



**WORKSHOP**  
**URBAN TREE PROGRAM**

**TREE PRESERVATION DURING DEVELOPMENT**  
**MARCH 2018**

“Camas appreciates and remains good stewards of the environment by preserving trees and natural areas.”

*Citizens of Camas (Camas 2035)*

## TONIGHT'S AGENDA

- Answers from December's Workshop
- Would Olympia's approach be best for Camas?
- Proposed Changes...
  - Repeal of Chapter 18.31
  - Amending Chapter 18.13

# CAMAS URBAN TREE PROGRAM

It will be a new program, not a singular code change. The tree program touches every city department, and responds to tree protection concerns/questions within all of the following categories:

- ❖ Critical Area Trees
- ❖ Trees within Parks and Open Spaces
- ❖ Street Trees / Public Trees
- ❖ Tree Preservation During Land Development (Undeveloped Parcels)
- ❖ Fees and Fines



# PRESERVING TREES WITH DEVELOPMENT



# Tree Retention (Chapter 18.31)

*To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred. All grading shall take place outside the drip line of those significant trees to be retained, except that the city engineer may approve grading within the drip line if it can be demonstrated that such grading can occur without damaging the tree or trees.*



# WHAT APPROACH WOULD BE BEST?

Camas (Current)

*To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred.*

	Camas	Olympia
<b>% of trees must be preserved</b>	No	30 tree units per acre
<b>Requires planting to meet % goal</b>	No	Yes
<b>Perimeter trees – retain / plant</b>	Generally as buffers between zones, and around parking lots	Yes
<b>New trees required on private lot?</b>	No	Yes, if less than 30 tree units
<b>Street Trees Required?</b>	Yes	Yes
<b>Fee In-Lieu? Tree Fund</b>	No	Yes

# QUESTIONS FROM DECEMBER 2017

## (PLANNING COMMISSION WORKSHOP)

- 1) Is your program easy for a property owner to figure out?
- 2) How do developers react to tree preservation of “Tree Units”?
- 3) Do trees earn a higher “tree unit” after several years, than when they were first planted? *For example, could a property owner remove trees that were planted initially?*
- 4) What is the most common use of Olympia’s tree funds?

# QUESTIONS FROM DECEMBER 2017

On the topic of Olympia's Tree Units---  
An interview with their urban forester,  
Michelle Bentley

Is your program  
easy for a  
property owner  
to figure out?

1. Yes
2. It is just normal business to the developers. Program has been in effect since 1991

How do  
developers react  
to "Tree Units"?

3. No. Trees that are expected to remain until maturity.

What is the most  
common use of  
your tree funds?

4. Maintenance and downtown tree planting

Do trees earn a  
higher "tree unit"  
after several  
years, than when  
they were first  
planted?



# CHAPTER 18.31 SENSITIVE AREAS & OPEN SPACE

Next Steps:

1. Repeal in it's entirety
2. Amend landscape codes within Chapter 18.13



# CHAPTER 18.13 LANDSCAPING

- Modify scope section
- Add Instructions for tree surveys
- Add required tree units
- Parking lot trees. Reduce tree ratio, but increase planter area dimensions
- Mitigation plans and details will be within a manual, rather than code



# WHO NEEDS TO COMPLY WITH TREE UNIT MINIMUMS?

Scope should include...?

- Define “Buildable area” to exclude right-of-way (street trees) and critical areas
- Residential developments (more than four units)
- Any commercial or industrial development
- Single family lots (not in a subdivision) that are over ½ acre in size
- Undeveloped properties (e.g. vacant or under utilized)
- Conversion permits



# WHY ARE WE HERE TONIGHT?

Camas citizens asked for more tree protection and...

## **Trees are Public Assets**

- 15% increase in home values
- Cleaner water and fewer water treatment facilities
- Cleaner air / carbon sequestration
- Reduced levels of stress, anxiety, crime
- Cooler streets, homes, cities