

**WORKSHOP:
URBAN TREE
PROGRAM**

**TREE PRESERVATION DURING DEVELOPMENT
DECEMBER 12, 2017**

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

*Citizens of Camas (Camas
2035)*

TONIGHT'S AGENDA

- Summary of Progress
- Proposed Changes...
 - Repeal of Chapter 18.31
 - Amending Chapter 18.13
- Case Studies
- What approach would be best for Camas?

CAMAS CITIZENS ASKED FOR MORE TREE PROTECTION

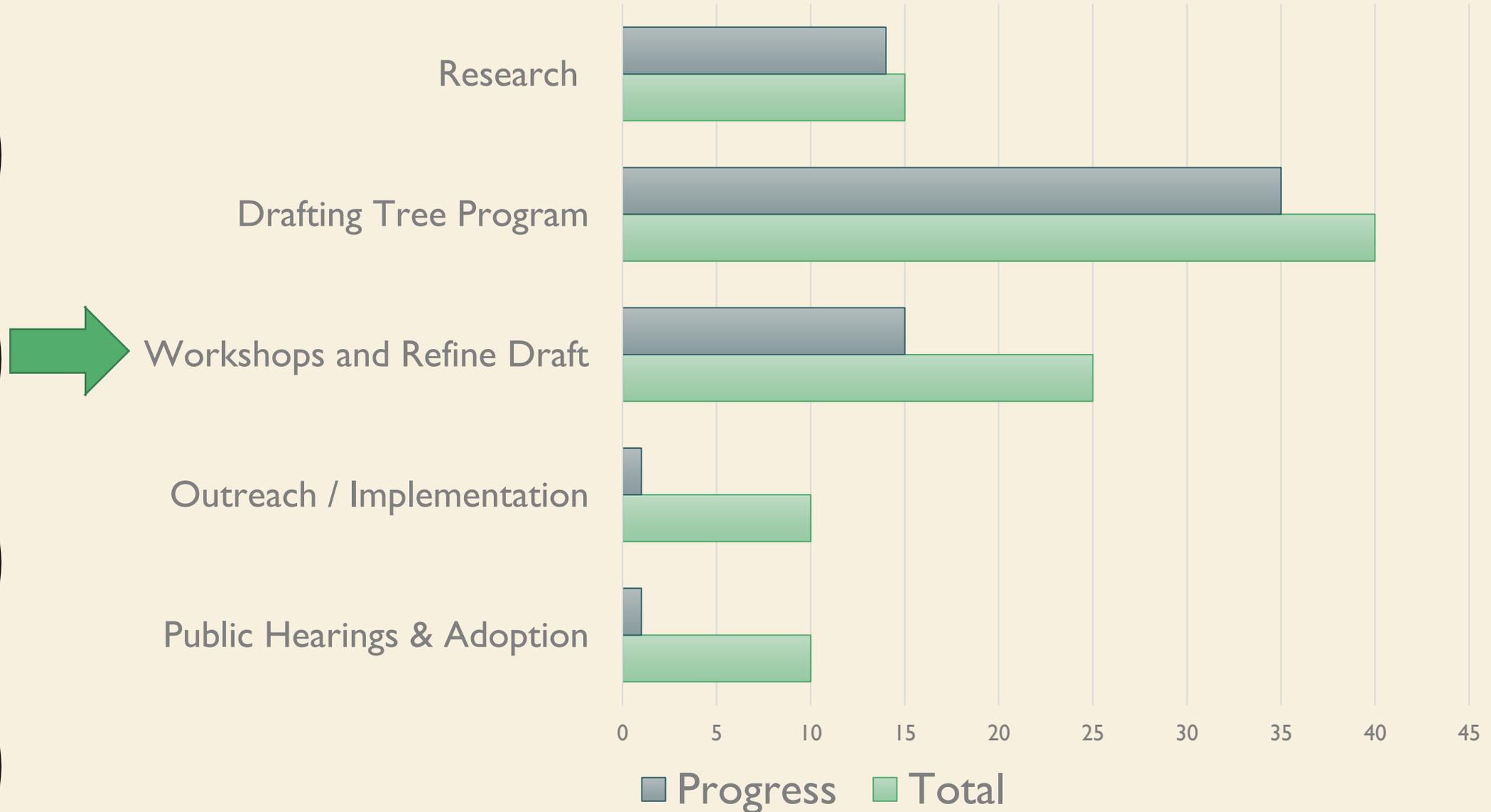


Trees are Public Assets

- 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



URBAN TREE PROGRAM PROGRESS



PROTECTING TREES WITH NEW DEVELOPMENT





PROPOSED CHANGES

CAMAS MUNICIPAL CODE

CHAPTERS 18.31; 17.09; 17.11; 17.15; 17.19; 18.09;
AND 18.13

CHAPTER 18.13 LANDSCAPING

- Scope
- Landscape, Tree and Vegetation Plans
 - Added components needed for a tree survey (New)
 - Vegetation Management Plan (Moved from 18.31)
- Landscape coverage area table (18.13.050)
 - Added “R” zone of 20%
 - Added parking lots
- Reduced tree ratio in parking lots, but increased planter area dimensions



CHAPTER 18.13 LANDSCAPING

- Tree Retention 18.13.050

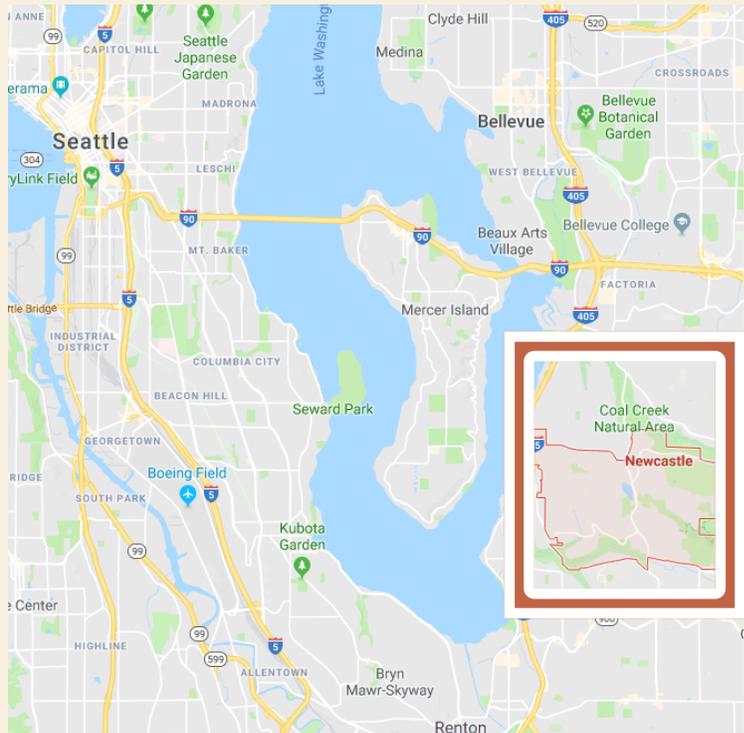
(moved from Chapter 18.31)

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.

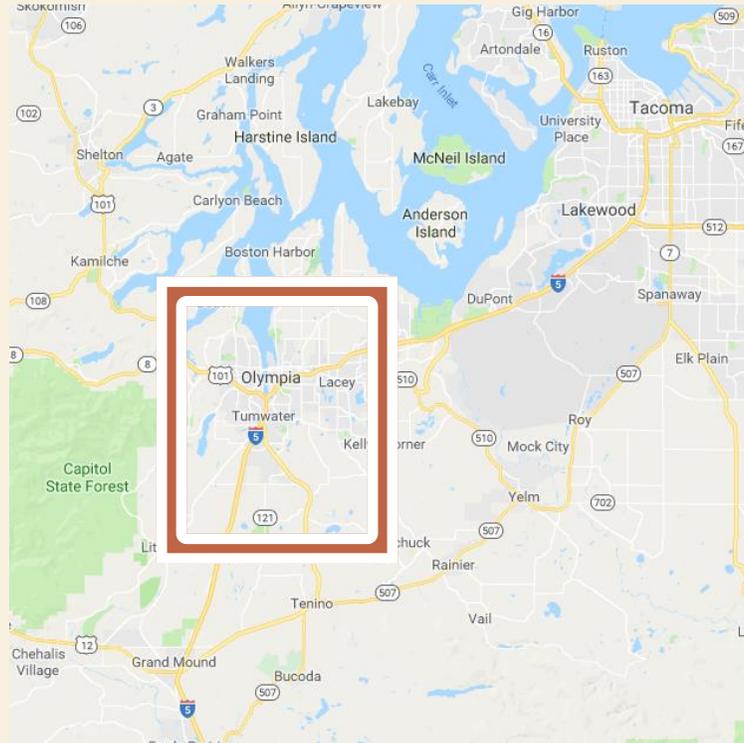


CASE STUDIES

NEWCASTLE



OLYMPIA



LACEY



CASE STUDIES



- Preserves all significant trees along a the perimeter
- Sets a % of trees to retain on the site
 - 25% if residential or institutional
 - 5% if commercial or industrial
- Requires replacement of trees if property was forested and fringe trees would be unsafe to retain (see “F”)



- All properties have a required tree density
- 30 tree units per acre
- Tree removal permit - *only if development would drop below required tree density*

CASE STUDIES



LACEY

Puget Sound from Lacey

- Requires tree tracts for preservation or replanting. Minimum of 5% of site.
- If there are no trees on the site or no suitable trees, then planting is required.
- Requires new or saved trees at a ratio per size of property. Examples:
 - Residential (over 7,500 s.f.) 4 trees/5,000 s.f.
 - Commercial 2 trees/10,000 s.f.

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	Newcastle	Olympia	Lacey
% of trees must be preserved	No	5% and 25% based on zoning	30 tree units per acre	5% all zones
Requires planting to meet % goal	No	Yes	Yes	Yes
Perimeter trees – retain / plant	Generally as buffers between zones	Unknown	Unknown	Unknown
New trees required?	Yes. One per lot or as part of landscaping plan	Yes	Only if less than 30 tree units	Yes, based on size of property and zone
Fee In-Lieu? Tree Fund	No	Yes	Yes	Yes