. For the 2020 Tree Canopy Monitoring Report, PDS updated canopy maps for unincorporated urban Snohomish County using USGS and National Oceanic and Atmospheric Administration (NOAA) imagery, analyzed by the County's Surface Water Management (SWM) division. The analysis covered all urban unincorporated areas, although tree canopy regulations apply only to new urban residential development. The report reviewed 2011 USGS, 2016 USGS, and 2015 NOAA/SWM datasets.

These maps rely on NOAA's Coast Change Analysis Program (CCAP) and LiDAR satellite imagery, offering higher-resolution land cover data and more detailed landscape analysis than prior USGS-based reports. The 2020 aerial imagery covers the entire unincorporated [UGA](#), including the [Southwest UGA \(SWUGA\)](#), which is highlighted due to anticipated population growth and development activity.

Periodic mapping updates strengthens the monitoring report by illustrating how tree canopy coverage changes within unincorporated residential growth areas based on tree canopy planted or removed with each permit application.



**Photo 2: Urban residential unincorporated sidewalk and tree canopy. Photo credit PDS Staff.**

## Urban Tree Canopy Subelement & Mapping

The 2024 Snohomish County Growth Management Act Comprehensive Plan (GMACP) Update amended the Natural Environment Element (NE) to include a subelement on urban tree canopy. This subelement includes a goal, objectives, and policies that seek to preserve and restore urban tree canopy equitably across urban unincorporated Snohomish County.

### **GOAL NE 9**

Provide healthy urban forests in urban unincorporated areas to support ecosystem services, public health, economic vitality, increased environmental stability and resiliency, and a better quality of life.

*(2024 Snohomish County GMACP, Natural Environment Element)*

Policies NE 9.A.1 and 9.A.6 support future mapping and tree canopy analysis and direct the County to pursue recognition as an Evergreen Community. Urban Tree Canopy Policy NE 9.A.6 also requires the County to perform periodic tree canopy monitoring and inventory to identify areas for protection and enhancement.

The Urban Tree Canopy implementation initiative advances key recommendations from the Tree Canopy Monitoring Report and supports the 2024 GMACP Update Urban Tree Canopy goals (Objective 9.B and Policies 9.B.1 and 9.B.2) as well as the mapping requirements for the County's National Pollutant Discharge Elimination System (NPDES) municipal separate storm sewer systems (MS4) permit. The initiative modernizes internal processes, improves data accuracy, strengthens permitting and inspection consistency, updates the County's Tree Species List, and lays the groundwork for future code amendments. The Urban Tree Canopy subelement directs Snohomish County to protect and preserve urban tree canopy.

The Urban Tree Canopy subelement Goal NE 9 establishes a no net loss policy for urban tree canopy coverage in urban unincorporated areas while satisfying other Growth Management Act (GMA) goals. Mapping used for the 2024 comprehensive plan update shows that, in 2020, there was at least 38 percent tree canopy coverage in urban unincorporated Snohomish County. Periodic mapping updates to canopy coverage data support the County's ability to better understand how effective current policies are at complying with their original intent and provide improved data for future reports.

Natural Environment Element policies NE 9.A.1 and NE 6.A.1 support periodic mapping to improve future monitoring reports through continuously updated data on tree canopy coverage. Tree canopy mapping data provided by the Washington State Department of Natural Resources (DNR) evaluates tree canopy coverage within the incorporated UGAs only. To better understand tree canopy coverage countywide, PDS has relied on federal and state LiDAR data for urban unincorporated areas. Snohomish County and PDS will continue to pursue the use of updated federal, state, and local data for future tree canopy coverage mapping and analysis.

WA DNR Tree Canopy GIS Data:

<https://data-wadnr.opendata.arcgis.com/>

To learn more about WA DNR Urban and Community Forestry Program:

<https://www.dnr.wa.gov/urbanforestry>



**Photo 3: Right of way planning in urban residential Snohomish County. Photo Credit PDS Staff**

## Tree Canopy Regulations

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Section 30.25.016 SCC establishes tree canopy requirements for new urban unincorporated residential development. These requirements apply to all new residential development applications within unincorporated urban growth areas, except for specific exempt activities. The code requires the retention of significant trees in critical areas, buffers, and required perimeter landscaping, and establishes minimum tree canopy coverage standards that must be met through existing canopy, new plantings, or a combination of both. Developments subject to SCC 30.25.016 must meet minimum 20-year tree canopy coverage requirements based on development type and scale, as set forth in Table 30.25.016(3). Tree canopy coverage is calculated using projected canopy growth at 20 years of maturity, with higher canopy percentages required for low-density single-family development than for multifamily development to balance environmental goals with increased density.

Table 3 presents the applicable tree canopy coverage requirements for new residential development applications.

**Table 3. Tree Canopy Coverage Requirements (SCC 30.25.016(3))**

<b>Type of Development</b>	<b>Required 20-Year Tree Canopy Coverage (gross site area)</b>
<b>Subdivisions for Single Family Residential (10+ lots)</b>	30%
<b>Short Subdivisions for Single Family Residential (4 to 9 lots)</b>	25%
<b>Short Subdivisions for Single Family Residential (&lt; 4 lots)</b>	20%
<b>Single Family Detached Units, Cottage Housing, Townhouse, Multi-family (10+ units)</b>	20%
<b>Single Family Detached Units, Cottage Housing, Townhouse, Multi-family (&lt; 10 units)</b>	15%
<b>Urban Center (residential and mixed-use projects only)</b>	15%

The requirements of Table 3 apply to sites with or without existing tree canopy coverage. The current tree regulation standards apply urban tree canopy requirements to redeveloped sites as well as sites that have been cleared in the past. The current code does not require a one-for-one replacement of significant trees, which means heavily forested lots proposed for residential development may experience a reduction in tree canopy when developed.

The 2014 code was created to protect tree canopy while creating flexibility for developers. Working with input from the Master Builders Association (MBA) of King and Snohomish Counties, PDS staff identified the need for greater protection of tree canopy in urban residential areas. This balance was struck in the development code to address growing housing demands and to comply with GMA goals to incentivize growth in urban areas, reduce sprawl, protect the environment, and support affordable housing. The urban unincorporated residential tree canopy requirements were created in response to this balance of GMA goals and have provided the County with information about canopy coverage trends over time.

Retaining significant trees remains an objective of the current regulations, and developers are incentivized to retain both individual significant trees and stands of significant trees. The tree canopy regulations require that significant trees in critical areas and perimeter landscaping buffers to be retained. The regulations also address species mix, encouraging the planting of native trees to minimize disease and improve survivability. Finally, the regulations promote planting the right

tree in the right place to ensure long-term survivability. The full details of the current tree canopy requirements are available in [SCC 30.25.016](#).



**Photo: Urban unincorporated residential development. Photo Credit PDS Staff**

# Measuring New and Existing Canopy

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Newly planted canopy calculations are measured by estimating the square footage of a tree's canopy at a 20-year maturity (SCC 30.25.016(4)). Snohomish County uses a [Tree Canopy Database](#) of approved landscaping trees to calculate the mature canopy area. Applicants may also submit a report from a qualified landscape designer for trees not included in the Tree Canopy Database.

Existing canopy is measured using either an aerial survey or an on-site tree survey. The aerial estimation method involves obtaining aerial imagery of existing canopy on a landscaping application and measuring overall canopy coverage. The tree survey method measures the average canopy radius for all retained trees and divides that area by the gross site area of the application, as detailed in Table 30.25.016(4) SCC.

## Annual Report on Tree Canopy: Five Requirements

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The assessment of the five reporting requirements, as outlined in SCC 30.25.014 and described in the introduction of this report, is based on a review of approved residential development activities that are subject to the tree canopy regulations in SCC 30.25.016 between January 1, 2015, and December 31, 2025. Each reporting requirement is addressed in the sections that follow.

### Report Requirement #1:

#### Number of Applications Exempt from Requirements

The following activities listed in SCC 30.25.016(1) are exempt from the requirements of SCC 30.25.016:

1. Removal of any hazardous, dead, or diseased trees as necessary to remedy an immediate threat to person or property as determined by a letter from a qualified arborist;
2. Construction of a single family dwelling, duplex, accessory, or non-accessory storage structure on an individual lot created prior to April 21, 2009, or created by a subdivision or short subdivision for which a complete application was submitted prior to April 21, 2009;
3. Construction or maintenance of public or private road network elements, and public or private utilities including utility easements not related to development subject to chapters 30.23A, 30.34A, 30.41G, or 30.42E SCC;
4. Construction or maintenance of public parks and trails when located within an urban residential zone; and
5. Pruning and maintenance of trees.

Currently, PDS does not issue permits for pruning or for the removal of hazardous trees and therefore does not track pruning or hazardous tree removal. PDS is seeking ways to address this potential area for future data collection. Collecting data for the remaining three exempt activities is also challenging because available permit data does not provide a means to track or report on these activities. As a result, no data was collected for these activities in this or any prior reports. The development of a system to collect, monitor, and assess this information would be a significant program effort.

## Report Requirement #2:

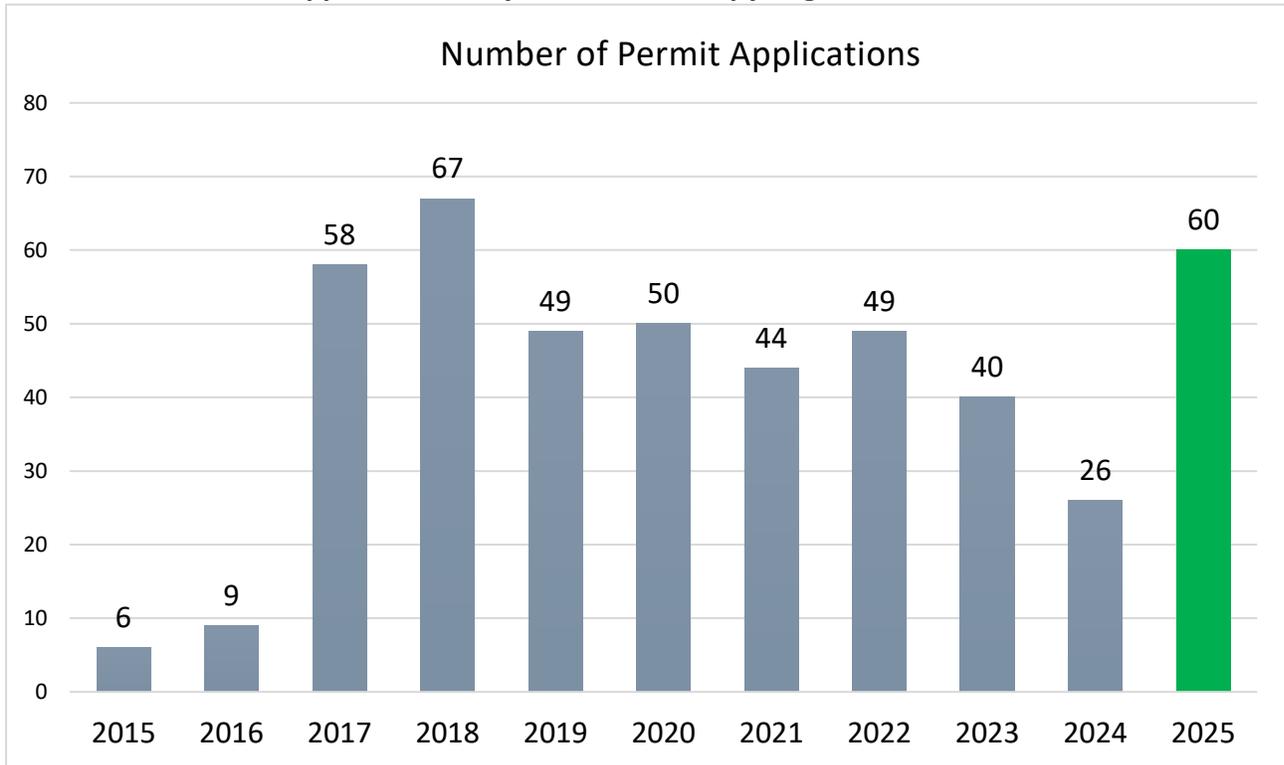
### Number and Type of Applications

The second reporting requirement is to document the number and type of applications submitted each year between January 1 and December 31. Chart 1 shows the overall trends of approved development permit applications that have been subject to tree canopy regulations since 2015. While there appears to be a generally decreasing trend in permit applications and approvals for urban residential development, the 2025 reporting year represents the second highest level of permit application submissions.

Table 4 summarizes the number and type of applications that are subject to the tree canopy requirements in SCC 30.25.016. Townhouse developments were the most frequently recorded development sites for permit applications submitted in 2025. Subdivisions of 10 or more lots were the next highest developments found in the 2025 permit applications submitted. It should be noted that some of the townhouse applications also involved land subdivisions pursuant to SCC 30.41A.205 but were not double counted.

The report relies on the most up-to-date landscaping plan or tree canopy calculation worksheet submitted by the applicant to demonstrate compliance with approved landscaping permit requirements. Permit applications with minor revisions, violations, or multiple phases of canopy documentation were screened for compliance with approved landscaping plans and included in the total development application count shown in Chart 1.

**Chart 1. Total Permit Applications Subject to Tree Canopy Regulations**



Source: AMANDA Enterprise Compliance Management System. January 2, 2026.

**Table 4. Number and Type of Applications (CY 2015 – 2025)**

Application Type	Reporting data 2015 - 2019 *	2020 Report (1/20-12/20)	2021 Report (1/21-12/21)	2022 Report (1/22-12/22)	2023 Report (1/23-12/23)	2024 Report (1/24-12/24)	2025 Report (1/25-12/25)	CY 2015 - 2025 Report Totals
Subdivision (10+ lots)	47	10	9	7	4	1	10	88
Short Subdivision (4 – 9 lots)	36	7	3	9	10	6	6	77
Short Subdivision (< 4 lots)	15	11	5	5	1	2	5	44
Single Family Detached Units (10+ units)	31	4	5	6	2	3	5	56
Single Family Detached Units (<10 units)	20	12	8	5	3	3	5	56
Cottage Housing (10+ units)	1	0	0	0	0	0	0	1
Cottage Housing (< 10 units)	0	0	0	0	0	0	0	0
Townhouse (10+ units)	18	3	8	11	13	8	16	77
Townhouse (<10 units)	5	3	2	3	1	2	5	21
Multiple Family (10+ units)	9	0	1	0	0	0	2	12
Multiple Family (<10 units)	0	0	1	0	3	0	0	4
Urban Center (residential and mixed use only)	7	0	2	3	3	1	6	22
<b>Total</b>	<b>189</b>	<b>50</b>	<b>44</b>	<b>49</b>	<b>40</b>	<b>26</b>	<b>60</b>	<b>458</b>

\*Cumulative application data from 2014 through 2019. Source: AMANDA Enterprise Compliance Management System. January 2, 2026.

## Report Requirement #3:

### Number of Applications Calculating the Retained Existing Tree Canopy

Applicants who propose retaining some or all existing tree canopy on a subject property to meet the minimum tree canopy requirements have two options for calculating canopy coverage: the tree survey method or the aerial estimation method. Under the tree survey method, the average 20-year canopy is calculated for each tree to be retained, whereas under the aerial estimation method, an applicant may calculate the extent of the canopy by using a recent aerial photo.

Table 5 summarizes the number of applications that retained existing tree canopy and the methods used to calculate that canopy. In 2025, 34 permit applications relied entirely on new canopy plantings, while the remaining 26 applications incorporated some level of existing canopy through either partial retention or full retention. Applicants relying solely on new canopy calculate the projected 20-year canopy coverage for each newly planted tree. Table 6 displays the percentage of retained canopy by report year.

For the 2025 reporting period, approved applications used the following methods to document existing canopy:

- Three (3) applications used the tree survey method;
- 23 applications used the aerial estimation method; and
- 34 applications (57 percent) met canopy requirements using only new canopy plantings.

Of the 26 applications that incorporated existing canopy, five relied exclusively on retained trees rather than new plantings. Three applications also reported retaining significant trees.

Table 5 indicates that applicants more frequently use aerial estimation to measure existing canopy. Tree surveys can result in canopy bonuses for retaining significant trees; however, they are more time- and labor-intensive than aerial estimations. To better understand this trend, future outreach to applicants may help clarify the factors influencing their choice of canopy measurement method and the use of incentives.

Because existing canopy is not consistently documented, permit applications often report only the trees that were retained rather than the full extent of canopy present prior to development. This limits the County's ability to determine how much canopy existed at the start of a project and how much was proposed for removal. As a result, the report may underrepresent the total canopy present on these sites and cannot fully characterize changes in canopy coverage over time.

**Table 5. Number of Applications by Method (CY 2019 – 2025)**

<b>Tree Canopy Estimation Method</b>	<b>Reporting data 2015 – 2019.* (1/14 – 12/19)</b>	<b>2020 Report (1/20-12/20)</b>	<b>2021 Report (1/21-12/21)</b>	<b>2022 Report (1/22-12/22)</b>	<b>2023 Report (1/23-12/23)</b>	<b>2024 Report (1/24 – 12/24)</b>	<b>2025 Report (1/25-12/25)</b>	<b>CY 2014-2025 Report Totals</b>
<b>Tree Survey</b>	37	7	4	8	1	1	3	61
<b>Aerial Estimation</b>	52	19	11	15	15	8	23	152
<b>New Canopy Only</b>	100	24	29	26	24	17	34	245
<b>Total</b>	189	50	44	49	40	26	60	458
<b>% of Permits that Retained Canopy Coverage</b>	47%	52%	34%	43%	45%	35%	43%	43%

\*Cumulative number of applications from 2014 to 2019 reports. Source: AMANDA Enterprise Compliance Management System. January 2, 2026.

## Report Requirement #4 and #5:

### Data for Each Application & Number of Adjustments Used

The reporting of data for each application and the number of adjustments used requires additional detailed information about each of the 60 applications approved during this reporting period. The specific data required for each application is enumerated below and is provided in its original form in Appendix 2. For 2025, one application used a bonus they were eligible for based on the retention of 24 significant trees. This compares to zero bonuses used during the 2024 reporting period and only one used in 2023. Developers previously stated that using bonuses can be onerous, which may contribute to the lower use of bonuses over time.

Table 6 focuses on retained canopy, and Table 7 provides an aggregated overview of all the data requirements listed below.

1. The tree canopy required by Table 30.25.016(3) prior to any adjustments.
2. Any adjustments to the required tree canopy, the specific type of incentive or other adjustments, and the specific code authority for the adjustment.
3. The required tree canopy after all adjustments.
4. The use and effect of applying any other incentives for tree retention.
5. The result of the calculation of existing canopy.
6. The canopy of trees retained.
7. The number of new trees planted.
8. The result of the calculation of 20-year canopy.

**Table 6. Retained Tree Canopy Data (2014 –2025)**

Tree Canopy Estimation Method	Reporting data 2015 – 2019. * (1/14-12/19)	2020 Report (1/20-12/20)	2021 Report (1/21-12/21)	2022 Report (1/22-12/22)	2023 Report (1/23-12/23)	2024 Report (1/24-12/24)	2025 Report (1/25-12/25)	Cumulative Retained Canopy (2014- 2025)
Tree Survey (sq. ft.)	460,810	22,418	6,199	32,131	40,889	640	<b>23,731</b>	<b>586,818</b>
Aerial Estimation	3,811,226	1,041,803	370,662	523,339	349,776	249,457	<b>1,078,857</b>	<b>7,425,120</b>
Total Retained Canopy (sq. ft.)	4,059,341	1,064,221	376,861	555,470	390,665	250,097	<b>1,102,588</b>	<b>7,799,243</b>
% of Total Canopy Coverage Retained	47%	51.8%	32.8%	43.4%	45%	60%	<b>35%</b>	<b>45%</b>

\*Cumulative number of applications from 2014 to 2019 reports. Source: AMANDA Enterprise Compliance Management System. January 2, 2026.

**Table 7. Aggregate Data for Approved Applications (2014-2025)**

Reporting Requirement		Reporting data 2015 – 2019. * (1/14 – 12/19)	2020 Report (1/20-12/20)	2021 Report (1/21-12/21)	2022 Report (1/22-12/22)	2023 Report (1/23-12/23)	2024 Report (12/24-1/24)	2025 Report (1/25-12/25)	Total (1/14–12/25)
Number of applications		189	50	44	49	40	26	60	458
Tree canopy required by code (sq. ft.)		7,009,138	1,933,354	1,126,694	1,107,055	689,974	545,551	2,493,144	14,904,910
Existing Canopy Retained	<i>Tree Survey (sq. ft.)</i>	212,623	22,418	6,199	32,131	40,889	640	23,731	338,631
	<i>Aerial Estimation (sq. ft.)</i>	6,113,920	1,041,803	370,662	523,339	349,776	249,457	1,078,857	9,727,814
New Canopy (sq. ft)		4,636,069	984,551	770,738	723,004	497,856	418,385	2,061,519	10,092,122
Total number of trees planted		14,911	2,844	3,306	2,766	1,816	1,592	4,612	31,847
Cumulative 20-year tree canopy calculation (sq. ft.)		8,635,410	2,054,772	1,147,599	1,278,474	888,521	668,482	3,164,107	17,837,365

\* Cumulative number of applications from 2014 to 2019 reports. Source: AMANDA Enterprise Compliance Management System. January 2, 2026.



Photo 5: Street trees. Photo credit PDS Staff.

## Tree Type Diversity

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Although not required by SCC 30.25.014, the data already collected through the tree monitoring process provides an opportunity to track tree type diversity and planting information on landscape plans and tree canopy calculation worksheets in this report. Incorporating this previous recommended reporting practice provides an improved picture of new canopy diversity and how tree canopy may be changing over time. See Appendix 1 of this report for the tree type list.

The approved 2025 landscape plans included 92 unique types of trees for new canopy plantings, representing a range of species and their cultivars, hybrids, and varieties. Table 8 shows the eight most frequently planted trees out of the total 4,612 newly planted trees approved through urban residential permits in 2025. These trees represent 41 percent of all trees planted in 2025.

For additional information about each tree listed here and in Appendix 1, please visit <https://snohomishcountywa.gov/2737> and click the “Tree Canopy Database (PDF)” link. Information about the species, growth type, drought tolerance, estimated 20-year canopy square footage, and other characteristics is included in this document.

**Table 8. Top Eight Trees Planted within Approved Applications**

Scientific Name	Common Name	Native Species	2025 Trees Planted	% of Trees planted in 2025
<i>Magnolia grandiflora</i> 'Edith Bogue'	Edith Bogue Magnolia	No	405	9%
<i>Pseudotsuga menziesii</i>	Douglas Fir	Yes	326	7%
<i>Acer circinatum</i>	Vine Maple	Yes	242	5%
<i>Thuja plicata</i>	Western Red Cedar	Yes	239	5%
<i>Thuja plicata</i> 'Excelsa'	Excelsa Western Red Cedar	No	229	5%
<i>Calocedrus decurrens</i>	Incense Cedar	No	155	3%
<i>Crataegus phaenopyrum</i>	Washington Hawthorne	No	153	3%
<i>Acer griseum</i>	Paperbark Maple	No	147	3%
			<b>1,896</b>	<b>41%</b>

Source: AMANDA Enterprise Compliance Management System. January 2, 2026.

# Report Recommendations

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Since 2014, the Tree Canopy Monitoring Reports have included a recommendations section that outlines recommendations to update administrative processes, regulations, and outreach. Based on those recommendations, PDS staff continue to refine administrative processes to streamline the documentation and review requirements associated with the tree canopy regulations for both applicants and staff. PDS has also explored improvements to the AMANDA permit tracking system to enhance the data collection and compilation processes used for this annual report. This includes assessing whether permit applications used a tree canopy calculation worksheet or a landscaping plan, as well as identifying newly planted tree species that were not previously recorded on the County's tree species list.

The section below summarizes recommendations from previous monitoring reports, describes how the County is addressing those recommendations, and provides additional recommendations for the 2025 Tree Canopy Monitoring Report.

## Current Recommendation Implementation Efforts

### *GIS Mapping and Monitoring Enhancements*

As discussed earlier in this report, regular urban tree canopy mapping provides the County with comparative data to better understand how urban tree canopy coverage can change over time. The County is currently cross-departmentally coordinating by submitting grants and working with the state and local jurisdictions to update our tree canopy mapping.

### *Permitting Process Improvements*

PDS is working to update permitting processes related to the Tree Canopy Monitoring Report. These processes include updating the Tree Canopy Calculation Sheet used by applicants and Permitting staff to fulfil monitoring requirements to simplify calculations, clarify requirements, and overall improve ease of use. PDS is also working to enforce reporting of total existing canopy on urban residential parcels.

### *Staff Training and Enforcement Consistency*

In early efforts to plan for implementation of the Urban Tree Canopy subelement, additional cross departmental coordination has taken place. This coordination between the Department of Conservation and Natural Resources (DCNR) and the Department of Public Works (DPW) has prompted the opportunity for additional staff training in PDS. Additional Inspector training on SCC 30.25.016(7) (tree protection measures taken during clearing or construction) and planting verification training are under consideration. Guidance documents will also be provided to all Permitting staff on canopy requirements to ensure that every Tree Canopy Calculation Sheet is fully completed. Existing training led by Forestry staff in DCNR provides an opportunity for PDS to learn more about planting inspections and tree installations.

### *Tree Species List Update*

PDS has continued to build upon previous report recommendations to document the growing list of tree types being utilized for planting. This data comes from planting information on landscape plans and tree canopy calculation worksheets in this report. Providing an updated list to developers would

help to broaden the available tree species to include in the landscape plan, potentially increase the diversity of trees selected within developments, and more accurately represent the predicted 20-year canopy coverage. PDS plans to coordinate with DCNR staff to update the Tree Species list to ensure “the right tree in the right place,” and better align with tree species lists being utilized and updated in the County. This updated list would incorporate 20-year hardiness zone projections, pest susceptibility, climate impacts, and other issues that may impact tree maintenance and longevity.

### *Applicant Outreach*

As discussed in this report, most applicants utilize the aerial estimation method over the on-the-ground tree survey method to assess tree canopy coverage. Additionally, incentives (SCC 30.25.016(5)) are rarely used for canopy bonuses. PDS staff has identified an opportunity to develop a survey for developers to better understand how tree evaluation methods are being chosen and how incentives could be improved to retain canopy coverage on sites with existing trees.

## **2026 Report Recommendations**

### *Recording Existing Canopy Coverage*

This report recommends that PDS continue to require applicants to fully complete the Tree Canopy Calculation Worksheet. Many applicants submitted worksheets that contain incomplete information, particularly regarding existing canopy coverage and canopy removal. SCC 30.25.016(4) requires applicants to measure the existing tree canopy coverage on a site, and many applicants do not include this information in their permit applications. In cases where applicants used the aerial estimation method, many applicants did not provide the total existing canopy coverage. This limits the ability to report and analyze existing canopy data. Requiring total existing canopy values for each site will support more comprehensive data analysis.

### *Update Monitoring Report Dashboard*

The 2024 Tree Canopy Monitoring report looked back at the previous 10 years of our current canopy regulations. As part of this effort, a Tree Canopy Monitoring Report Dashboard was created using Power BI to better understand trends over time. This report recommends that staff continue to add annual reporting data to the dashboard to track major trends and key findings.

### *Hazardous Trees*

PDS recommended in past reports that information on pruning and the removal of hazardous trees would provide information that strengthens the Monitoring Report. PDS does not issue permits for pruning or for the removal of hazardous trees and therefore does not track pruning or hazardous tree removal. PDS is currently seeking ways to address this potential area for important data collection in the future.

## Conclusion

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In total, 4,612 new tree plantings were approved in 2025 to meet the tree canopy requirements of SCC 30.25.016, which was a sharp increase in the number of permit applications. With a total of 60 applications in 2025, that number exceeds the prior year by approximately 20 percent. Most applicants chose to plant new canopy rather than retain existing canopy on site. The 2025 report also shows a notable increase in the number of different tree species planted as part of the new tree canopy.

During the period covered by this report, 57 percent of permits relied exclusively on new tree canopy. However, approved landscaping plans often include additional trees and vegetation to meet other landscaping requirements, such as parking lot landscaping and street trees. These trees are not always included in canopy calculations, even though they may be eligible if located on the subject property, due to species mix requirements applicable to new canopy coverage trees. For this reason, the actual tree canopy provided by urban residential development is often underreported in the canopy calculations compiled for this report.

Similarly, the retention of existing tree canopy and significant trees is also likely underreported and may be greater than indicated by the canopy calculations. Since tree retention is required within perimeter landscaping and critical areas, tree surveys are not always performed in areas where no land disturbance is proposed.

Overall, five projects met their canopy requirements exclusively through retention of existing canopy, while 34 projects met their requirements entirely through the planting of new trees. The remaining 21 projects used a combination of canopy retention and new plantings to meet the minimum requirements. Five of the 21 relied exclusively on retaining existing tree canopy.

This diversity in how projects meet canopy requirements suggests that the regulations are sufficiently flexible to accommodate varying site conditions within the UGAs. It also indicates that the regulations are resulting in both canopy retention and new canopy creation within urban residential areas, helping to mitigate the inevitable loss of tree canopy associated with development on previously undeveloped urban sites.

# APPENDIX 1

## Tree Types Planted from January 1, 2022, through December 31, 2025.

Scientific Name	Common Name	Native	2021	2022	2023	2024	2025
<i>× Cuprocypris leylandii</i>	Leyland Cypress	No	13	24	0	4	14
<i>Abies amabilis</i>	Silver Fir	Yes	6	0	0	0	0
<i>Abies grandis</i>	Grand Fir	Yes	30	12	25	0	0
<i>Abies lasiocarpa</i>	Sub-alpine Fir	Yes	15	3	0	0	3
<i>Abies procera</i>	Noble Fir	Yes	2	0	0	0	0
<i>Acer campestre</i>	Hedge Maple	No	7	5	0	7	0
<i>Acer circinatum</i>	Vine Maple	Yes	299	210	164	100	242
<i>Acer ginnala</i> 'Flame'	Amur Maple 'Flame'	No	0	0	0	0	14
<i>Acer grandidentatum</i> 'Schmidt'	Bigtooth Maple	No	0	0	0	0	37
<i>Acer griseum</i>	Paperbark Maple	No	75	119	25	103	147
<i>Acer macrophyllum</i>	Big-leaf Maple	Yes	18	0	9	8	71
<i>Acer palmatum</i> 'Katsura'	Katsura Japanese Maple	No	4	0	0	5	0
<i>Acer palmatum</i> 'Osakazuki'	Osakazuki Japanese Maple	No	1	0	0	2	0
<i>Acer palmatum</i> 'Sango-kaku'	Coral Bark Maple	No	0	0	0	0	20
<i>Acer palmatum</i>	Japanese Maples	No	0	0	0	0	5
<i>Acer rubrum</i>	Red Maple	No	9	18	22	85	14
<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	No	60	85	22	85	85
<i>Acer saccharum</i>	Sugar Maple	No	3	7	3	0	0
<i>Acer saccharum</i> 'Green Column'	Green Column Maple/Black Maple	No	0	2	0	0	0
<i>Acer triflorum</i>	Three-flowered Maple	No	0	0	0	0	6
<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred'	Warrenred Pacific Sunset Maple	No	238	105	123	56	52
<i>Acer</i> x <i>freemanii</i> 'Jeffersred'	Autumn Blaze (Freeman's) Maple	No	0	65	18	79	21
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	Yes	34	30	33	6	11
<i>Amelanchier</i> x <i>grandiflora</i>	Serviceberry	No	0	0	0	0	16
<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	No	0	0	0	0	13
<i>Amelanchier</i> x <i>grandiflora</i> 'Princess Diana'	Princess Diana Serviceberry	No	0	0	0	0	11
<i>Arbutus menziesii</i>	Pacific Madrone	Yes	240	0	3	0	1

Scientific Name	Common Name	Native	2021	2022	2023	2024	2025
<i>Arbutus x 'Marina'</i>	Marina Arbutus	No	0	0	0	0	92
<i>Betula papyrifera</i>	Paper Birch	Yes	23	7	0	0	15
<i>Betula utilis</i> var. <i>jacquemontii</i>	Himalayan (Whitebarked) Birch	No	2	4	6	0	0
<i>Callitropsis</i> (see also <i>Chamaecyparis</i> ) <i>nootkatensis</i>	Alaska Yellow Cedar	Yes	60	32	55	42	62
<i>Callitropsis</i> (see also <i>Chamaecyparis</i> ) <i>nootkatensis</i> 'Pendula'	Weeping Alaskan Cedar	No	0	0	0	0	65
<i>Calocedrus decurrens</i>	Incense Cedar	No	130	98	36	54	155
<i>Camelia japonica</i>	Camelia	No	0	0	0	0	3
<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	No	36	6	75	35	18
<i>Carpinus caroliniana</i>	American Hornbeam	No	16	55	7	36	17
<i>Cedrus deodara</i>	Golden Cedar (Deodar Cedar)	No	0	0	0	0	10
<i>Cercidiphyllum japonicum</i>	Katsura Tree	No	43	31	39	2	19
<i>Cercis canadensis</i>	Eastern Redbud	No	0	11	17	5	52
<i>Chamaecyparis obtusa</i>	Hinoki Cypress	No	0	20	28	0	0
<i>Chamaecyparis obtusa</i> 'Aurea'	Golden Hinoki Cypress	No	0	0	0	0	13
<i>Chamaecyparis obtusa</i> 'Gracillis'	Slender Hinoki Cypress	No	40	22	6	27	75
<i>Cornus</i> 'Eddies White Wonder'	Eddie's White Wonder Dogwood	No	0	1	0	0	0
<i>Cornus florida</i>	Flowering dogwood	No	0	0	0	0	4
<i>Cornus kousa</i>	Kousa Dogwood	No	20	42	30	43	68
<i>Cornus kousa</i> 'Satomi'	Satomi Dogwood	No	0	0	0	0	31
<i>Cornus kousa</i> var. <i>chinensis</i>	Chinese Dogwood	No	0	0	0	0	6
<i>Cornus nuttallii</i>	Western Flowering Dogwood	Yes	20	0	12	0	0
<i>Cornus x 'Rutgan'</i>	Stellar Pink Dogwood	No	1	3	0	0	0
<i>Cotinus obovatus</i>	American Smoketree	No	0	0	0	1	0
<i>Crataegus crus-galli</i>	Cockspur Hawthorne	No	0	0	0	0	8
<i>Crataegus phaenopyrum</i>	Washington Hawthorne	No	62	65	21	11	153
<i>Crataegus x lavalii</i>	Lavalle Hawthorne	No	0	0	0	0	85
<i>Fagus sylvatica</i> 'Dawyck Purple'	European Beech	No	2	0	0	0	0
<i>Frangula</i> (see also <i>Rhamnus</i> ) <i>purshiana</i>	Cascara buckthorn	Yes	0	0	0	0	37
<i>Fraxinus americana</i>	Autumn Applause Ash	No	31	0	0	0	0
<i>Fraxinus latifolia</i>	Oregon Ash	No	56	0	5	15	0
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	No	23	23	23	0	33
<i>Fraxinus pennsylvanica</i> 'Urbanite'	Urbanite Ash	No	0	0	0	0	10
<i>Gingko biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	No	7	1	2	5	8

Scientific Name	Common Name	Native	2021	2022	2023	2024	2025
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry	No	4	0	0	0	0
<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	No	60	33	3	3	0
<i>Hedlundia hybrida</i> (see also <i>Sorbus hybrida</i> )	Oak-leaf Mountain Ash	No	0	0	0	0	125
<i>Juniperus chinensis</i> 'Columnaris'	Chinese Blue Column Juniper	No	0	0	0	0	9
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	Yes	7	26	10	0	2
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	No	0	0	0	0	40
<i>Larix occidentalis</i>	Western Larch	No	14	0	8	0	0
<i>Liquidambar styraciflua</i> 'Totundiloba'	Rotundiloba Sweetgum	No	0	0	0	0	4
<i>Liquidambar styraciflua</i>	American Sweet Gum	No	12	5	2	6	20
<i>Liriodendron tulipifera</i>	Tulip Tree (Tulip Poplar)	No	11	16	0	0	0
<i>Magnolia grandiflora</i> 'Edith Bogue'	Edith Bogue Southern Magnolia	No	70	99	125	67	405
<i>Magnolia grandiflora</i> 'Galaxy'	Southern Magnolia 'Galaxy'	No	0	0	0	0	43
<i>Magnolia grandiflora</i> 'Victoria'	Southern Magnolia 'Victoria'	No	0	0	0	0	135
<i>Malus</i> 'Donald Wyman'	Donald Wyman Crabapple	No	0	0	0	0	10
<i>Malus tschonoskii</i>	Tschonoskii Crabapple	No	0	0	0	0	107
<i>Malus x domestica</i> 'Jona Gold'	Jonagold Apple	No	2	2	2	0	11
<i>Malus x 'Lanzam'</i>	Lancelot Crabapple	No	0	0	0	0	10
<i>Malus x 'Prariefire'</i>	Prariefire Crabapple	No	0	7	8	0	15
<i>Myrica californica</i>	Pacific Wax Myrtle	No	102	43	92	27	9
<i>Nyssa sylvatica</i>	Sour Gum	No	4	45	3	34	14
<i>Parrotia persica</i>	Persian Ironwood	No	2	0	0	0	0
<i>Picea omorika</i>	Serbian Spruce	No	0	0	0	0	42
<i>Picea sitchensis</i>	Sitka Spruce	Yes	7	4	4	0	20
<i>Pinus contorta</i>	Shore Pine	Yes	69	175	89	71	45
<i>Pinus flexilis</i>	Limber Pine	No	0	6	0	0	7
<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Vanderwolf's Pine	No	3	35	11	63	50
<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Plane Tree	No	3	0	0	0	0
<i>Populus tremuloides</i>	Quaking Aspen	No	4	40	6	3	61
<i>Prunus x yedoensis</i> 'Akebono'	Akebono Cherry	No	0	0	0	0	80
<i>Prunus avium</i> 'Rainier'	Rainier Cherry	No	2	2	2	0	0
<i>Prunus domestica</i>	European Plum	No	2	2	2	0	0
<i>Prunus</i> 'Frankthrees' (see also <i>Prunus cerasifera</i> 'Mt. St. Helens')	Mt. St. Helens Plum (Purple Cherry Plum)	No	0	0	0	0	27
<i>Prunus persica</i>	Flowering Peach	No	2	2	2	0	1

Scientific Name	Common Name	Native	2021	2022	2023	2024	2025
<i>Prunus sargentii</i>	Sargent Cherry	No	0	0	0	0	4
<i>Prunus sargentii</i> 'Columnarus'	Columnar Sargent Cherry	No	6	6	6	0	0
<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry	No	4	4	5	0	1
<i>Prunus serrulata</i> 'Snow Goose'	Snow Goose Cherry	No	0	0	0	0	6
<i>Prunus serrulate</i> 'Amanogawa'	Amanogawa Cherry	No	0	0	0	0	5
<i>Prunus virginiana</i>	Chokecherry	No	0	7	0	4	0
<i>Prunus x hillieri</i> 'Spire'	Spire Cherry	No	3	11	0	0	28
<i>Pseudotsuga menziesii</i>	Douglas-fir	Yes	301	242	165	123	326
<i>Pyrus calleryana</i>	Pear Tree	No	46	40	0	0	0
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Callery Pear	No	0	0	0	0	63
<i>Pyrus calleryana</i> 'Chanticleer' (see also 'Glen's Form')	Chanticleer Callery Pear	No	0	0	0	0	27
<i>Pyrus calleryana</i> 'Redspire'	Redspire Callery Pear	No	109	63	7	10	2
<i>Quercus coccinea</i>	Scarlet Oak	No	88	5	15	2	0
<i>Quercus rubra</i>	Northern Red Oak	No	0	4	10	0	0
<i>Stewartia pseudocamellia</i>	Stewartia	No	0	0	0	0	4
<i>Styrax japonicus</i>	Japanese Snowbell	No	0	0	0	0	64
<i>Styrax japonicus</i> 'Emerald Pagoda'	Emerald Pagoda Japanese Snowbell	No	1	5	6	13	5
<i>Taxus baccata</i>	English Yew	No	0	0	0	0	6
<i>Taxus baccata</i> 'Stricta'	Irish Yew	No	0	0	0	0	30
<i>Taxus brevifolia</i>	Western Yew	Yes	0	0	0	0	53
<i>Thuja occidentalis</i>	Northern White-cedar	No	0	6	0	0	0
<i>Thuja occidentalis</i> 'Fastigiata'	Columnar American Arborvitae	No	208	210	97	82	145
<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	No	0	0	0	0	32
<i>Thuja plicata</i>	Western Red Cedar	Yes	296	205	152	95	239
<i>Thuja plicata</i> 'Excelsa'	Excelsa Western Red Cedar	No	115	165	57	134	229
<i>Thuja plicata</i> 'Green Giant'	Giant Green Arborvitae	No	37	85	69	49	76
<i>Thuja plicata</i> 'Green Sport'	Tight Squeeze Western Red Cedar	No	0	0	0	0	15
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	No	21	16	0	13	0
<i>Tsuga heterophylla</i>	Western Hemlock	Yes	25	18	23	0	112
<i>Tsuga mertensiana</i>	Mountain Hemlock	Yes	16	22	13	6	2
<i>Zelkova serrata</i> 'Village Green'	Zelkova 'Village Green'	No	24	4	10	15	24
		<b>TOTAL</b>	<b>3,306</b>	<b>2,766</b>	<b>1,813</b>	<b>1,636</b>	<b>4,612</b>

Sources: AMANDA Enterprise Compliance Management System. January 2, 2026 and the Snohomish County PDS [Tree Canopy Database](#).

# APPENDIX 2

## Detailed Information by Application for Approvals from January 1, 2025, through December 31, 2025.

#	Application	Development Type	Tree Canopy Percent Required	Required Tree Canopy Area (sq. ft.)	Gross Site Area (sq. ft.)	Bonuses Applied	Option 1 Total Retained Canopy Area with Bonus (sq. ft.)	Option 2 Total Retained Canopy Area with Bonus (sq. ft.)	Significant Trees Surveyed and Retained	New Canopy Area (sq. ft.)	Number of New Trees Planted	20 Year Canopy Area Proposed (New & Retained) (sq. ft.)	Total Tree Canopy Percent Proposed
1	148th St SW Short Plat	Short Subdivision (4 - 9 lots)	25%	8,496	33,984	0	0	0	0	8,895	29	8,895	26%
2	14907 2nd Ave W Short Plat	Short Subdivision (4 - 9 lots)	25%	9,255	37,020	0	0	5,456	0	3,840	8	9,296	25%
3	14th Place Townhomes	Townhouse (less than 10 units)	15%	3,319	22,128	0	0	3,537	0	1,055	5	4,592	21%
4	150th St SW SFDU	Single Family Detached Units (less than 10 units)	15%	6,535	43,566	0	0	0	0	6,558	18	6,558	15%
5	15200 Ash Way Townhomes	Townhouse (10 or more units)	20%	31,708	158,542	0	0	24,600	4	9,436	37	34,036	21%
6	2815 RW	Townhouse (less than 10 units)	15%	3,060	20,398	0	0	0	0	3,325	20	3,325	16%
7	52nd Ave Estates	Short Subdivision (4 - 9 lots)	25%	8,589	34,355	0	0	3,446	0	5,166	13	8,612	25%

#	Application	Development Type	Tree Canopy Percent Required	Required Tree Canopy Area (sq. ft.)	Gross Site Area (sq. ft.)	Bonuses Applied	Option 1 Total Retained Canopy Area with Bonus (sq. ft.)	Option 2 Total Retained Canopy Area with Bonus (sq. ft.)	Significant Trees Surveyed and Retained	New Canopy Area (sq. ft.)	Number of New Trees Planted	20 Year Canopy Area Proposed (New & Retained) (sq. ft.)	Total Tree Canopy Percent Proposed
8	Aspen Woods ULS (fka Greencity Lynnwood)	Townhouse (10 or more units)	20%	12,662	63,310	0	0	10,039	0	22,820	61	32,859	52%
9	Birch Way TH SP ULS	Townhouse (less than 10 units)	15%	2,259	15,060	0	0	0	0	2,340	20	2,340	16%
10	BKGY Short Plat	Short Subdivision (less than 4 lots)	20%	3,320	16,600	0	3,456	0	0	0	0	3,456	21%
11	Bothell Senior Living	Multi-family (10 or more units)	20%	119,838	599,191	0	0	209,330	0	0	0	209,330	35%
12	Diaz Lynnwood Houses	Single Family Detached Units (less than 10 units)	15%	2,588	17,250	0	0	0	0	4,380	19	4,380	25%
13	Donati TH Urban Center	Urban Center (residential and mixed use only)	15%	15,654	104,363	0	0	0	0	25,760	73	25,760	15%
14	Eastview Village Phase 1	Multi-family (10 or more units)	20%	211,510	1,057,548	0	0	13,029	0	202,105	423	215,134	20%
15	Eastview Village Phase 2	Urban Center (residential and mixed use only)	15%	47,675	317,832	0	0	0	0	48,163	128	48,163	15%
16	Eastview Village Phase 3	Subdivision (10 or more lots)	30%	245,878	819,594	0	0	0	0	272,830	339	272,830	33%

#	Application	Development Type	Tree Canopy Percent Required	Required Tree Canopy Area (sq. ft.)	Gross Site Area (sq. ft.)	Bonuses Applied	Option 1 Total Retained Canopy Area with Bonus (sq. ft.)	Option 2 Total Retained Canopy Area with Bonus (sq. ft.)	Significant Trees Surveyed and Retained	New Canopy Area (sq. ft.)	Number of New Trees Planted	20 Year Canopy Area Proposed (New & Retained) (sq. ft.)	Total Tree Canopy Percent Proposed
17	Eastview Village Phase 4	Single Family Detached Units (10 or more units)	20%	205,945	1,029,725	0	0	175,683	0	221,433	328	397,116	39%
18	Eastview Village Phase 5	Townhouse (10 or more units)	20%	34,980	174,902	0	0	8,166	0	55,585	77	63,751	36%
19	Eastview Village Phase 6	Subdivision (10 or more lots)	30%	283,497	944,989	0	0	74,284	0	210,662	287	284,946	30%
20	Eastview Village Phase 7	Subdivision (10 or more lots)	30%	162,044	540,148	0	0	124,679	0	67,563	143	192,242	36%
21	Eastview Village Phase 8	Townhouse (10 or more units)	20%	34,324	171,619	0	0	0	0	47,842	81	47,842	28%
22	Eastview Village Phase 9	Subdivision (10 or more lots)	30%	76,738	255,793	0	0	0	0	78,530	94	78,530	31%
23	Eastview Village Phase 10	Townhouse (10 or more units)	20%	60,401	302,005	0	0	7,023	0	59,402	124	66,425	22%
24	Eastview Village Phase 11	Subdivision (10 or more lots)	30%	158,627	528,757	0	0	167,340	0	71,807	100	239,147	45%
25	Eastview Village Phase 12	Townhouse (10 or more units)	20%	33,619	168,095	0	0	0	0	64,618	94	64,618	38%
26	Fang PRD Short Plat	Short Subdivision (4 - 9 lots)	25%	15,945	63,780	0	0	13,223	0	4,922	38	18,145	28%
27	Gibson Rd Townhomes ULS	Townhouse (10 or more units)	20%	4,170	20,851	0	0	0	0	4,255	12	4,255	20%

#	Application	Development Type	Tree Canopy Percent Required	Required Tree Canopy Area (sq. ft.)	Gross Site Area (sq. ft.)	Bonuses Applied	Option 1 Total Retained Canopy Area with Bonus (sq. ft.)	Option 2 Total Retained Canopy Area with Bonus (sq. ft.)	Significant Trees Surveyed and Retained	New Canopy Area (sq. ft.)	Number of New Trees Planted	20 Year Canopy Area Proposed (New & Retained) (sq. ft.)	Total Tree Canopy Percent Proposed
28	Glacier Ridge SFDU	Single Family Detached Units (10 or more units)	20%	15,192	75,960	0	0	0	0	15,270	48	15,270	20%
29	Hubbard Lane ULS	Townhouse (10 or more units)	20%	6,407	32,037	0	0	0	0	6,646	28	6,646	21%
30	Lake 110 ULS	Townhouse (10 or more units)	20%	11,027	55,136	0	0	0	0	12,202	48	12,202	22%
31	Larch Way Townhomes ULS	Townhouse (10 or more units)	20%	13,846	69,230	0	0	0	0	13,856	57	13,856	20%
32	Locust Way SP	Short Subdivision (less than 4 lots)	20%	4,633	23,165	0	0	0	0	4,645	14	4,645	20%
33	Lono Development	Townhouse (10 or more units)	20%	12,462	62,310	0	0	12,249	0	12,570	51	24,819	40%
34	Manvar Plat	Subdivision (10 or more lots)	30%	90,626	302,086	0	0	31,125	0	59,556	153	90,681	30%
35	Mason Lane SFDU	Single Family Detached Units (less than 10 units)	15%	3,563	23,750	0	0	0	0	3,888	9	3,888	16%
36	Meadow Road Townhomes	Townhouse (10 or more units)	20%	6,700	33,499	0	0	0	0	29,740	75	29,740	89%
37	Meadowdale Grove TH ULS	Townhouse (10 or more units)	20%	6,400	32,000	0	0	0	0	6,810	23	6,810	21%

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38	Moksha Townhomes	Townhouse (10 or more units)	20%	7,656	38,280	30.25.016 (5)(c) 8,822	17,644	0	24	0	0	17,644	46%
39	MSR Beverly Park SFDU	Single Family Detached Units (less than 10 units)	15%	3,943	26,284	0	0	0	0	4,650	17	4,650	18%
40	MSR Cascadian Way	Single Family Detached Units (less than 10 units)	15%	4,770	31,800	0	0	0	0	4,875	15	4,875	15%
41	MSR Twin Oaks 2	Townhouse (10 or more units)	20%	39,187	195,934	0	0	27,403	0	12,590	71	39,993	20%
42	North Creek Multifamily	Urban Center (residential and mixed use only)	15%	5,483	36,556	0	0	21,950	0	0	0	21,950	60%
43	Nu Homes, Inc./Bacari Homes, Inc. Short Plat	Short Subdivision (less than 4 lots)	20%	7,640	38,200	0	0	1,519	0	6,494	24	8,013	21%
44	Pavel 4th Ave W	Short Subdivision (less than 4 lots)	20%	4,218	21,090	0	0	1,770	0	2,820	8	4,590	22%
45	Rosewood Manor SFDU	Single Family Detached Units (10 or more units)	20%	13,966	69,831	0	0	0	0	13,966	61	13,966	20%

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46	RPI 164th St SW Redevelopment	Urban Center (residential and mixed use only)	15%	10,406	69,375	0	0	0	0	10,430	95	10,430	15%
47	Sheilds Assemblage	Subdivision (10 or more lots)	30%	45,085	150,282	0	0	0	0	45,176	179	45,176	30%
48	Silver Lake Short Plat	Short Subdivision (4 - 9 lots)	25%	4,792	19,166	0	0	0	0	4,878	17	4,878	25%
49	Sokoli SP	Short Subdivision (less than 4 lots)	20%	4,645	23,227	0	0	0	0	4,820	15	4,820	21%
50	Springbrook Lane SFDU/Minor Revision	Single Family Detached Units (10 or more units)	20%	13,166	65,831	0	0	0	0	13,175	48	13,175	21%
51	Steele View	Subdivision (10 or more lots)	30%	109,424	364,747	0	0	93,713	0	15,760	60	109,473	30%
52	Sterling Highlands	Short Subdivision (4 - 9 lots)	25%	13,508	54,030	0	0	0	0	13,620	60	13,620	25%
53	Swift Home Development	Townhouse (less than 10 units)	15%	5,187	34,577	0	2,631	0	3	4,932	18	7,563	22%
54	Tambark North Addition	Single Family Detached Units (10 or more units)	20%	17,502	87,511	0	0	0	0	17,540	70	17,540	20%

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55	The Alder ULS	Urban Center (residential and mixed use only)	15%	20,323	135,484	0	0	0	0	20,813	104	20,813	15%
56	The Pines ULS	Townhouse (10 or more units)	20%	58,258	291,288	0	0	0	0	63,707	224	63,707	22%
57	Velez Cascadian ULS SP	Townhouse (less than 10 units)	15%	11,410	76,064	0	0	43,690	0	0	0	43,690	57%
58	West Woods Estates	Subdivision (10 or more lots)	30%	58,568	195,228	0	0	0	0	58,568	166	58,568	30%
59	Wisteria Park TH ULS	Urban Center (residential and mixed use only)	15%	38,027	253,513	0	0	0	0	55,850	217	55,850	22%
60	Woodchuck Glen	Subdivision (10 or more lots)	30%	22,490	74,966	0	0	5,603	0	18,380	66	23,983	32%
			<b>Total</b>	2,493,144 sq. ft.		1 Application 8,822 sq. ft.	23,731 sq. ft.	1,078,857 sq. ft.	31 Trees	2,061,519 sq. ft.	4,612 Trees	3,164,107 sq. ft.	

Source: AMANDA Enterprise Compliance Management System. January 2, 2026.