

Comments and edits
suggested by Mike Odren
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Camas Urban Tree Program

Staff Report - June 13, 2018

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The following is a list of the sections of code that would need to be amended if Chapter 18.31 were to be repealed: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

Note: Only the code references are being changed if Chapter 18.31 is repealed.

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;

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. *No distinction for unhealthy, diseased, hazardous, non-native, invasive trees or other trees determined to be non-significant by arborist*
"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 Landscaping Standards

18.13.051 Tree Density Requirement

18.13.052 Tree and Native Vegetation Preservation

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:

2. Commercial, industrial, governmental uses, and land divisions;
3. Redevelopment including change of use when Site Plan Review is applicable (refer to Chapter 18.18 Site Plan Review);
4. Parking lots with greater than four spaces;
5. Development that is subject to Design Review (refer to Chapter 18.19 Design Review);
6. Undeveloped property converting to an allowed use in the zone (e.g. infill lots); and
7. 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. Exemption does not include conversion of forest land to other uses.

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 and developed lots (24,000 square feet and greater). 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 a minimum tree density of 30 tree units per acre 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.

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).

*Map of site with tree locations numbered
 Add to tree survey*

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.

or plants adapted to PNW weather & climate

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

irrigating anyway - casually adaptable to PNW weather!

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.

↳ or as appropriate for other utilities, st. signs, lights, etc.

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 within required landscape buffers² 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.

Except along street frontage as long as minimum buffer shrubs & trees are also provided.

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.

except along street frontage as long as minimum buffer shrubs & trees are also provided.

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.

or as deemed appropriate by the city.

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.

² This provision was revised from the previous draft based on comments from the public hearing. Clarified that "area" is the landscape buffers, not the entire site.

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.

18.13.051 Table 1: Required Tree Density

Proposed Activity	Required Minimum Tree Density per Acre	Required Tree Replacement
New Development	20 Tree Units	20 Tree Units per acre
Residential	20 Tree Units	20 Tree Units per acre
Developed commercial and industrial properties	20 Tree Units	3 Tree Units for every 1 tree unit removed up to the minimum tree density per acre.

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"). New trees are given a value of 1 Tree Unit, as they must be a minimum of 2" dbh when planted. 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	31" to 32"	12
6" to 12"	2	33" to 34"	13
13" to 14"	3	35" to 36"	14
15" to 16"	4	37" to 38"	15
17" to 18"	5	39" to 40"	16
19" to 20"	6	41" to 42"	17
21" to 22"	7	43" to 44"	18
23" to 24"	8	45" to 46"	19
25" to 26"	9	47" to 48"	20
27" to 28"	10	49" to 50"	21
29" to 30"	11	For larger trees, allow a ½ tree unit for every additional inch of dbh.	

18.13.052 Tree and Native Vegetation Preservation

A.³ 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

³ This provision was revised from the previous draft based on comments from the public hearing.

improvements to achieve the minimum tree unit density per acre. This may require site redesign. 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 area 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. *to be*
 4. Groves of trees, or other individual healthy trees with the intent to retain, must be located in separate tract. *site plan?*
 5. Trees, that if removed would cause trees on adjacent properties to become hazardous. *what does this mean?*
- LS subdivision / short plat*
- Site Plan?*

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 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.

18.13.055 - 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
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	0 L2	0 L3	0 L2	10' L3	0 L2	5' L2	5' L1

B. Landscaping and Screening Design Standards.

Size?