



PLANNING COMMISSION MEETING AGENDA
Tuesday, May 15, 2018, 7:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES

- A. Approval of the Minutes from the April 17, 2018 Planning Commission Meeting

 [April 17, 2018 Planning Commission Minutes](#)

IV. MEETING ITEMS

- A. Public Hearing on Urban Tree Program

Details: The City was awarded a grant from the State of Washington Department of Natural Resources (DNR) to develop an Urban Tree Program. The grant period runs until May 31, 2018, and is a 50 percent cost share with the City. The work on the project included: current zoning diagnosis; a public survey, outreach during Camas Days 2017, working with an ad hoc committee of citizens on code drafts, updating the Design Standards Manual with street tree species; and creating outreach materials that will increase the public's knowledge of tree care and the new ordinance. Staff conducted workshops with the Commission on October 17th, December 12th, and March 20th.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Staff recommends that Planning Commission conducts a public hearing, deliberate and forward a recommendation of approval for full adoption of the Urban Tree Program to City Council.

 [Draft Urban Tree Program](#)

[Flow Chart of Street Tree Permit - Draft](#)

[Exhibit 1 Comment from Thomas Kelly](#)

[Exhibit 2 Comment from Paul Dennis](#)

[Exhibit 3 Comment from Olson Engineering](#)

V. MISCELLANEOUS UPDATES

- A. Miscellaneous Updates

VI. NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for Tuesday, June 19, 2018 at 7:00 p.m., in the City Council Chambers.

VII. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call the City Clerk's Office at 360.817.1574.



PLANNING COMMISSION MEETING MINUTES - DRAFT
Tuesday, April 17, 2018, 7:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

Chair Beel called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present: Bryan Beel, Troy Hull, Lloyd Goodlett and Harry (Steve) Karnes

Excused: Tim Hein, Jaima Johnson and Jim Short

Staff Present: Phil Bourquin, Jan Coppola, Lauren Hollenbeck, Sarah Fox, Robert Maul, Alicia Pacheco and David Schultz

Council Liaison: Deanna Rusch

III. MINUTES

- A. Approval of the Minutes from the March 20, 2018 Planning Commission Meeting

 [March 20, 2018 Planning Commission Meeting Minutes](#)

It was moved by Commissioner Hull, seconded by Commissioner Karnes to approve the minutes from the March 20, 2018 Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

- A. Camas High School Senior Project Presentation
Details: Isaac Dizon, Camas High School Senior gave the Commissioners a presentation on Accessory Dwelling Units (ADU's)
Presenter: Phil Bourquin, Community Development Director

 [Accessory Dwelling Unit Presentation](#)

Isaac Dizon reviewed the presentation and responded to inquiries from the Commissioners.

- B. Annual Comprehensive Plan Amendments
Details: Each year in the months leading up to January, the City announces that proposed amendments to the Comprehensive Plan must be received by January 31st. The City received one application during this open review cycle, which will be brought before the Commission in the next few months along with other

staff-sponsored amendments. This workshop provided a primer on the process of comprehensive plan reviews, and an overview of the City's current Comprehensive Plan, Camas 2035.

Presenter: Sarah Fox, Senior Planner

 [Camas 2035 Comprehensive Plan Presentation on 2018 Annual Comprehensive Plan Amendments](#)

Sarah Fox reviewed the comprehensive plan amendment process and the Camas 2035 plan with the Commissioners.

V. MISCELLANEOUS UPDATES

A. Miscellaneous Updates

There were no miscellaneous updates.

VI. NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for Tuesday, May 15, 2018 at 7:00 p.m., in the City Council Chambers.

VII. ADJOURNMENT

Chair Beel adjourned the meeting at 7:30 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call the City Clerk's Office at 360.817.1574.

Camas Urban Tree Program

Draft Code Revisions for Tree Protection & Permitting Citywide

Draft – May 9, 2018

Contributing City Staff: Sarah Fox; Anita Ashton; James Carothers; Bob Cunningham; Denis Ryan; Jeff Englund; Jerry Acheson; Jim Gant; Lauren Hollenbeck; Phil Bourquin; Randy Miller; Robert Maul and Tami Strunk.

Urban Tree Program Ad Hoc Committee: Bonnie Carter (City Council); Charles Ray (City of Vancouver Forester); Damon Webster (Mackay & Sposito); Hunter Decker (Clark County Parks); Lynn Johnston (Johnston Dairy); Patty Barnard (Citizen); Troy Hull (Planning Commissioner); and Cassi Marshall (Camas Parks Commission).

Consultants: Dorothy Abeyta, Ruth Williams, Tina McKeand, Ian Lefcourte, Ian Scott --- all of Davey Resource Group



This project is funded in part through a grant from Washington Department of Natural Resources.



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Executive Summary

After a review of all the relevant current codes and policies, the recommended code revisions will accomplish the following towards a comprehensive urban tree program.

1. Make progress toward achieving the goals of the comprehensive plan, in particular, *"To protect Camas' native landscape and mature tree cover."* Goal NE 4
2. Define a street tree.
3. Define the process of street tree removal and replacement.
4. Provide for consistent penalties for illegal removal of park and public trees.
5. Clarify process for protection of tree canopy with new developments.
6. Create alignment from one code chapter to another.

Background

The goals and policies of Camas 2035 are intended to guide our future efforts to close the gaps between where we are as a community today and where we would like to be in the next twenty years.

Current development standards require an investment in street trees, as new lots must plant a street tree and commercial developments must include new trees to shade paved areas. However, there are no standards in place to protect that investment. The city does not have a street tree removal permit, nor does the city require replanting of street trees once they are removed. The city does not have a program to compensate for the loss of tree canopy cover, nor a program to educate the public on tree management.

The Camas 2035 Comprehensive Plan was adopted in June 2016. It describes specific goals and policies related to urban forest canopy, parks, and community education. Several of the goals and policies are not currently supported by regulations in Camas' existing municipal code.

For these reasons, the city applied and was awarded a grant from the Department of Natural Resources to develop an Urban Tree Program (Agreement #IAA 16-338). The grant period runs until May 31, 2018, and is a 50% cost share with the City.

An initial work plan for the Urban Tree Program included the following work: current zoning diagnosis; review of the Camas 2035 comprehensive plan to ensure the proposed codes will be consistent; drafting a tree ordinance, including graphics; updating the Design Standards Manual (or creating a Tree Manual); and creating outreach materials. The outreach materials will increase the public's knowledge of tree care and the new ordinance.

In support of this project, the city contracted with Davey Resource Group. Along with reviewing current codes and the vision within Camas 2035, Davey Resource Group and Staff interviewed key urban forest stakeholders on March 23, 2017. The feedback from these interviews was used to develop a community survey to understand public awareness and opinions about trees in Camas. Over 250 community members provided feedback through an online survey that was available March 30 through May 12, 2017. The online survey collected qualitative information about public perception of tree protection, tree species preferences, and about the concept of street tree removal permitting.

Davey Resource Group reviewed relevant municipal code, the comprehensive plan, survey results, and stakeholder input to provide code revision recommendations. Staff brought those revisions to the Urban Tree Program Ad Hoc Committee to discuss and receive feedback. We also held several workshops with Planning Commission and City Council to better refine the proposal.

Community Vision

The Camas 2035 Comprehensive Plan (2016) provides guidance for trees, landscaping, and development. Specific goals and policies include:

Goal LU-4: Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors.

LU-4.1: Maintain development regulations that encourage the preservation of trees and natural areas, including the use of density bonuses to protect sensitive areas and encourage tree replacement.

LU-4.2: Support the purchase by the City, or the dedication and preservation by private owners, of open space and encourage careful consideration and integration of the natural environment in any planning activity to perpetuate the park-like setting of Camas.

LU-4.3: Encourage regional trail connectivity and increased access throughout the City to support multi-modal transportation and physical activity.

LU-4.4: Development on the edges of the City adjacent to unincorporated land in agricultural use or in a forested or natural state should consider those adjacent uses and, where appropriate, provide buffers.

Goal NE 4: To protect Camas' native landscape and mature tree cover.

NE-4.1: Encourage the use of native plants in residential, commercial, and industrial landscapes in order to increase the implementation of low-impact site design.

NE-4.2: Prioritize management to eradicate aggressive non-native vegetation species.

NE-4.3: Analyze the tree canopy citywide and create a plan to encourage retention of significant tree cover.

NE-4.4: Develop a program to compensate for the loss of tree canopy coverage, when retention of mature trees within development sites is impractical.

NE-4.5: Develop a program of community education regarding healthy tree management and support the management of urban forest areas.

Attachment "A"

Notes regarding code amendments: Both of the attachments are intended to reflect identical code amendment proposals.

Attachment "A"

- Recommended amendments are shown as if final within the specific sections of code without any underlines or strikeouts. Please check online for the **entirety** of the chapters of [Camas Municipal Code](#) (CMC) that are being proposed for modification. If a section of CMC is not included, then no amendments to that section are intended.

Attachment "B" Red-lined version

- Recommended additions are shown in underlined text.
- Recommended deletions are shown ~~struck through~~.

Street Tree Removal

In Camas, street tree pruning and removal is generally at the discretion of the adjacent property owner. This means that when street trees are removed, the city has no enforcement power to require replacement. Over the years, the city has received an increasing number of inquiries about street tree removal permitting, as it is a common requirement in other communities. Typically street tree removal permits are a mechanism to require replacement and to monitor the city's tree infrastructure.

Recommended changes to implement this permit process would primarily be within Chapter 12.04 at Sidewalk Maintenance. The chapter would be re-titled as "Sidewalk and Street Tree Maintenance". Only the following sections were proposed to be amended: 12.04.010; and 12.04.025 (new).

Chapter 12.04 - Sidewalk and Street Tree Maintenance

12.04.010 – Definitions. For the purposes of this chapter:

- A. All property having a frontage on the edge of the right-of-way of any street shall be deemed to be "abutting property" and such property shall be chargeable as provided for by this chapter for all costs or maintenance, repairs or renewal of any form of sidewalk or landscaping improvement between the right-of-way lying in front of and adjacent to the property.
- B. "Sidewalk" shall be taken to include any street improvement included in the space between the property line and the improved roadway.
- C. A "street tree" is any tree located in the planter strip of the right of way, unless designated in another location as noted on the face of a plat, or other approved development plan. The planter strip is typically located between the curb and the sidewalk.

12.04.025 – Street Tree Permit Required for Removal

1. Persons seeking to remove street trees from the right of way, shall first obtain a permit from the city.

1. An application for such permit may be required to include the following information relating to the proposed removal of the tree: location; species and size; proposed schedule of removal; and photos of tree.

2. The city may collect a fee for tree permits and the amount will be set forth in the city's fee schedule.

3. Tree topping is prohibited and is considered to be a form of removal. Topping is the cutting of tree branches to stubs or to lateral branches that are not large enough to assume the terminal role, and contribute to a future hazardous condition or death of the tree.

4. Tree replacement may be a condition of tree removal permitting. If required, the tree must be replaced by the adjacent property owner or their agent within six (6) months of removal. The replacement tree may be in an alternative location than in the planter strip of the right-of-way as long the alternative location is approved by the city.

2. Street Tree Permit Exemptions.

1. When pruning or removal is performed by municipal crews and is necessary to maintain clearance for public rights of way.

2. Hazardous trees determined to pose an imminent threat or danger to public health or safety, or to public or private property, may be removed prior to receiving written permit approval from the city; provided, that city staff or an arborist documents the hazard with photos. The landowner must submit proof of hazard to the city within fourteen days.

3. Enforcement and penalties.

1. A person who fails to comply with the requirements of the tree permit, who removes a street tree without obtaining a permit, or fails to comply with a stop work order issued under this section may also be subject to a civil infraction as set forth in the city's fee schedule.

2. Each day that a violation of the requirements of this chapter continues may constitute a separate infraction. In addition, each unlawfully destroyed tree may constitute a separate infraction. Any person who aids or abets in the violation shall be considered to have committed a violation for purposes of the civil penalty.

Trees in Parks

The following amendments are an effort to provide consistency with the fines and penalties when trees are removed without permission from the City's opens spaces and parks.

Chapter 12.32 - Park Rules and Regulations

12.32.030 - Destruction of Plant Life and Natural Surroundings

No person shall in any park without prior written authorization from the city:

- A. Cut, break, injure, destroy, take or remove any tree, shrub, timber, plant or natural object in any park.
- B. Remove any earth, boulders, gravel or sand.

12.32.220 - Penalty

A. It is a misdemeanor punishable by a fine of one thousand dollars and/or ninety days incarceration in the county jail to commit any act made unlawful under Camas Municipal Code Sections 12.32.020, 12.32.130, 12.32.140, 12.32.145A, 12.32.145B, and 12.32.150.

B. It is a misdemeanor punishable by a fine as described in the city fee schedule and/or ninety days incarceration in the county jail to commit any act made unlawful under Camas Municipal Code Section 12.32.030.

C. All other violations of any provision of this chapter are deemed a non-traffic infraction for which a notice of infraction may be issued. Any person found to have committed an infraction under this chapter shall be assessed a monetary penalty not to exceed two hundred fifty dollars

D. Restoration. Violators of Section 12.32.030 shall be responsible for restoring unlawfully damaged areas in conformance with a plan approved by the City, which provides for repair of any environmental and property damage, and restoration of the site; and which results in a site condition that, to the extent practical, equals the site conditions that would have existed in the absence of the violation(s). Restoration costs will be based on the city appraised value of unapproved trees removed using the most current edition of Guide for Plant Appraisal (International Society of Arboriculture Council of Tree and Landscape Appraisers). The amount of appraisal costs that exceed the approved restoration plan costs will be paid into the city's Tree Fund.

Trees in Critical areas

The following amendments are an effort to provide consistency with the fines and penalties when trees are removed without permission from the city's open spaces that also have steep, hazardous slopes or other critical areas as defined within CMC Title 16 Environment.

Amendments are proposed to Subsections "C.1.e", "C.2.d.", "C.3" and "D".

Chapter 16.51 General provisions for Critical Areas

16.51.200 - Unauthorized critical area alterations and enforcement.

C. Minimum Performance Standards for Restoration.

1. For alterations to critical aquifer recharge areas and frequently flooded areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that if the violator can demonstrate that greater functional and habitat values can be obtained, these standards may be modified:

- a. The historic structural and functional values shall be restored, including water quality and habitat functions;
- b. The historic soil types and configuration shall be replicated;
- c. The critical area and management zones shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities; and
- d. The historic functions and values should be replicated at the location of the alteration.
- e. Annual monitoring reports shall be sent to the planning division regarding the success of the required mitigation for a period of five years following the installation of the mitigation. Corrective measures shall be taken if monitoring indicates that the performance standards are not being met.

2. For alterations to frequently flooded and geological hazardous areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that, if the violator can demonstrate that greater safety can be obtained, these standards may be modified:

- a. The hazard shall be reduced to a level equal to, or less than, the predevelopment hazard;
- b. Any risk of personal injury resulting from the alteration shall be eliminated or minimized; and
- c. The hazard area and management zones shall be replanted with native vegetation sufficient to minimize the hazard.
- d. Annual monitoring reports regarding the success of the required mitigation for a period of five years following the installation of the mitigation shall be sent to the planning division. Corrective measures shall be taken if monitoring indicates that the performance standards are not being met.

3. For unauthorized tree removal within any critical area and associated buffer area, the violator will be subject to a fine established in the city's fee schedule and must plant new trees at a ratio of two replacement trees for each tree felled within one year in accordance with an approved plan.

D. Enforcement.

1. Any person, firm, or corporation who knowingly violates or fails to comply with any term or provision of this chapter shall be deemed to have committed a misdemeanor, and if found guilty shall be subject to a fine as set forth in the city's fee schedule, or imprisonment (not to exceed 90 days), or both. Each day shall be a separate offence.

2. As an additional concurrent penalty, it shall be a civil infraction for a person, firm, or corporation to violate or fail to comply with any term or provision of this chapter. A person, firm, or corporation found to have committed a civil infraction shall be assessed a monetary penalty as adopted with the city's fee schedule.

Trees & Development

At the past two workshops before Planning Commission in December 2017 and March 2018, we discussed how to preserve mature trees during the development of properties. The focus of the discussion was on CMC Section 18.31.050-Tree Retention, with the subjective phrase "*To the extent practical, existing healthy significant trees shall be retained*". The recommendations after studying examples from other jurisdictions was to model the city's tree retention regulations after those implemented in the City of Olympia.

The adoption of a new program for retaining trees must include repealing **Chapter 18.31 Sensitive Areas and Open Space**. This chapter of code contains regulations for trees within critical areas, which are also repetitively provided within CMC Title 16 Environment. Chapter 18.31 regulates trees in areas that are unencumbered, or otherwise prime developable areas, which is the focus of this section of code changes. The first part of this section of the report will discuss what amendments must occur if Chapter 18.31 is repealed. Then it will propose new language within Chapter 18.13 Landscaping to incorporate tree retention provisions modeled after the City of Olympia.

Repeal of Chapter 18.31 Sensitive Areas and Open Space

The following is a list of the sections of code that would need to be amended if Chapter 18.31 were to be repealed:

Title 17 Land Development

17.09.030 - Preliminary short plat approval.

(B)(5)(p) A survey of existing significant trees as required under CMC Section 18.13.045;

17.11.030 - Preliminary subdivision plat approval.

(B)(5) A survey of existing significant trees as required under CMC Section 18.13.045;

17.15.030 - Preliminary binding site plan (BSP) approval.

(B)(4) A survey of existing trees as required under CMC Section 18.13.045;

17.19.030 - Tract, block and lot standards.

(A)(2) Vegetation. In addition to meeting the requirements of CMC Section 18.13.045; every reasonable effort shall be made to preserve existing significant trees and vegetation, and integrate them into the land use design.

Chapter 18.03 – Definitions

18.03.030 – Definitions for Land Uses

Vision Clearance Hazard – an object that interferes with vision near intersections of roadways and motor vehicle access points where a clear field of vision is required for traffic safety and to maintain adequate sight distance. See also “Vision clearance area” design provisions at Section 18.17.030.

18.03.040 – Environmental definitions.

“Significant trees” means evergreen trees eight inches **DBH**, and deciduous trees, twelve inches **DBH**.

“Critical root zone” is the area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.

“Tree protection zone” is an arborist-defined area surrounding the trunk intended to protect roots and soil within the critical root zone and beyond, to ensure future tree health and stability. Tree protection zones may be calculated based on multiplying the tree’s **DBH** by a factor of 12 depending on the tree’s species and tolerance of root disturbance.

“Diameter at Breast Height” (**DBH**) means the diameter of the tree measured at 4’6” above soil grade.

Chapter 18.09 – Density and Dimensions

18.09.060 - Density transfers.

- D. Where a tract under "C" above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility in lot sizes, lot width, or depth, or setback standards. In no case shall the maximum density of the overall site be exceeded. The city may, also provide the landowner with:
1. A credit against park and open space impact fees per Chapter 3.88; or
 2. Cash from the parks and open space impact fee fund or other public fund.

Chapter 18.13 Landscaping

18.13.010 Purpose

18.13.020 Scope

18.13.025 Exemptions

18.13.030 Expansion (no amendments proposed)

18.13.040 Procedure for Landscape, Tree and Vegetation Plans

18.13.045 Tree Survey

18.13.050 Standards for Landscape, Tree and Vegetation Plans

18.13.051 Tree Density Requirement

18.13.052 Tree and Native Vegetation Preservation

18.13.053 Native Vegetation Management Plan

18.13.055 Landscape buffering standards (no amendments proposed)

18.13.060 Parking areas

18.13.070 Assurance device (no amendments proposed)

18.13.010 - Purpose.

A. To establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of paved areas, provide for shade, and minimize erosion; and

B. To implement the city's comprehensive plan goals which include preserving natural beauty in the city, and protecting Camas' native landscape and mature tree cover.

18.13.020 Scope.

A. Unless otherwise exempted, the standards of this chapter shall apply to any site to be developed. All applicable development activities shall be required to prepare a landscape plan and shall be required to meet the minimum tree density herein created.

B. The standards of this chapter shall apply to the following:

1. Commercial, industrial, governmental uses, and land divisions;
2. Redevelopment including change of use when Site Plan Review is applicable (refer to Chapter 18.18 Site Plan Review);
3. Parking lots with greater than four spaces;
4. Development that is subject to Design Review (refer to Chapter 18.19 Design Review);
5. Undeveloped property converting to an allowed use in the zone (e.g. infill lots); and
6. Conditional uses. The standards for landscaping will be the same as the landscaping standards in commercial zones if conditional use will occur in a residential zone.

18.13.025 - Exemptions

The following activities are exempt from submittal of a Landscape Tree and Vegetation Plan:

- A. Commercial Nurseries. Removal of trees and vegetation which are being grown to be sold as landscape trees.
- B. Forest Practices Permit. Removal of trees as allowed with a forest practices permit issued by the Washington State Department of Natural Resources.
- C. Developed Residential Lots. Removal of trees on lots which: (1) are less than 24,000 square feet with an existing residential unit; (2) which cannot be further divided in accordance with the underlying zoning district; and (3) trees to be removed are not within shoreline areas or critical areas.
- D. Undeveloped property. Removal of up to 6 trees per acre, up to a total of 6 trees within any 12 consecutive month period when: (1) the property is intended to remain undeveloped for a period of six years and such intent is recorded in a covenant; (2) if the minimum required tree density is maintained; and (3) the trees to be removed are not within shoreline areas or critical areas. Removal of trees on parcels of less than one acre in size shall be limited in proportion to six trees per acre (e.g. a half acre parcel can remove 3 trees).
- E. Downtown commercial zone. Downtown commercial zone properties must include properly spaced street trees, and other landscape screening in accordance with downtown design review standards, but are not required to meet tree density minimums.
- F. Minor development. A Landscape, Tree and Vegetation plan is not required for any site disturbance less than 500 square feet and where no tree will be removed or adjacent tree(s) impacted.

18.13.040 – Procedure for Landscape, Tree and Vegetation Plans.

- A. Applicants shall submit a detailed Landscape, Tree and Vegetation Plan with building and site improvement plans. Included in the plans (at a minimum) shall be type, size, and location of plants and materials.
- B. A tree survey must be included for any applicable development proposing to remove trees. A tree survey is not required for areas proposed to be retained as undeveloped open space. For those retained open space areas, a Vegetation Management Plan is required. Refer to Section 18.13.053 Native Vegetation Management Plan.

18.13.045 – Tree Survey

- A. The applicant must submit a tree survey that is prepared by a certified arborist or professional forester.
- B. A tree survey must contain the following:
 - 1. Inventory.
 - a. Map of the site, with tree locations numbered
 - b. Include all significant trees that will be impacted by the proposed development, which may include trees off-site if canopies overhang the subject property. Open space tracts to be set aside for conservation purposes do not need to be included in survey.

- c. Provide the common and scientific name of inventoried trees.
- 2. Assessment.
 - a. Size. Measure and provide the diameter at breast height (DBH).
 - b. Tree protection zone. (Refer to CMC 18.03.050 Environmental Definitions)
 - c. Tree health. An overall assessment of the trees structural stability and failure potential based on specific structural features (e.g. decay, conks, co-dominate trunks, abnormal lean) and rated as good, fair or poor.
 - d. Recommendation for preservation or removal. The recommendation will consider proposed grading, trenching, paving, fencing and other construction plans.
 - e. If hazardous, then an evaluation of hazardous trees will include a numerical value of hazard based on the following: failure potential; size of part most likely to fail; and distance to target (e.g. new residence).

18.13.050 – Standards for Landscape, Tree and Vegetation Plans.

Note: No changes proposed to Subsections A, F, H, I, J, K or L.

A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.

B. Landscaping and trees shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.

C. Landscape, Tree and Vegetation Plan must include a combination of trees, shrubs, and ground cover to achieve the purposes of this chapter.

1. Required landscaping shall be comprised of a minimum of sixty (60) percent native vegetation, or drought-tolerant vegetation, and fifty (50) percent evergreen.
2. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.
3. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.

D. Street trees will be required as part of the frontage improvements. Species, size and spacing of the trees must be consistent with the Design Standards Manual. Unless otherwise specified, trees must be spaced a minimum of 30-feet apart. Substitute varieties are subject to approval by the City of Camas.

E. Proposed vegetation cannot be an invasive species as listed within the most current edition of the Clark County Noxious Weed List (e.g. English Ivy cultivars).

F. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).

G. Ground cover, defined as living material and not including bark chips or other mulch, shall be from containers of one gallon or larger. Plants shall be planted and spaced in a triangular pattern which will result in eighty (80) percent cover in three (3) years. Lawn is prohibited as ground cover unless approved for stormwater conveyance. Grass species, if used as ground cover, shall be native or drought-tolerant, and appropriate for the use of the area.

H. Appropriate measures shall be taken, e.g., installation of irrigation system, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

J. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

K. Vision clearance hazards shall be prohibited.

L. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

18.13.051 Minimum Tree Density Requirement.

A. Tree Density. A minimum tree density per net acre is required and must be incorporated within the overall landscape plan. The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 18.13.052. Required street trees may not be counted toward the minimum tree density requirement.

18.13. 051 Table 1: Required Tree Density

Proposed Activity	Required Minimum Tree Density per Acre	Required Tree Replacement
Residential (9 or less units)	30 Tree Units	30 Tree Units per acre
Residential (10 or more units)	30 Tree Units	30 Tree Units per acre
New commercial development	1 tree unit for every 500 square feet of soil disturbance	3 Tree Units for every 1 tree unit removed
New industrial development	30 Tree Units	3 Tree Units for every 1 tree unit removed

B. Tree Density Calculation. Specific instructions on how to perform tree density calculations are provided in the Design Standards Manual. "Tree Unit" is a unit of measurement based upon the size of the diameter of the tree measured at the breast height ("dbh"). Tree Unit values are summarized in the following Table:

18.13.051 Table 2: Tree Units for Existing Trees

Diameter at Breast Height "dbh"	Tree Units
1" to 5"	1
6" to 12"	2
13" to 14"	3
15" to 16"	4
17" to 18"	5
19" to 20"	6
21" to 22"	7
23" to 24"	8
25" to 26"	9
27" to 28"	10
29" to 30"	11
31" to 32"	12

Diameter at Breast Height "dbh"	Tree Units
33" to 34"	13
35" to 36"	14
37" to 38"	15
39" to 40"	16
41" to 42"	17
43" to 44"	18
45" to 46"	19
47" to 48"	20
49" to 50"	21
For larger trees, allow a ½ tree unit for every additional inch of dbh.	

18.13.052 Tree and Native Vegetation Preservation

A. When determining where to retain or plant trees, locations with healthy soils, native understory vegetation, and mature trees shall have priority when there are feasible alternative locations on site for proposed buildings and site improvements. This may require site redesign including, but not limited to: redesign of streets, sidewalks, stormwater facilities, utilities; changing the shape and size of the parking lot; reducing or limiting proposed site grading; and changing the locations of buildings or building lots. Provided, where necessary, density transfer areas may be used to ensure protection and retention of trees.

B. In designing a development project and in meeting the required tree density, the applicant must provide a Landscape, Tree and Vegetation plan that demonstrates an effort to retain healthy, wind firm trees in the following priority:

1. Trees located within critical areas and buffers. Trees must be identified within a protected tract.
2. Significant wildlife habitat, or areas adjacent and buffering habitat.
3. Healthy soils and native vegetation located in separate tract.
4. Groves of trees, or other individual healthy trees with the intent to retain, must be located in separate tract,
5. Trees, that if removed would cause trees on adjacent properties to become hazardous.

B. Mitigation and Replacement. In areas where there are currently inadequate numbers of existing trees to meet minimum tree density, where the trees are inappropriate for preservation, the soils are poor, or there are significant invasive species, then mitigation shall be required. The applicant’s proposed location for replacement trees or mitigation shall be subject to the city’s approval of the Landscape Plan. Replacement trees shall be planted in the following priority:

1. Onsite.
 - a. Within or adjacent to critical area buffers or wildlife habitat areas
 - b. Adjacent to stormwater facilities
 - c. Landscaping tracts, such as at entrances, traffic islands or other common areas
 - d. Removal of invasive species and restorative native vegetation planting equivalent to the area necessary for new tree planting.
2. City tree fund. When on-site and off-site locations are unavailable or infeasible, then the applicant can pay an amount equal to the market value of the replacement trees into the city's tree fund.

18.13.053 - Native Vegetation Management Plan

Native Vegetation Management Plan. For those lands that are proposed to be set aside as undeveloped open space tracts, a vegetation management plan is required to be submitted with preliminary plans. The following must be included with a vegetation management plan:

1. Vegetation management plans must be prepared by a biologist, and shall be processed as a Type I permit administrative review or consolidated with the underlying land use permit application.
2. Maintenance. A seasonal maintenance plan for optimal tree care (e.g. pruning for health of tree not for view enhancement) and to control the spread of invasive species (must be included in the plan).
3. Where possible, proposed vegetation removal activities adjacent to environmentally sensitive areas should be configured in a manner which avoids impacts;
4. Where possible, pruning should be utilized in lieu of removal of vegetation;
5. Vegetation removal should normally be mitigated through vegetation enhancement in the form of additional plantings;
6. Vegetation management should be done in the manner that takes into consideration stormwater runoff, slope stability, and wildlife habitat;
7. Vegetation removal for purposes of view enhancement shall be limited to narrow view corridors (maximum 10% of lot width), which is accomplished by selective pruning (not topping of trees);
8. Notice. Vegetation management plans must contain a provision requiring thirty days' written notice to the city prior to any removal or replanting of vegetation.
9. Bonding. A bond may be required to insure proper maintenance, replacement, or repair of areas included within the approved plan. The bond amount shall be not less than 1.25 times the value of the plantings to be planted following removal of vegetation.
10. An approved vegetation management plan shall be recorded with the covenants, conditions, and restrictions of a development. The plan must be referenced on the plat of an approved subdivision or planned development, or within the conditions of other types of development permits.

18.13.055 - Landscape buffering standards.

Note: No amendments are proposed to this Section.

A. Landscape buffers shall be in compliance with the below referenced table:

Table 1—Landscape Buffers

Abutting zone ▶	Residential		Commercial		Business Park		Industrial	
Uses on Site ▼	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.

2. L2, Low Screen.

a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.

b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.

3. L3, High Screen.

a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

4. Fences.

a. F1, Partially Sight-Obscuring Fence.

i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.

ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

b. F2, Fully Sight-Obscuring Fence.

i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.

ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:

a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.

b. The community development director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.

c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.13.060 - Parking areas.

A. Parking areas are to be landscaped at all perimeters.

B. All parking areas shall provide interior landscaping for shade and visual relief.

- C. Parking lots shall include a minimum ratio of one tree per six parking spaces (See Figure 18.13.060-1).



(New) **Figure 18.13.060-1** Example of Parking Lot Planter Areas. In this example, there are three medium-sized trees ("A") for 18 parking spaces, with ground cover ("B") and shrubs ("C").

- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas for trees must provide a minimum of 500 cubic feet of soil, and shall provide six-foot by six-foot (6'x6') minimum of clear planting space.
- F. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles, and provide shade.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13.060-1).

City Tree Account

Chapter 3.54 City Tree Fund

3.54.010 Created City Tree Fund

A. There is created a city tree fund into which all penalties and revenues received for tree protection under Chapters 12.04 Sidewalk and Street Tree Maintenance; 16.51 General Provisions for Critical Areas; and Chapter 18.13 Landscaping shall be placed. In addition the following sources of funds may be placed in the city's tree fund:

1. Street tree permit fees;
2. Donations and grants for the purposes of the fund;
3. Sale of trees or wood from city property where the proceeds from such sale have not been dedicated to another purpose;
4. Civil penalties imposed under Chapters 12.04, 16.51 and 18.13, or settlements in lieu of penalties.

B. The city shall use the city tree fund for the following purposes:

1. Acquiring, maintaining, and preserving areas of healthy soil and native vegetation within the city;
2. Planting and maintaining trees within the city to compensate for loss of canopy coverage;
3. Support community urban forestry education
4. Support the management of urban forest areas to include eradicating aggressive non-native vegetation species;
5. Other purposes relating to trees as determined by city council.

Proposed Amendments to City’s Fee Schedule

In general, permit fees are calculated on an estimate of the hourly rate of the city staff processing a permit. The proposed amount for civil infractions for tree removal is based on the cost of a replacement tree. Currently, a 2” dbh tree costs \$250 to plant. The staff time to review a tree permit would be similar to a Type I review, however this staff cost would be overshadowed by the benefits to the city by providing a dependable and transparent process for handling the tree removal inquiries regularly received. For all of these reasons, the following amendments are proposed to the city’s fee schedule:

Purpose	Proposed Fee
Tree Removal Permit	<ul style="list-style-type: none"> • For single family properties, no fee if tree(s) is replaced within six months.

Tree Removal Infractions (measured as diameter at breast height “dbh”)			
2” to 6”	\$250	25” – 30”	\$750
7” to 12”	\$375	31” – 36”	\$875
13” – 18”	\$500	Greater than 37”	\$1,000
19” – 24”	\$625		

Recommendations

Staff recommends the following possible options for adoption of an Urban Tree Program:

1. **Full Adoption.** Adopt amendments as proposed in this document with some modifications as proposed through the hearings process.
2. **Partial Adoption.** Adopt a Street Tree Permit with guidance to continue work on excluded portions. Staff will bring back those sections for consideration at another public hearing.
3. **Olympia Option.** Adopt a program substantially similar to the City of Olympia’s Chapter 16.60 and repeal CMC Chapter 18.31.

Attachment “B”

Red-lined version

- Recommended additions are shown in underlined text.
- Recommended deletions are shown ~~struck through~~.

Please check online for the **entirety** of the chapters of [Camas Municipal Code](#) (CMC) that are being proposed for modification. When a section of CMC is not included, then no amendments to that section are proposed.

Attachment "B"

Street Tree Removal

Chapter 12.04 - Sidewalk and Street Tree Maintenance

12.04.010 – Definitions. For the purposes of this chapter:

- A. All property having a frontage ~~upon the sides or margin~~ on the edge of the right-of-way of any street shall be deemed to be "abutting property" and such property shall be chargeable as provided for by this chapter for all costs or maintenance, repairs or renewal of any form of sidewalk or landscaping improvement between ~~the right-of-way street margin~~ lying in front of and adjacent to the property.
- B. "Sidewalk" shall be taken to include ~~all structures or forms of street improvement included in the space between the street margin and any street improvement~~ included in the space between the property line and the improved roadway.
- C. A "street tree" is any tree located in the planter strip of the right of way, unless designated in another location as noted on the face of a plat, or other approved development plan. The planter strip is typically located between the curb and the sidewalk.

12.04.025 – Street Tree Permit Required for Removal

1. Persons seeking to remove street trees from the right of way, shall first obtain a permit from the city.
 1. An application for such permit may be required to include the following information relating to the proposed removal of the tree: location; species and size; proposed schedule of removal; and photos of tree.
 2. The city may collect a fee for tree permits and the amount will be set forth in the city's fee schedule.
 3. Tree topping is prohibited and is considered to be a form of removal. Topping is the cutting of tree branches to stubs or to lateral branches that are not large enough to assume the terminal role, and contribute to a future hazardous condition or death of the tree.
 4. Tree replacement may be a condition of tree removal permitting. If required, the tree must be replaced by the adjacent property owner or their agent within six (6) months of removal. The replacement tree may be in an alternative location than in the planter strip of the right-of-way as long the alternative location is approved by the city.
2. Street Tree Permit Exemptions.
 1. When pruning or removal is performed by municipal crews and is necessary to maintain clearance for public rights of way.
 2. Hazardous trees determined to pose an imminent threat or danger to public health or safety, or to public or private property, may be removed prior to receiving written permit approval from the city; provided, that city staff or an arborist documents the hazard with photos. The landowner must submit proof of hazard to the city within fourteen days.
3. Enforcement and penalties.

1. A person who fails to comply with the requirements of the tree permit, who removes a street tree without obtaining a permit, or fails to comply with a stop work order issued under this section may also be subject to a civil infraction as set forth in the city's fee schedule.
2. Each day that a violation of the requirements of this chapter continues may constitute a separate infraction. In addition, each unlawfully destroyed tree may constitute a separate infraction. Any person who aids or abets in the violation shall be considered to have committed a violation for purposes of the civil penalty.

Trees in Parks

Chapter 12.32 - Park Rules and Regulations

12.32.030 - Destruction of Plant Life and Natural Surroundings

No person shall in any park without prior written authorization from the city:

- A. Cut, break, injure, destroy, take or remove any tree, shrub, timber, plant or natural object in any park.
- B. Remove any earth, boulders, gravel or sand ~~without written permission of the public works department.~~

12.32.220 - Penalty

A. It is a misdemeanor punishable by a fine one thousand dollars and/or ninety days incarceration in the county jail to commit any act made unlawful under Camas Municipal Code Sections 12.32.020, 12.32.130, 12.32.140, 12.32.145A, 12.32.145B, and 12.32.150.

B. It is a misdemeanor punishable by a fine as described in the city fee schedule and/or ninety days incarceration in the county jail to commit any act made unlawful under Camas Municipal Code Section 12.32.030.

~~BC.~~ All other violations of any provision of this chapter are deemed a non-traffic infraction for which a notice of infraction may be issued. Any person found to have committed an infraction under this chapter shall be assessed a monetary penalty not to exceed two hundred fifty dollars

D. Restoration. Violators of this chapter shall be responsible for restoring unlawfully damaged areas in conformance with a plan approved by a Planning Official, which provides for repair of any environmental and property damage, and restoration of the site; and which results in a site condition that, to the extent practical, equals the site conditions that would have existed in the absence of the violation(s). Restoration costs will be based on the city appraised value of unapproved trees removed using the most current edition of Guide for Plant Appraisal (International Society of Arboriculture Council of Tree and Landscape Appraisers). The amount of appraisal costs that exceed the approved restoration plan costs will be paid into the city's Tree Fund.

Trees in Critical areas

Chapter 16.51 General provisions for Critical Areas

16.51.200 - Unauthorized critical area alterations and enforcement.

C. Minimum Performance Standards for Restoration.

1. For alterations to critical aquifer recharge areas and frequently flooded areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that if the violator can demonstrate that greater functional and habitat values can be obtained, these standards may be modified:

- a. The historic structural and functional values shall be restored, including water quality and habitat functions;
- b. The historic soil types and configuration shall be replicated;
- c. The critical area and management zones shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities; and
- d. The historic functions and values should be replicated at the location of the alteration.
- e. Annual monitoring reports shall be sent to the planning division regarding the success of the required mitigation for a period of five years following the installation of the mitigation. Corrective measures shall be taken if monitoring indicates that the performance standards are not being met.

2. For alterations to frequently flooded and geological hazardous areas, the following minimum performance standards shall be met for the restoration of a critical area, provided that, if the violator can demonstrate that greater safety can be obtained, these standards may be modified:

- a. The hazard shall be reduced to a level equal to, or less than, the predevelopment hazard;
- b. Any risk of personal injury resulting from the alteration shall be eliminated or minimized; and
- c. The hazard area and management zones shall be replanted with native vegetation sufficient to minimize the hazard.
- d. Annual monitoring reports regarding the success of the required mitigation for a period of five years following the installation of the mitigation shall be sent to the planning division. Corrective measures shall be taken if monitoring indicates that the performance standards are not being met.

3. For unauthorized tree removal within any critical area and associated buffer area, the violator will be subject to a fine established in the city's fee schedule and must plant new trees at a ratio of two replacement trees for each tree felled within one year in accordance with an approved plan.

D. Enforcement.

1. Any person, firm, or corporation who knowingly violates or fails to comply with any term or provision of this chapter shall be deemed to have committed a misdemeanor, and if found guilty shall be subject to a fine as set forth in the city's fee schedule, or imprisonment (not to exceed 90 days), or both. Each day shall be a separate offence.

2. As an additional concurrent penalty, it shall be a civil infraction for a person, firm, or corporation to violate or fail to comply with any term or provision of this chapter. A person, firm, or corporation found to have committed a civil infraction shall be assessed a monetary penalty as adopted with the city's fee schedule.

Trees & Development

Repeal of Chapter 18.31 Sensitive Areas and Open Space

The following is a list of the sections of code that would need to be amended if Chapter 18.31 were to be repealed:

Title 17 Land Development

17.09.030 - Preliminary short plat approval.

(B)(5)(p) A survey of existing significant trees as required under CMC Section 18.13.045 ~~18.31.080~~;

17.11.030 - Preliminary subdivision plat approval.

(B)(5) A survey of existing significant trees as required under CMC Section 18.31.080 ~~18.13.045~~;

17.15.030 - Preliminary binding site plan (BSP) approval.

(B)(4) A survey of existing trees as required under CMC Section 18.31.080 ~~18.13.045~~;

17.19.030 - Tract, block and lot standards.

(A)(2) Vegetation. In addition to meeting the requirements of CMC Section 18.13.045 ~~18.31.080~~; every reasonable effort shall be made to preserve existing significant trees and vegetation, and integrate them into the land use design.

Chapter 18.03 – Definitions

18.03.030 – Definitions for Land Uses

Vision Clearance Hazard – an object that interferes with vision near intersections of roadways and motor vehicle access points where a clear field of vision is required for traffic safety and to maintain adequate sight distance. See also "Vision clearance area" design provisions at Section 18.17.030.

18.03.040 – Environmental definitions.

"Significant trees" means evergreen trees eight inches DBH, and deciduous trees ~~other than red alder or cottonwood,~~ twelve inches DBH.

"Critical root zone" is the area of soil around a tree trunk where roots are located that provide stability and uptake of water and minerals required for tree survival.

"Tree protection zone" is an arborist-defined area surrounding the trunk intended to protect roots and soil within the critical root zone and beyond, to ensure future tree health and stability. Tree protection zones may be calculated based on multiplying the tree's DBH by a factor of 12 depending on the tree's species and tolerance of root disturbance.

"Diameter at Breast Height" (DBH) means the diameter of the tree measured at 4'6" above soil grade.

Chapter 18.09 – Density and Dimensions

18.09.060 - Density transfers.

D. Where a tract under "C" above, includes one-half acre or more of contiguous area, the city may provide additional or negotiated flexibility in lot sizes, lot width, or depth, or setback standards. In no case shall the maximum density of the overall site be exceeded. The city may, also provide the landowner with:

1. A credit against park and open space impact fees per Chapter 3.88; or
2. Cash from the parks and open space impact fee fund or other public fund.

Commented [SF1]: These were the only provisions from 18.31.120 Negotiated Preservation that weren't already included in this Section.

Chapter 18.13 Landscaping

18.13.010 Purpose

18.13.020 Scope

18.13.025 Exemptions

18.13.030 Expansion (no amendments proposed)

18.13.040 Procedure for Landscape, Tree and Vegetation Plans

18.13.045 Tree Survey

18.13.050 Landscaping Standards

18.13.051 Tree Density Requirement

18.13.052 Tree and Native Vegetation Preservation

18.13.053 Native Vegetation Management Plan

18.13.055 Landscape buffering standards (no amendments proposed)

18.13.060 Parking areas

18.13.070 Assurance device (no amendments proposed)

18.13.010 - Purpose.

A. To establish minimum standards for landscaping in order to provide screening between incompatible land uses, minimize the visual impact of paved areas, provide for shade, and minimize erosion; and

B. To implement the city's comprehensive plan goals which include preserving natural beauty in the city, and protecting Camas' native landscape and mature tree cover.

18.13.020 Scope.

A. Unless otherwise exempted, the standards of this chapter shall apply to any site to be developed. All applicable development activities shall be required to prepare a landscape plan and shall be required to meet the minimum tree density herein created.

B. The standards of this chapter shall apply to the following:

1. Commercial, industrial, governmental uses, and land divisions;
2. Redevelopment including change of use when Site Plan Review is applicable (refer to Chapter 18.18 Site Plan Review);
3. Parking lots with greater than four spaces;
4. Development that is subject to Design Review (refer to Chapter 18.19 Design Review);
5. Undeveloped property converting to an allowed use in the zone (e.g. infill lots); and
6. Conditional uses. The standards for landscaping will be the same as the landscaping standards in commercial zones if conditional use will occur in a residential zone.

18.13.025 - Exemptions

The following activities are exempt from submittal of a Landscape Tree and Vegetation Plan:

A. Commercial Nurseries. Removal of trees and vegetation which are being grown to be sold as landscape trees.

B. Forest Practices Permit. Removal of trees as allowed with a forest practices permit issued by the Washington State Department of Natural Resources.

C. Developed Residential Lots. Removal of trees on lots which: (1) are less than 24,000 square feet with an existing residential unit; (2) which cannot be further divided in accordance with the underlying zoning district; and (3) trees to be removed are not within shoreline areas or critical areas.

Commented [SF2]: Lot size of 24,000 square feet is the largest allowed in our residential zone.

D. Undeveloped property. Removal of up to 6 trees per acre, up to a total of 6 trees within any 12 consecutive month period when: (1) the property is intended to remain undeveloped for a period of six years and such intent is recorded in a covenant; (2) if the minimum required tree density is maintained; and (3) the trees to be removed are not within shoreline areas or critical areas. Removal of trees on parcels of less than one acre in size shall be limited in proportion to six trees per acre (e.g. a half acre parcel can remove 3 trees).

E. Downtown commercial zone. Downtown commercial zone properties must include properly spaced street trees, and other landscape screening in accordance with downtown design review standards, but are not required to meet tree density minimums.

F. Minor development. A Landscape, Tree and Vegetation plan is not required for any site disturbance less than 500 square feet and where no tree will be removed or adjacent tree(s) impacted.

18.13.040 – Procedure for Landscape, Tree and Vegetation Plans.

- A. Applicants shall submit a detailed Landscape, Tree and Vegetation Plan with building and site improvement plans. Included in the plans (at a minimum) shall be type, size, and location of plants and materials.
- B. A tree survey must be included for any applicable development proposing to remove trees. A tree survey is not required for areas proposed to be retained as undeveloped open space. For those retained open space areas, a Vegetation Management Plan is required. Refer to Section 18.13.053 Native Vegetation Management Plan.

18.13.045 – Tree Survey

A. The applicant must submit a tree survey that is prepared by a certified arborist or professional forester.

B. A tree survey must contain the following:

1. Inventory.

- a. Map of the site, with tree locations numbered
- b. Include all significant trees that will be impacted by the proposed development, which may include trees off-site if canopies overhang the subject property. Open space tracts to be set aside for conservation purposes do not need to be included in survey.

c. Provide the common and scientific name of inventoried trees.

2. Assessment.

a. Size. Measure and provide the diameter at breast height (DBH).

b. Tree protection zone. (Refer to CMC 18.03.050 Environmental Definitions)

c. Tree health. An overall assessment of the trees structural stability and failure potential based on specific structural features (e.g. decay, conks, co-dominate trunks, abnormal lean) and rated as good, fair or poor.

d. Recommendation for preservation or removal. The recommendation will consider proposed grading, trenching, paving, fencing and other construction plans.

e. If hazardous, then an evaluation of hazardous trees will include a numerical value of hazard based on the following: failure potential; size of part most likely to fail; and distance to target (e.g. new residence).

18.13.050 - Standards for Landscape, Tree and Vegetation Plans.

Note: No changes proposed to Subsections A, F, H, I, J, K or L.

A. The property owner shall be responsible for any future damage to a street, curb, or sidewalk caused by landscaping.

B. Landscaping and trees shall be selected and located to deter sound, filter air contaminants, curtail erosion, minimize stormwater run-off, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.

~~C. Minimum landscaping as a percent of gross site area shall be as follows:~~

Zone	Percent of Landscaping Required
HI	20%
RC, LI	15%
CC	15%
MX	15%
NC, MF	10% on lots less than 10,000 square feet; 15% on lots greater than 10,000 square feet
BP	(see Section 18.37.040 "Landscaping standards")
LI/BP	(see Section 18.21.070 "Landscaping standards")
Parking lots	(see Section 18.13.060 of this chapter)

~~C. Landscape, Tree and Vegetation Plan~~ must include a combination of trees, shrubs, and ground cover to achieve ~~these purposes~~ the purposes of this chapter.

1. Required landscaping shall be comprised of a minimum of sixty (60) percent native vegetation, or drought-tolerant vegetation, and fifty (50) percent evergreen.

2. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of two inches, be equivalent to a fifteen-gallon container size, and be adequately staked for planting.

3. Evergreen trees shall be a minimum of five feet in height, fully branched, and adequately staked for planting.

D. Street trees will be required as part of the frontage improvements. Species, size and spacing of the trees must be consistent with the Design Standards Manual. Unless otherwise specified, trees must be spaced a minimum of 30-feet apart. Substitute varieties are subject to approval by the City of Camas.

E. Proposed vegetation cannot be an invasive species as listed within the most current edition of the Clark County Noxious Weed List (e.g. English Ivy cultivars).

F. Shrubs shall be a minimum of five-gallon pot size. Upright shrubs shall have a minimum height at planting of eighteen inches. Spreading shrubs at planting shall have a minimum width of eighteen inches (smaller shrub sizes may be approved where it is more appropriate within a particular landscape plan).

G. Ground cover, defined as living material and not including bark chips or other mulch, shall be from containers of one gallon or larger. Plants shall be planted and spaced in a triangular pattern which will result in eighty (80) percent cover in three (3) years. Lawn is prohibited as ground cover unless approved for stormwater conveyance. Grass species, if used as ground cover, shall be native or drought-tolerant, and appropriate for the use of the area.

H. Appropriate measures shall be taken, e.g., installation of irrigation system, to assure landscaping success. If plantings fail to survive, it is the responsibility of the property owner to replace them.

I. Required trees, as they grow, shall be pruned in accordance with the International Society of Arboriculture. The pruned tree will provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

J. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the city.

K. Vision clearance hazards shall be prohibited.

L. Street trees and other required landscaping which dies or is removed, must be replaced within one year of death or removal. Replacement street trees may be an alternative species from the city's recommended tree list, and may be in a different location as approved by the city.

18.13.051 Minimum Tree Density Requirement.

A. Tree Density. A minimum tree density per net acre is required and must be incorporated within the overall landscape plan. The tree density may consist of existing trees, replacement trees or a

combination of existing and replacement trees, pursuant to the priority established in Section 18.13.052. Required street trees may not be counted toward the minimum tree density requirement.

18.13.051 Table 1: Required Tree Density

Proposed Activity	Required Minimum Tree Density per Acre	Required Tree Replacement
Residential (9 or less units)	30 Tree Units	30 Tree Units per acre
Residential (10 or more units)	30 Tree Units	30 Tree Units per acre
New commercial development	1 tree unit for every 500 square feet of soil disturbance	3 Tree Units for every 1 tree unit removed
New industrial development	30 Tree Units	3 Tree Units for every 1 tree unit removed

B. Tree Density Calculation. Specific instructions on how to perform tree density calculations are provided in the Design Standards Manual. "Tree Unit" is a unit of measurement based upon the size of the diameter of the tree measured at the breast height ("dbh"). Tree Unit values are summarized in the following Table:

18.13.051 Table 2: Tree Units for Existing Trees

Diameter at Breast Height "dbh"	Tree Units	Diameter at Breast Height "dbh"	Tree Units
1" to 5"	1	33" to 34"	13
6" to 12"	2	35" to 36"	14
13" to 14"	3	37" to 38"	15
15" to 16"	4	39" to 40"	16
17" to 18"	5	41" to 42"	17
19" to 20"	6	43" to 44"	18
21" to 22"	7	45" to 46"	19
23" to 24"	8	47" to 48"	20
25" to 26"	9	49" to 50"	21
27" to 28"	10	For larger trees, allow a ½ tree unit for every additional inch of dbh.	
29" to 30"	11		
31" to 32"	12		

18.13.052 Tree and Native Vegetation Preservation

A. When determining where to retain or plant trees, locations with healthy soils, native understory vegetation, and mature trees shall have priority when there are feasible alternative locations on site for proposed buildings and site improvements. This may require site redesign including, but not limited to: redesign of streets, sidewalks, stormwater facilities, utilities; changing the shape and size of the parking lot; reducing or limiting proposed site grading; and changing the locations of buildings or

building lots. Provided, where necessary, density transfer areas may be used to ensure protection and retention of trees.

B. In designing a development project and in meeting the required tree density, the applicant must provide a Landscape, Tree and Vegetation plan that demonstrates an effort to retain healthy, wind firm trees in the following priority:

1. Trees located within critical areas and buffers. Trees must be identified within a protected tract.
2. Significant wildlife habitat, or areas adjacent and buffering habitat.
3. Healthy soils and native vegetation located in separate tract.
4. Groves of trees, or other individual healthy trees with the intent to retain, must be located in separate tract.
5. Trees, that if removed would cause trees on adjacent properties to become hazardous.

C. Mitigation and Replacement. In areas where there are currently inadequate numbers of existing trees to meet minimum tree density, where the trees are inappropriate for preservation, the soils are poor, or there are significant invasive species, then mitigation shall be required. The applicant's proposed location for replacement trees or mitigation shall be subject to the city's approval of the Landscape Plan. Replacement trees shall be planted in the following priority:

1. Onsite.
 - a. Within or adjacent to critical area buffers or wildlife habitat areas
 - b. Adjacent to stormwater facilities
 - c. Landscaping tracts, such as at entrances, traffic islands or other common areas
 - d. Removal of invasive species and restorative native vegetation planting equivalent to the area necessary for new tree planting.
2. City tree fund. When on-site and off-site locations are unavailable or infeasible, then the applicant can pay an amount equal to the market value of the replacement trees into the city's tree fund.

Commented [SF3]: This approach would be similar to what has been approved under the provisions for "innovative mitigation". Example: Removal of invasive species was approved within an existing Oregon White Oak Grove to save the grove, versus planting new trees.

18.13.053 - Native Vegetation Management Plan

Native Vegetation Management Plan. For those lands that are proposed to be set aside as undeveloped open space tracts, a vegetation management plan is required to be submitted with preliminary plans. The following must be included with a vegetation management plan:

Commented [SF4]: This section was saved in most part from Chapter 18.31.

1. Vegetation management plans must be prepared by a biologist, and shall be processed as a Type I permit administrative review or consolidated with the underlying land use permit application.
2. Maintenance. A seasonal maintenance plan for optimal tree care (e.g. pruning for health of tree not for view enhancement) and to control the spread of invasive species (must be included in the plan).
3. Where possible, proposed vegetation removal activities adjacent to environmentally sensitive areas should be configured in a manner which avoids impacts;

It is currently at Section 18.31.090 (D through H) Vegetation Management Plans. The underlined portions indicate the text that differs from the current version.

4. Where possible, pruning should be utilized in lieu of removal of vegetation;
5. Vegetation removal should normally be mitigated through vegetation enhancement in the form of additional plantings;
6. Vegetation management should be done in the manner that takes into consideration stormwater runoff, slope stability, and wildlife habitat;
7. Vegetation removal for purposes of view enhancement shall be limited to narrow view corridors (maximum 10% of lot width), which is accomplished by selective pruning (not topping of trees);
8. Notice. Vegetation management plans must contain a provision requiring thirty days' written notice to the city prior to any removal or replanting of vegetation.
9. Bonding. A bond may be required to insure proper maintenance, replacement, or repair of areas included within the approved plan. The bond amount shall be not less than 1.25 times the value of the plantings to be planted following removal of vegetation.
10. An approved vegetation management plan shall be recorded with the covenants, conditions, and restrictions of a development. The plan must be referenced on the plat of an approved subdivision or planned development, or within the conditions of other types of development permits.

18.13.055 - Landscape buffering standards.

Note: No amendments are proposed to this Section.

A. Landscape buffers shall be in compliance with the below referenced table:

Table 1—Landscape Buffers

Abutting zone ▶	Residential		Commercial		Business Park		Industrial	
	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street	Not Separated by a Street	Separated by a Street
Uses on Site ▼								
Multifamily Residential	5' L1	5' L1	10' L3	10' L2	10' L2	10' L2	10' L2 w/F2 Fence	10' L3
Commercial	10' L3	5' L2	5' L1	5' L2	5' L2	5' L2	10' L3	10' L2
Industrial	10' L2 w/F2 Fence	L2	L3	L2	10' L3	L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

1. L1, General Landscaping.

- a. Intent. The L1 standard is intended to be used where distance is the principal means of separating uses or development, and landscaping enhances the area between them. The L1 standard consists principally of groundcover plants; trees and high and low shrubs also are required.

- b. Required Materials. There are two ways to provide trees and shrubs to comply with an L1 standard. Shrubs and trees may be grouped. Groundcover plants, grass lawn, or approved flowers must fully cover the landscaped area not in shrubs and trees.
2. L2, Low Screen.
- a. The standard is applied where a low level of screening sufficiently reduces the impact of a use or development, or where visibility between areas is more important than a greater visual screen.
 - b. Required Materials. The L2 standard requires enough low shrubs to form a continuous screen three feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A three-foot high masonry wall or fence at an F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required.
3. L3, High Screen.
- a. The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.
 - b. Required Materials. The L3 standard requires enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round. In addition, one tree is required per thirty lineal feet of landscaped area, or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.
4. Fences.
- a. F1, Partially Sight-Obscuring Fence.
 - i. Intent. The F1 fence standard provides partial visual separation. The standard is applied where a proposed use or development has little impact, or where visibility between areas is more important than a total visual screen.
 - ii. Required Materials. A fence or wall that complies with the F1 standard shall be six feet high, and at least fifty percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.
 - b. F2, Fully Sight-Obscuring Fence.
 - i. Intent. The F2 fence standard provides visual separation where complete screening is needed to protect abutting uses, and landscaping alone cannot provide that separation.
 - ii. Required Materials. A fence or wall that complies with the F2 standard shall be six feet high, and one hundred percent sight obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.
5. The applicant may provide landscaping and screening that exceeds the standards in this chapter provided:
- a. A fence or wall (or a combination of a berm and fence or wall), may not exceed a height of six feet above the finished grade at the base of the fence or wall (or at the base of a berm, if

combined with one), unless the approval authority finds additional height is necessary to mitigate potential adverse effects of the proposed use, or other uses in the vicinity; and landscaping and screening shall not create vision clearance hazards.

- b. The community development director may approve use of existing vegetation to fulfill landscaping and screening requirements of this chapter, if that existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.
- c. Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement.

18.13.060 - Parking areas.

- A. Parking areas are to be landscaped at all perimeters.
- B. All parking areas shall provide interior landscaping for shade and visual relief.
- C. Parking lots shall include a minimum ratio of one tree per six parking spaces ~~or one tree per three single-loaded stalls~~. (See Figure 18.13.060-1).



(New) Figure 18.13.060-1 Example of Parking Lot Planter Areas. In this example, there are three medium-sized trees ("A") for 18 parking spaces, with ground cover ("B") and shrubs ("C").

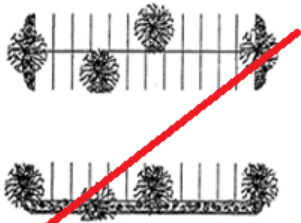


Figure 18.13-1 Parking Lot Planting Islands



Figure 18.13-2 Parking Lot Landscape Divider Strip

- D. Planter strips (medians) and tree wells shall be used within parking areas and around the perimeter to accommodate trees, shrubs and groundcover.
- E. Planter areas shall provide a five-foot minimum width for trees must provide a minimum of 500 cubic feet of soil, and shall provide six-foot by six-foot (6'x6') minimum of clear planting space. For other vegetative buffer areas a minimum of a five foot clear width must be provided.
- F. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
- G. Curbed planting areas shall be provided at the end of each parking aisle to protect parked vehicles, and provide shade.
- H. No more than fifteen parking spaces shall be located in a row without a landscaped divider strip (See Figure 18.13.060-1).

Commented [SF5]: Goal is to provide more room for tree a medium sized tree (shade) to grow and be healthy. This dimension also matches the downtown design standard for tree planter wells.

City Tree Account

Chapter 3.54 City Tree Fund

3.54.010 Created City Tree Fund

A. There is created a city tree fund into which all penalties and revenues received for tree protection under Chapters 12.04 Sidewalk and Street Tree Maintenance; 16.51 General Provisions for Critical Areas; and Chapter 18.13 Landscaping shall be placed. In addition the following sources of funds may be placed in the city's tree fund:

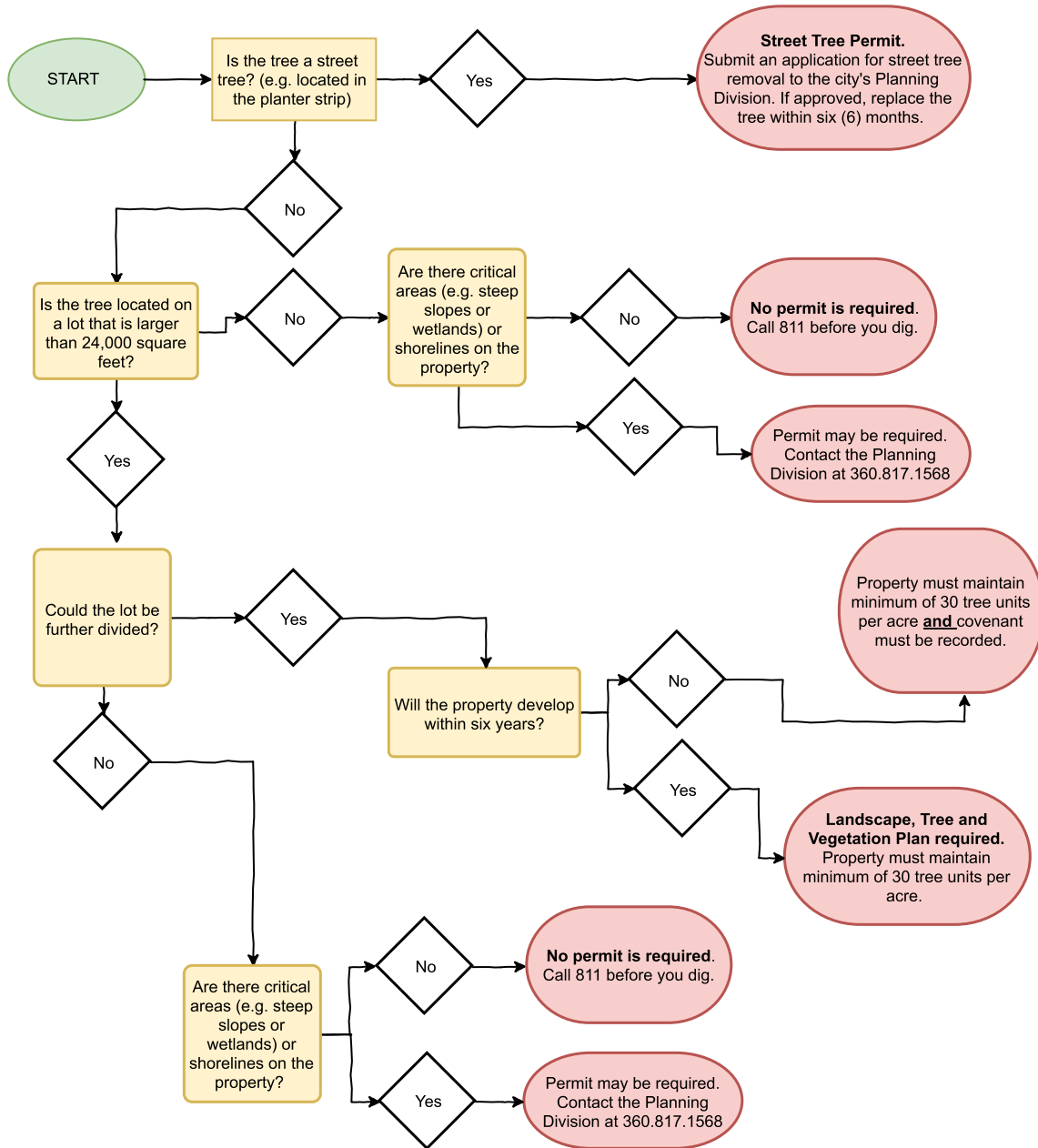
1. Street tree permit fees;
2. Donations and grants for the purposes of the fund;
3. Sale of trees or wood from city property where the proceeds from such sale have not been dedicated to another purpose;
4. Civil penalties imposed under Chapters 12.04, 16.51 and 18.13, or settlements in lieu of penalties.

B. The city shall use the city tree fund for the following purposes:

1. Acquiring, maintaining, and preserving areas of healthy soil and native vegetation within the city;
2. Planting and maintaining trees within the city to compensate for loss of canopy coverage;
3. Support community urban forestry education
4. Support the management of urban forest areas to include eradicating aggressive non-native vegetation species;
5. Other purposes relating to trees as determined by city council.

Commented [SF6]: These uses are consistent with the Comprehensive Plan Policies at Goals LU-4 and NE-4.

DRAFT
Tree Removal Permit Requirements for Residential Lots



Note: If tree is designated on a plat or a development plan for protection, then follow the process for Street Tree Removal and submit an application to the Planning Division.

Comments on Camas Urban Tree Program Draft

The project may be well motivated, but it is incomplete and does not address the majority of the geographical characteristics of the City of Camas or the cost to both the taxpayers and utilities that serve the citizens of the City of Camas.

The Draft addresses a small portion of the City, classically what is referred to as "flat land". It does not address the bulk of the land area of the City which are "hill sides".

The summary, quoted from Funding Trees for Health, does not apply, as I will explain. The studies referred to do not sound like the City of Camas, a northwest area that is, at best, a temperate climate, not in need of trees to cool the air; we have more cold days than hot. They may lend beauty to streets, but at what costs? Landscaping can increase property values, but trees that block views of notable sights, such as a Lake, a Mansion, a Mountain, etc., result in property values (per Clark County Assessors Manual on Values of Views).

Let me explain; the best place for trees is in a forest, whether natural or commercial, such as those that are designated on Federal or State lands, or cultivated (harvested and replanted) for the tree itself or the fruit it may bear. The trees planted throughout the City for the purposes of reducing harmful air pollutants, lowering ambient temperatures, or regulating water quality are neither efficient or measurable. The location of the City of Camas, surrounded by forest lands and the wind currents of the Columbia Gorge make it impossible to assess any such benefits.

The planting of trees in the median of highways and parkways of City Streets between the curb and the citizens property line is contrary to the purpose of those spaces for the following reasons: the median strips are usually well lighted, but when trees are planted there, they grow into the light paths so that the function of the street lighting is lost. Placing trees in the parkway along the side of the streets, where utilities are placed underground, is only waiting for time to either uproot the sidewalks, curbs or disrupt the utilities. Another issue with the parkway space is the assumption that the City makes when it asks the property owner to lay concrete, landscape and maintain those items forever without any such law that commits that neighbor to City property to invest in and maintain someone else's property, i.e., that of the City. If it is "customary", it needs to stop, because it is not equal treatment nor provided for in any deed.

Finally, most hill side developments are accompanied by another asset of that location; a view of another asset of the City or the State. To require the planting of trees that may block or obstruct such a view is contrary to enhancing the value of that property. There are numerous examples of hill side communities that have stipulations in their Covenants, Conditions and Restrictions that state Members "Landscaping is not allowed to block another's view". That directive also exists with the City of Camas, a note 5 on 4 lots in the Lacamas Shores Development that states, "Site obscuring fences, walls, or new vegetation along N.W Lake Road on Lots 35, 36, 41 and 42 will not be allowed. Any fence, wall or new vegetation placed along said lots will be restricted to a maximum height of 36 inches when measured from the existing Lake Road grade" (Book H Page 566, 9/19/1990). The purpose of that directive was that the council decided that a driver sitting in their car should be able to see the Lake for NW Lake Road. What would be beneficial

for the goal of this committee would be for the City to adopt a plan for the removal of any and all landscaping along Lake Road and other streets that block views of Lacamas Lake or other notable sights. The second part of this section is how does the City plan to enforce the existing (1990) position of the City where this code has not been enforced? Code 18.13.053, 2. Maintenance, "pruning for health of tree, not for view enhancement" is not acceptable, especially when that policy results in economic loss to the landowner.

As you can surmise from the above comments, your draft is incomplete; the draft falls short of any meaningful attempt to protect what trees need protection or the removal of trees that should not be placed where they are.

I may not live long enough to see what happens if the current draft is adopted, but most of you will.

Thomas L. Kelly, P.E. (ret), 2629 NW Lacamas Drive, Camas, WA

CAMAS WASHOUGAL
ECONOMIC DEVELOPMENT ASSOCIATION

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May 15, 2018

City of Camas
Planning Commission
616 NE 4th Ave
Camas, WA 98607

RE: Proposed Tree Ordinance

The Camas-Washougal Economic Development Association (CWEDA) was just made aware of the hearing before Camas' Planning Commission regarding the proposed Tree Ordinance. While CWEDA was made aware City Staff was developing a proposed Tree Ordinance, no proposed draft language has been supplied to CWEDA for it perspective on impacts to expanding businesses, limitations on attracting new employers, or impacts to developable employment lands. While the President of CWEDA was asked and accepted to participate on the Urban Tree Program Ad Hoc Committee, CWEDA was not kept apprised of committee meeting dates, and therefore not afforded an opportunity to provide early input. CWEDA has no opinion to offer for your hearing on May 15, 2018, but asks that the hearing be continued so that CWEDA can properly evaluate the potential effects to Camas' employers and employment lands.

Sincerely,



Paul Dennis
President/CEO

May 15, 2018

Phil Bourquin, Community Development Director
City of Camas Community Development Department
616 NE Fourth Avenue
Camas, WA 98607

RE: Draft Camas Urban Tree Program

Please allow this document to be entered into the formal record as professional testimony regarding the Draft Camas Urban Tree Program: Draft Code Revisions for Tree Protection and Permitting Citywide (Program), dated May 9, 2018. Please find below comments regarding a review of the Program as received on Friday, May 11, 2018, by Mike Odren, Registered Landscape Architect with Olson Engineering, Inc.

Olson Engineering commends the City of Camas for pursuing the development of a comprehensive tree, urban forestry and landscaping code; a code that has been long needed. The development of the Program appears to have been the result of decisions made by the Urban Tree Program Ad Hoc Committee and City staff with the assistance from the consultants with Davey Resource Group over the last couple of months; the Program being developed as a result of a grant being awarded to the City by the Department of Natural Resources. However, it is unclear when the City received the grant, when draft code language was developed, or when the ad hoc committee was gathered.

The ad hoc committee appears to be represented by people affiliated with City of Camas government, neighboring jurisdictional staff, parks representatives, property owners/citizens and a civil engineer. Conspicuously absent from the ad hoc committee appear to be representatives affiliated with the following: developers (that would bear the financial burden associated with implementation of the Program); landscape architects/designers, biologists and arborists (that would have to interpret and meet elements of the Program); and development industry advocates (such as the BIA). In the Background section of the Program, it appears that Davey Resource Group "interviewed key urban forest stakeholders on March 23, 2017." However, a quick personal check of professional colleagues would indicate that representatives of those listed above may not have been approached. Absent a well balanced advisory committee, issues such as potential financial impacts, design issues, implementation challenges, and full interpretation of any such Program cannot be fully recognized. Any such committee should include representatives from all stakeholder groups potentially affected by the implementation of any such Program, code revision or code development.

Regarding specifics of the Program itself, please find below a list of concerns:

1. Page 12 - 17.19.030(A)(2) Vegetation - The proposed language states, "every reasonable effort shall be made to preserve existing significant trees and vegetation..." However, the term "every reasonable effort" is subjective in nature; its interpretation being a potential issue between City staff, consultants and developers. While retention of trees and vegetation may be desirable, the determination whether this code section is met by any particular applicant could lead to unintended, unforeseen consequences and potential disagreements between the applicant and staff.

2. Page 12 - 18.03.040 Significant Trees - The proposed definition of Significant Trees fails to take into consideration a distinction for unhealthy, dead, diseased, hazardous or invasive trees.
3. Page 14 - 18.13.045(B)(1)(b) Tree Survey - The requirement for an inventory of "all significant trees" does not take into consideration the fact that any particular site may have been a Christmas tree farm, with hundreds of trees originally planted for commerce. A survey of this extreme example, or any other heavily treed site, can carry with it a significant financial burden.
4. Page 15 - 18.13.045(B)(2)(d) Assessment - A tree survey is to analyze, "Recommendation for preservation or removal. The recommendation will consider proposed grading, trenching, paving, fencing and other construction plans." At the time of a Tree Survey, a development proposal will not know the extent of grading, trenching, paving, fencing or have construction plans developed. One might question how this section is to be addressed far in advance of any construction plans, let alone preliminary design, having been developed.
5. Page 15 - 18.13.050(C)(1) - A requirement for providing "a minimum of sixty (60) percent native vegetation, or drought-tolerant vegetation, and fifty (50) percent evergreen" does not allow for site or development specific landscape design requirements. Additionally, the strict interpretation of this section, for Staff to provide a finding of fact, would require a review of the landscape plan in the minutiae, adding to additional staff review time. Native vegetation, while encouraged, should be left up to the individual designer with the ability to provide other non-native ornamental, dwarf native cultivar, or other appropriate plants for any particular development. With very few exceptions, native shrubs often get too big for consideration in smaller commercial, industrial or residential developments. Additionally, with the requirement for providing irrigation, any plant material considered appropriate by a designer will survive and thrive.
6. Page 15 - 18.13.050(F) - A 5-gallon minimum size for shrubs does not take into consideration dwarf shrubs, shrubs unavailable in a 5-gallon minimum size, or other shrubs that are not typically specified in a 5-gallon or larger size. Additionally, the requirement for shrubs to have a minimum width of eighteen inches does not take into consideration shrubs that are columnar in nature.
7. Page 16 - 18.13.050(G) - The prohibition of lawn, unless approved for stormwater conveyance, will limit any particular development's ability to provide active open space areas, offer a certain aesthetic, or allow for landscape design flexibility. Additionally, the cost to install a ground cover over a large landscape area is significantly higher than lawn and lawn provides for a cleaner look, while large groundcover areas can collect trash, may not be weeded, and can result in a more "messy" look.
8. Page 16 - 18.13.051(A) Tree Density - "Net acre" is not defined. "Net acre" should be defined as the net acreage of developed area. This will take into consideration smaller portions of larger sites with other areas being undeveloped, portions of larger developed sites that are being redeveloped, building and parking lot additions, etc.
9. Page 16 - 18.13.051 Table 1: Required Tree Density - For new commercial or industrial development, should a site zoned for any such development be heavily treed, the requirement for replacing all significant trees (again, not well defined) at a ratio of three tree units for every one tree unit removed could be cost prohibitive. For example, should a small commercially zoned site of one acre (where 30 tree units per net developed acre is required) have three 36-inch caliper cottonwoods on it, 42 tree units (based on one 36-inch tree equaling 14 tree units) would be required to be replaced on the site, far exceeding the minimum 30 tree unit requirement. Additionally, the site would be challenged to accommodate 42 2-inch caliper deciduous or 5-foot tall conifer trees. This would be even more challenging for a site with even more "significant trees." Furthermore, it is unclear what the "30 Tree Units per acre" refers to regarding residential development.

10. Page 17 - 18.13.052(B) - The required Landscape, Tree and Vegetation plan is required to demonstrate an effort to retain healthy, wind firm trees. This section appears to be subjective nature, again left up to the interpretation of the applicant's consultant and City staff to determine whether this section has been met, potentially leading to disagreements.
11. Page 17 - 18.13.052(B) Mitigation and Replacement - This section is not clearly defined as it is left up to the applicant's consultant and City staff to determine whether any particular area contains an inadequate number of trees to meet minimum tree density, where trees are inappropriate for preservation, the soils are poor or there are significant invasive species. Also, it is unclear if this includes areas to be developed, or those areas to remain undeveloped. It should be noted that a tree survey, per Section 18.13.045(B)(1)(a) states, "Open space tracts to be set aside for conservation purposes do not need to be included in the survey." Based on this, there would be no objective way to determine whether "any particular area contains an inadequate number of trees." Should meeting minimum tree density only apply to net developable area, this argument is moot as it would not include those areas not slated for development and, therefore, not needing mitigation and replacement per this section.
12. Page 18 - 18.13.053 - Native Vegetation Management Plan - The requirement for a Native Vegetation Management Plan to address areas assumed to be voluntarily set aside in a development, which are not part of a critical area regulated by other sections of the Camas Municipal Code and Washington State Department of Ecology regulations, may result in developments not setting aside areas because of this additional management plan. The management plan with its 10 sections, requirement for bonding (with no basis for a bonding amount indicated), maintenance obligations and potential issues with enforcement may lead some developments to forego the retention of native vegetated areas. One other reason for this is because of the unknown costs associated with the long-term management of any such area and how that would be absorbed and enforced by any particular homeowner's association. Should this section impose additional requirements on critical areas already regulated, the costs of bonding, maintenance, or City enforcement may become unattainable, as large wetland and habitat areas may be too large to manage by a homeowners association.

The above are only a few items identified through a cursory review of the draft Program. Additionally, it was identified that the required minimum landscape requirements for certain zoning designations (previously Section 18.13.050(C)) is proposed to be removed. Not having a minimum landscape percentage reduces, and may eliminate, the certainty in how much developable land may be used for any particular development. Additionally, this would make it difficult for the City to determine how much land is available for any particular commercial, industrial or residential development, making it difficult to meet Comprehensive Plan requirements. It can be surmised that the landscape percentage has been removed from the code because the amount of landscaping to be provided in any particular development may depend upon the existing condition of the site; essentially whether the site contains trees or not. This results in an inequitable approach to landscape compliance, making it significantly more expensive to develop a treed site than a parcel that has been cleared or does not contain trees.

Regarding the requirement for providing for 30 tree units per acre for single-family development, in this designer's experience, the only way to meet the requirement is to plant trees on single-family lots, as street trees do not count toward the minimum tree unit requirements (even though the right-of-way is considered a part of the net developable area). Trees are then proposed on lots that future lot owners may not want, or may remove regardless of any covenants requiring the homeowners to keep the trees in perpetuity, which

Phil Bourquin
City of Camas Community Development Department
May 15, 2018
Page 4 of 4

may then result in a significant code enforcement issue. At a minimum, street trees proposed in single-family development should count toward 1/2 of the minimum required tree unit requirement.

The subjective nature of certain elements of the Program may result in potential conflicts between City staff, the applicant or the applicant's consultants. Should these sections remain, it is suggested that a section be added to the Program to allow the Community Development Director the discretion to provide or approve reasonable alternatives to mitigation, preservation or any other standard herein for unique or significantly impacted sites.

Because of the number of issues raised above, as well as what appears to be an underrepresented ad hoc committee associated with the development of the Program, it is respectfully requested that the Planning Commission remand the Program in its entirety back to staff for further work.

Respectfully submitted,



Michael Odren, R.L.A.
Olson Engineering, Inc.