

## Jan Coppola

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**From:** tomkellyevi@aol.com  
**Sent:** Thursday, June 07, 2018 8:40 PM  
**To:** Community Development Email  
**Cc:** Scott Higgins; Peter Capell  
**Subject:** Urban Tree Program (SEPA18-16)

Comments on the Environmental Checklist and Draft of the Camas Urban Tree Program:

SEPA Section 10, item b. "what views in the immediate vicinity would be altered or obstructed?" Trees or any landscaping that blocks a view of the Lake or other view asset of Camas should not be allowed and measures need to be proposed to protect that asset (views do have dollar values and are defined by the County Assessors Office for locations that have views of the Lake, River or other "

SEPA Section 14, item d. "will the proposal require any new or improvements to existing roads, etc." Yes, any proposed landscaping in the right of way must have a plan to perform maintenance to keep landscaping for view of traffic, etc., max height of 36 inches for bushes, trees limbed to 8 feet over sidewalks, and 12 feet over roadways.

Draft, Chapter 12.04 - Sidewalk and Street Maintenance; This concept is unconstitutional, meaning, the City owns the right of way, not the abutting property owner, and the City, having the authority to assign/control what is put on that right of way, by definition, is responsible for its maintenance and repair of any landscaping or structures or utilities placed in that right of way. To burden the abutting property owner with the maintenance and repair/replacement is unethical and immoral, just as that property owner is not responsible for trimming in any Park that abuts private property.

Draft, Chapter 18.13.053 -Native Vegetation Management Plan; items 2 and 7 should include a plan to provide and protect views, an asset, of at least 70 percent of lot width. A hillside property with a view of Lacamas Lake has a view worth \$100,000.00 or more; the loss of that view, intentional or otherwise, reduces that lots value, as determined by the County Assessors Definitions.

Summary of comments: Landscaping of any type must be maintained to function as designed, and the City should consider long term costs of such maintenance on their property, such as the right of way of every street, present and future. Your expectation of where the City will be in 20 years is far short of what will happen, especially with trees, that grow 3-5 feet per year. A more appropriate plan would be 50 to 100 years; yes, beyond many of your lifetimes, but realistic for those that follow you. You would be well advised to consider promoting the view and accessibility of the assets of Camas; Lacamas Lake, the Columbia River, Historical sites, etc., with the same effort being expended to protect that landscaping which enhances the City streets and neighborhoods.

Respectfully,

Tom Kelly  
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