



PLANNING COMMISSION MEETING AGENDA

Tuesday, March 20, 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 December 12, 2017 Planning Commission Meeting

 [December 12, 2017 Planning Commission Meeting Minutes](#)

IV. MEETING ITEMS

- A. Introduction of new Commissioner and City Council Liaison
Presenter: Phil Bourquin, Community Development Director

- B. Election of Chair and Vice Chair
Details: The Planning Commission positions of chair and vice chair are one-year terms which are generally elected by a majority vote each year.
Recommended Action: That the Commissioners nominate and approve a chair and vice chair for the 2018 Planning Commission.

- C. Workshop 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 plan to develop the Urban Tree Program included: current zoning diagnosis; a review of the comprehensive plan to ensure the new codes will be consistent; drafting a tree ordinance; updating the Design Standards Manual (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 and December 12th. At this workshop, staff and the Commission will continue the discussion regarding the preservation of trees during the development of properties. Options will be discussed at the meeting and Staff's PowerPoint Presentation will be available at that time.

Presenter: Sarah Fox, Senior Planner

Recommended Action: Staff requests direction from the Planning Commission regarding the proposed amendments.

 [City of Olympia Tree Code](#)

[City of Olympia Landscape Code](#)

[Comments from Lynn Johnston December 2017](#)

[Comments from Geri Rubano Oct 2017](#)

V. MISCELLANEOUS UPDATES

A. Miscellaneous Updates

VI. NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for Tuesday, April 17, 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, December 12, 2017, 7:00 PM
City Hall, 616 NE 4th Avenue

Special Meeting

I. CALL TO ORDER

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

II. ROLL CALL

Present: Bryan Beel, Jim Short, Timothy Hein and Jaima Johnson

Excused: Frank Hood, Troy Hull and Lloyd Goodlett

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

Council Liaison: Bonnie Carter

III. MINUTES


- A. Approval of the Minutes from the October 17, 2017 Planning Commission Meeting

 [October 17, 2017 Planning Commission Minutes](#)

It was moved by Commissioner Hein, seconded by Commissioner Johnson to approve the minutes from the October 17, 2017 Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

- A. Public Hearing to Consider a Minor Amendment to Camas Municipal Code (CMC) Title 16 Environment
Details: The minor update consists of one update to Chapter 16.57 Frequently Flooded Areas for compliance with the National Flood Insurance Program (NFIP), which allows citizens within the community to obtain flood insurance and other types of federal disaster aid. A staff report summarized the proposed amendment. Attachment 1 is the redlined version of the draft amendment that illustrates the proposed change. Attachment 2 is a clean version of the proposed amendment.
Presenter: Lauren Hollenbeck, Senior Planner

 [Minor Amendment to Title 16 Staff Report \(MC17-03\)](#)
[Attachment 1 Redline Version of Amendment](#)
[Attachment 2 Clean Version of Amendment](#)
[Staff's Presentation on Title 16](#)

Lauren Hollenbeck reviewed the proposed CMC amendments with the Commissioners. Discussion ensued.

The public testimony portion of the hearing was opened and closed, as there were no members of the public who wished to speak.

It was moved by Commissioner Johnson, seconded by Commissioner Short to forward a recommendation of approval to City Council for the minor amendment to Camas Municipal Code, Title 16, Chapter 16.57 Frequently Flooded Areas. The motion carried unanimously by roll call vote.

B. Workshop 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 plan to develop the Urban Tree Program included: current zoning diagnosis; a review of the comprehensive plan to ensure the new codes will be consistent; drafting a tree ordinance; updating the Design Standards Manual (street tree species); and creating outreach materials that will increase the public's knowledge of tree care and the new ordinance. Staff provided an overview of the project to the Commission on October 17th and to City Council on December 4th. At the workshop, staff will lead a discussion of options for preserving trees during the development of properties. Davey Resource Group prepared a report, titled "Case Studies: Tree Preservation During Development" with attachments. Also, staff included an initial draft of amendments to the chapters of the city's code that relate to tree preservation during development. Presenter: Sarah Fox, Senior Planner

 [Note to Commission with Draft Amendments for Urban Tree Program \(MC17-01\)](#)
[Report: Tree Preservation During Development](#)
[Attachment A - City of Newcastle](#)
[Attachment B - City of Olympia](#)
[Attachment C - How to Calculate Tree Density in Olympia](#)
[Attachment D - City of Lacey](#)
[Staff's Presentation on Status of Tree Program](#)
[Comment from Lynn Johnston Urban Tree Program](#)

Sarah Fox reviewed the Urban Tree Program Presentation and the proposed CMC amendments. Staff responded to the Commissioner's inquiries and discussion ensued. This item will be discussed further at a future meeting.

V. MISCELLANEOUS UPDATES

A. Miscellaneous Updates

Phil Bourquin announced that there is an open position on the Planning Commission and expressed appreciation to the Commissioners for their all of their hard work this past year.

VI. NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for Wednesday, January 17, 2018 at 7:00 p.m. in the City Council Chambers.

VII. ADJOURNMENT

Chair Beel adjourned the meeting at 8:15 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.

Chapter 16.60

TREE, SOIL AND NATIVE VEGETATION PROTECTION AND REPLACEMENT

16.60.000 Chapter Contents

Sections:

16.60.010	Purpose.
16.60.020	Definitions.
16.60.030	Applicability.
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16.60.045	City tree account.
16.60.050	Soil and Vegetation Plan required.
16.60.060	Tree removal permit review procedure.
16.60.070	Soil and vegetation plan review standards.
16.60.080	Tree density requirement.
16.60.080A	TABLE: Required minimum tree density and replacement tree requirements per activity.
16.60.090	Tree protection during construction.
16.60.100	Maintenance requirements.
16.60.110	Variance for hardship.
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16.60.140	Liability on the city.
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16.60.170	Specimen tree evaluation - For public trees.

(Ord. 7027 §8, 2016).

16.60.010 Purpose

Whereas growth, the spread of development, and increasing demands upon natural resources have the effect of encroaching upon, impacting or eliminating many of the intact native soils and vegetation, trees and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, provide important physical, aesthetic, recreation and economic assets to existing and future residents of the city; and whereas the city council finds (1) that trees, healthy soils, and native vegetation protect public health through the capturing and filtering of stormwater runoff, absorption of air pollutants and contamination, through the reduction of excessive noise and mental and physical damage related to noise pollution, through their cooling effect in the summer months and insulating effects in winter, through their positive impact on global climate change; (2) that trees, healthy soils, and native vegetation provide for public safety through the prevention of soil erosion, siltation and flooding; (3) that trees, healthy soils, and native vegetation are essential to the general welfare of the city by maintaining the natural beauty and the irreplaceable heritage for existing and future city residents; and (4) that Olympia can promote urban forestry and land management practices which will preserve or enhance trees, healthy soils, and native vegetation on public and private lands as they transition from natural areas into an urban environment. Therefore, the purposes of this chapter are:

- A. To provide for the protection, preservation, replacement, proper maintenance and use of trees, soils, and native vegetation located in this city in order to preserve and enhance the city's physical and aesthetic character by preventing untimely and indiscriminate removal or destruction of trees, healthy soils, and native vegetation;
- B. To protect trees, healthy soils, and native vegetation in the city for their economic support of local property values and to preserve and enhance this region's natural beauty;

- C. To minimize the adverse impacts of land disturbing activities on stormwater infiltration, soil erosion, air quality, sedimentation and pollution of natural waterways, in order to minimize the public and private costs for stormwater control and treatment, utility maintenance and removal of pollution from our natural waterways;
- D. To promote site planning, construction practices and horticultural practices that are consistent with the reasonable use of property;
- E. To provide for the paramount public concern for these natural resources in the interest of a healthier and safer place in which to live and to promote the general welfare of the residents of this city;
- F. To implement the goals and objectives of the Washington State Environmental Policy Act; and
- G. To implement the goals and objectives of the City's Comprehensive Plan.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.020 Definitions

All words in this chapter shall have their customary dictionary definition except as specifically defined herein.

- A. "Agriculture" is the use of land for the primary purpose of deriving income from growing plants or trees on land including, but not limited to, land used principally for fruit or timber production, but not including land used principally for another use and only incidentally for growing trees or plants for income.
- B. "Buildable area" is that portion of a parcel of land wherein a building, parking and other improvements may be located and where construction activity may take place. Buildable areas shall not include streams, flood hazard areas, geologically hazard areas or wetlands as defined in Chapter [18.32](#) Critical Areas. For the purpose of calculating required minimum tree density, existing and newly dedicated city rights-of-way shall not be included.
- C. "Caliper" is the American Association of Nurseryman standard for trunk measurement of nursery stock. Caliper of the trunk shall be the trunk diameter measured 6" above the ground for up to and including 4" caliper size and 12" above the ground for larger sizes.
- D. "City" is the city of Olympia, Washington.
- E. "Clearing" is the destruction or removal of vegetation from a site by physical, mechanical, chemical or other means. This does not mean landscape maintenance or pruning consistent with accepted horticultural practices which does not impair the health or survival of the trees.
- F. "Commercial nursery or tree farm" is a licensed plant or tree nursery or farm in relation to those trees planted and growing on the premises of the licensee, which are planted and grown for sale through retail or wholesale channels in the ordinary course of the licensee's business.
- G. "Conversion Option Harvest" is a timber harvest as established in this chapter and the Washington State Department of Natural Resources Forest Practices Regulations, whereby a property owner is allowed to harvest a limited amount of timber from their property within the City of Olympia, while still maintaining their rights to convert their property to a use inconsistent with growing timber.
- H. "Critical root zone" is the area where the tree's roots are located. This root zone is generally the area surrounding a tree at a distance which is equal to one foot for every inch of tree at DBH (Diameter at breast height).
- I. "Crown" is the area of a tree containing leaf or needle-bearing branches.
- J. "Development" is the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, clearing or land disturbance; and any use or extension of the use of the land.
- K. "Diameter at Breast Height (DBH)" is a tree's diameter in inches at 4-1/2' feet above the ground. On multi-stemmed or trunked trees, the diameter shall be the diameter equivalent to the sum of trunk areas measured at 4-1/2' above the ground.

- L. "Grading" is any excavation, filling of earth materials or any combination thereof.
- M. "Hazard tree" is any tree with a combination of structural defect and/or disease which makes it subject to a high probability of failure, and is within close enough proximity to where persons or property could be harmed or damaged if the tree were to fail.
- N. "Healthy soil" is soil that is of good quality with the capacity to sustain plant, animal, and human life by providing nutrients, air and water space to infiltrate, pollutant absorption and filtering, and habitat.
- O. "Invasive species" are non-native organisms that are capable of spreading so quickly they can cause economic or environmental harm.
- P. "Landmark tree" is a tree or group of trees designated as such by the City because of its exceptional value to the residents of the city (see Chapter [16.56](#) Landmark Tree Protection).
- Q. "Limits of construction line" is a line separating the buildable areas from the protected areas.
- R. "Mitigation" is the act of restoring, creating, enhancing, or preserving a naturally occurring ecosystem to generate an increase in environmental functions to compensate for losses due to development or willful or negligent destruction of that ecosystem.
- S. "Native vegetation" is vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site.
- T. "Person" is any individual, organization, society, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, governmental agency, public or private utility, cooperative, interstate body or other legal entity.
- U. "Protected area" is all land where no construction activity, tree removal, vegetation removal, or soil compaction is allowed and includes the critical root zone of those trees to be preserved.
- V. "Qualified professional forester" is a professional with academic and field experience that makes them an expert in urban forestry. This may include arborists certified by the International Society of Arboriculture (ISA), foresters with a degree in forestry from the Society of American Foresters (SAF) accredited forestry school, or urban foresters with a degree in urban forestry. A qualified professional forester must possess the ability to evaluate the health and hazard potential of existing trees in an urban environment, and the ability to prescribe appropriate measures necessary for the preservation of trees during land development and management of those trees thereafter.
- W. "Remove or removal" is the act of removing a tree by digging up, cutting down or any act which causes a tree to die, significantly impacts its natural growing condition and/or results in diminished environmental benefits or a hazard tree; including but not limited to, damage inflicted on the root system by machinery, storage of materials or soil compaction; changing the ground level in the area of the tree's root system; damage inflicted on the tree permitting infections or infestation; excessive pruning; paving with concrete, asphalt or other impervious material within the critical root zone, or any other action which is deemed harmful to the tree.
- X. "Significant (upland) Wildlife Habitat" is an area designated as such in the Olympia Comprehensive Plan, or designated as state priority habitat, and which is utilized by state priority or local priority animal species with unusual frequency, density or diversity for critical ecological processes such as breeding, nesting, nursery, feeding, and resting.
- Y. "Soil and Vegetation Plan" is a plan that contains specific information pertaining to the protection of healthy soil, and the preservation and planting of trees and native vegetation pursuant to OMC [16.60](#) and the City of Olympia's Urban Forestry Manual.
- Z. "Soil and Vegetation Protection Area (SVPA)" is a separate tract of land, which may or may not be deeded as such, specifically set aside for the preservation of healthy soil and the preservation or planting of existing and/or native vegetation, including trees. Stormwater retention/detention facilities, critical area buffers and other common areas may be considered SVPA's if they currently or are improved to an extent

where they can support healthy soils and the growth of native vegetation. The purpose of these areas for preserving healthy soils and preserving and/or planting native vegetation is stated on the face of the plat when applicable.

AA. "Specimen tree" is a tree that has been given greater than standard tree density value through the evaluation process delineated in the Urban Forestry Manual.

BB. "Street trees" is trees located within the street rights-of-way, adjacent to public or private streets, including undeveloped areas.

CC. "Transplant" is the relocation of a tree from one place to another on the same property.

DD. "Tree" is any self-supporting perennial woody plant that matures at a height greater than 6'.

EE. "Tree unit" is a unit of measurement based upon the size of the tree as set forth in the Urban Forestry Manual.

FF. "Undeveloped" is a parcel of land on which no buildings or other facilities are located.

GG. "Understory" is the shrubs and plants growing beneath the main canopy of a forest, stand of trees, or individual tree; including low-growing vegetation that covers the ground.

HH. "Urban forestry" is the professional practice of planning, managing and protecting natural and planted vegetation in developing urban areas.

II. "Urban Forester" is the City of Olympia's Urban Forester or the Urban Forester's designee.

JJ. "Well-Adapted Drought-Tolerant Vegetation" is vegetation that is well adapted to current and anticipated environmental conditions in this region, and is not invasive or noxious.

KK. "Windfirm" is a tree which is capable of withstanding strong winds, in particular when associated with inclement weather events.

LL. "Worksite" is any contiguous area owned and operated as one development unit upon which earth disturbing activities are planned or underway.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.030 Applicability

A. No person or representative, directly or indirectly, shall remove, or destroy any tree, within the city, without first obtaining a tree removal permit as provided in this chapter, unless the activity is exempted in Section [16.60.040](#).

B. Unless otherwise exempted, any site to be developed, within the City of Olympia, shall be required to develop a Soil and Vegetation Plan (SVP) and shall be required to meet the minimum tree density herein created.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.040 Exemptions

The following activities are exempt from the Soil and Vegetation Plan and tree removal permit requirements. In all cases the minimum tree density herein established shall be maintained. In no case shall any landmark tree be removed without first obtaining a tree removal permit pursuant to Chapter [16.56](#).

A. Commercial Nurseries or Christmas Tree Farms. Removal of trees which are being grown to be sold as Christmas or landscape trees.

B. Emergencies. Removal of trees necessary to protect public safety or private or public property from imminent danger as determined by the Urban Forester or in response to emergencies declared by the city, county, state or federal governments.

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

D. Hazard Trees. Removal of hazard trees as defined by this chapter.

E. Developed Single-Family (under two acres). Removal of trees and other vegetation from developed single-family and multifamily (up to four units), less than two acres so long as the minimum required tree density is maintained.

F. Developed Single-Family (two acres or more). On developed single-family and multifamily (up to 4 units), 2 or more acres, removal of trees and other vegetation within 125' of the residence or other buildings, unless required to be installed and properly maintained specifically to facilitate stormwater infiltration or dispersion. (That portion of the property further than 125' from the residence or other buildings shall be treated as undeveloped property for the purpose of this chapter).

G. Subdivisions. Individual lots within a subdivision are exempt from meeting tree density requirements when the entire subdivision has complied with the tree density and soil and vegetation protection requirements of this chapter.

H. Undeveloped property. Removal of up to 6 trees per acre, up to a total of 6 trees from an undeveloped parcel within any 12 consecutive month period.

I. Street trees. Removal of street trees, when performed by or on behalf of the city, with approval of the Urban Forester.

(Ord. 7027 §8, 2016; Ord. 5799 §41, 1998; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.045 City tree account

A. There is created a city tree account into which all penalties and revenues received under Chapters [16.56](#), [16.60](#) and the tree protection element of Chapter [16.48](#) of this title shall be placed. In addition, the following sources of funds may be placed in the city tree account:

1. Sale of trees or wood from city property where the proceeds from such sale have not been dedicated to another purpose;
2. Donations and grants for purposes of the fund;
3. Sale of seedlings by the city;
4. Civil penalties imposed under Section [16.60.130](#) or settlements in lieu of penalties. At the discretion of the city manager, costs incurred by the city to enforce Chapters [16.48](#), [16.56](#) or [16.60](#) may be deducted from the civil penalties;
5. Other monies allocated by the city council.

B. The city shall use the city tree account 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;
3. Identification and maintenance of landmark trees;
4. Propagation of seedling trees;
5. Urban forestry education;
6. Other purposes relating to trees as determined by the city council.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5382 §4, 1993).

16.60.050 Soil and Vegetation Plan required

A. Requirement Established. A soil and vegetation plan is required to obtain a tree removal permit and is also required for any land development on property having a tree density below the minimum required and/or when Street Trees are to be installed.

B. Soil and Vegetation Plan Requirements. Specific Soil and Vegetation Plan requirements are delineated in the Urban Forestry Manual. The scale of the project and the size and quantity of trees proposed for removal, preservation, and planting will determine which level of Soil and Vegetation Plan is required. Table A lists activities or projects and the level of Soil and Vegetation Plan typically required.

TABLE A
PROJECTS OR ACTIVITIES FOR WHICH SOIL AND VEGETATION PLANS ARE REQUIRED

ACTIVITY or PROJECT	LEVEL (see manual)
Residential subdivisions (1-4 units)	I
Residential subdivisions (more than 4 units)	IV, V
Commercial/Industrial/Multifamily (over 4 units)	IV, V
Developed Commercial/Industrial/Multifamily (over 4 units), proposing a building addition or other site disturbance	II
Multifamily (1-4 units)	I
Planned Residential Development	IV, V
Mobile Home Park	IV, V
Nuisance Tree removal permit	III
Conversion Option Harvest Permit	VI
Residential 1-4 unit, building permit	I

C. Conditions. The Urban Forester shall attach conditions on the project as necessary to ensure the long-term health and survival of trees and understory vegetation to be retained and planted, pursuant to protection, planting, and maintenance standards established in the Urban Forestry Manual.

D. Application and Fee. The application for a tree removal permit and/or Soil and Vegetation Plan review shall be made on a form provided by the City, and shall be submitted at the same time as the Soil and Vegetation plan. The applicant shall pay a non-refundable permit fee to the Department of Community Planning and Development. The plan review and tree removal permit fee is set forth in Chapter 4.36.010 Building Code Review and Permit Fees.

E. Submittal of a Soil and Vegetation Plan. The application for Soil and Vegetation Plan review and/or a tree removal permit shall be submitted with associated development applications as applicable.

(Ord. 7027 §8, 2016; Ord 5577 §8, 1995; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.060 Tree removal permit review procedure

A. The Urban Forester shall review the tree removal request to determine completeness, and take one of the following actions:

1. Approve the tree removal, with or without conditions, and issue a tree removal permit;
2. Deny the permit, indicating the deficiencies to the applicant;
3. Notify the applicant of complete/incomplete application with a timeline for issuance of a permit;
4. Notify the applicant that the permit will be issued concurrently with other development permits, when applicable.

B. Permit Duration. A permit issued under this chapter shall be valid for 180 days or the duration of the associated development permit or approval. The Urban Forester may authorize one 180-day extension.

C. Permit Amendments. The permittee may request a minor amendment to an approved permit. In addition, the Urban Forester may require minor project changes to protect drainageways, environmentally sensitive areas, and adjoining property and structures from damage or to alleviate hazardous conditions.

D. Display of Permits. Permits issued in association with this chapter shall be posted on the worksite prior to work beginning and shall remain until the Urban Forester accepts the work as complete.

E. Integrated Applications and Decisions. When a tree removal permit is submitted in combination with another application for approval of an associated project or development, the urban forester shall notify the applicant that the permit will be issued concurrently with other project permits and shall designate and authorize such official or body to issue a decision regarding such removal permit as necessary to ensure an integrated decision. Any recommendation of the urban forester regarding such decision shall be given substantial weight by designee.

(Ord. 7027 §8, 2016; Ord. 5570 §12, 1995; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.070 Soil and vegetation plan review standards

A. Issuance of a permit under this chapter does not exempt the permittee from procuring and complying with other required permits or approvals. Whenever this chapter conflicts with other laws, ordinances or rules, the more restrictive shall apply.

B. Critical Areas. The approval authority shall restrict activities and/or impose conditions as warranted, to protect critical areas and their associated buffers, water quality, property or public safety.

C. Alternative Compliance. All tree removal permit activities regulated by this chapter shall be performed in compliance with the applicable standards contained in this chapter, unless the applicant demonstrates that alternate measures or procedures will be equal or superior to the provisions of this chapter in accomplishing the purposes of this chapter.

D. For all development projects, the following standards and provisions shall apply.

1. Timing of tree removal. Tree removal proposals will be reviewed and a decision issued concurrently with other development permits, as applicable.

2. When determining where to establish a required Soil and Vegetation Protection Area or retain trees when a Soil and Vegetation Protection Area is not required, locations with healthy soils, native understory vegetation, and mature trees in good condition shall have priority over development when there are feasible and prudent location alternatives on site for proposed building structures or other 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.

3. If existing trees and vegetation meet the requirements for the required landscaping, they shall have priority over and may substitute for the required landscaping pursuant to the guidelines established in Chapter 18.36 Landscaping and Screening.

4. For residential subdivisions of five (5) units or more, at least 75 percent of the required minimum tree density shall be located within separate deeded Soil and Vegetation Protection Area(s) held in common ownership by the homeowner's association, or comparable entity.

5. For multi-family developments of five (5) units or more a minimum of 50% of the required minimum tree density shall be met in Soil and Vegetation Protection Area(s). Soil and Vegetation Protection Areas may also meet requirements for stormwater management, landscape buffering and screening when planting requirements and plant selection are appropriate for the site conditions and are demonstrated to be able to achieve the intended purpose of the applicable requirements.

6. Soil and Vegetation preservation priority. In designing a development project and in meeting the required minimum tree density, the applicant shall preserve Soil and Vegetation Protection Areas that include the following in order of priority. In all situations, trees to be preserved must be healthy, windfirm, and appropriate to the site at their mature size, as identified by a qualified professional forester.

- a. Landmark Trees.
- b. Specimen Trees.
- c. Critical Areas and Buffers. Trees located within critical areas, critical area buffers or adjacent to buffers. Those trees within critical area buffers may account for up to 50 percent of the required tree density; except within the Green Cove Basin those trees within critical areas and critical area buffers may account for up to 100 percent of the required tree density.
- d. Significant Wildlife Habitat. Trees located within or buffering Significant Wildlife Habitat.
- e. Healthy Soils and Native Vegetation. Native vegetation with associated healthy soils and understory.
- f. Other individual trees or groves of trees.

7. On sites where there are currently inadequate numbers of existing trees, where the trees are inappropriate for preservation, the soils are poor (unsuitable, disturbed, compacted etc.), or there are significant invasive species, as determined by the Urban Forester, then replacement tree planting, soil amendment, and understory mitigation shall be required. In designing a development project and in meeting the required minimum tree density, the following areas shall undergo mitigation in the following order of priority:

- a. Critical Area Buffers, Significant Wildlife Habitat. Within or adjacent to Critical Areas and Significant Wildlife habitat areas.
- b. Soil and Vegetation Protection Areas. Within designated Soil and Vegetation Protection Areas; may also include stormwater facility areas and areas of required landscaping.
- c. Stormwater retention/detention ponds. Adjacent to stormwater retention/detention ponds.
- d. Landscaping. For residential subdivisions this may include entrance landscaping, traffic islands, separate deeded tree tracts, and other common areas.
- e. Individual residential building lots.

E. Mitigation. Within Soil and Vegetation Protection Areas where there are poor soils (unsuitable, disturbed, compacted, etc.), no native species, no understory vegetation, and invasive species, as determined by the Urban Forester, mitigation shall be required. Mitigation shall include the following activities:

- a. Remediation of compacted soils. Applicable only to areas without existing native soils, ground cover vegetation, or trees and their associated critical root zones.
- b. Removal of invasive species.
- c. Understory vegetation. Planting of native understory vegetation, or well-adapted drought-tolerant vegetation, appropriate to site conditions.
- d. Restoration of existing trees through removal and replacement or restorative pruning. Including removal of hazard trees.
- e. Planting of trees. At least 60% of the resulting SVPA tree distribution shall be evergreen trees.

F. Mitigation Plan. When conditions warrant it, or as determined by the Urban Forester, a mitigation plan shall be submitted and approved as an element of the Soil and Vegetation Plan pursuant to standards in the Urban Forestry Manual.

G. For residential subdivisions, trees may be removed from individual building lots concurrent with the clearing of the proposed right-of-ways, and other frontage improvements, with the following provisions:

1. The Urban Forester has determined that the existing trees, on the proposed individual lots, are inappropriate for retention due to tree condition, soils, topographic constraints, proposed small lot size, and/or the size of the trees at maturity.
2. Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, shrubs, ground cover and stumps shall be maintained on the individual lots, where feasible. Where infeasible appropriate erosion control practices shall be implemented pursuant to the Drainage Design and Erosion Control Manual for Olympia.

H. Developed commercial, industrial, multifamily (more than four units) properties, nuisance tree removal. Proposals to remove a tree or trees on these properties shall comply with the following standards.

1. The tree must meet the following criteria:
 - a. Tree is causing obvious, physical damage to private or public property, including but not limited to: sidewalk, curb, road, parking lot, building foundation, roof, stormwater infiltration or treatment system; or
 - b. Tree has been damaged by past maintenance practices, that cannot be corrected with proper arboricultural practices;
2. The problems associated with the tree must be such that they cannot be corrected by any other reasonable practice. Including but not limited to the following:
 - a. Pruning of the crown or roots of the tree and/or, structural changes to a building, parking lot, sidewalk or other site modifications to alleviate the problem.
 - b. Pruning, bracing, cabling, to reconstruct a healthy crown.

I. Undeveloped Properties, Conversion Option Harvest. For properties proposing a conversion option harvest, the following standards shall apply:

1. Trees to remain should be dominant or co-dominant in the stand, healthy, and windfirm.
2. Trees to remain should be located on the site in areas that would most likely facilitate their preservation through the build-out of the site.
3. Up to 30% of the number or volume of trees, by species, can be removed every 10 years.
4. No removal of trees from critical areas or buffers.
5. No removal of Landmark trees.
6. No removal of trees that would cause trees on adjacent properties to become hazardous.
7. Logging operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. To control erosion, shrubs, ground cover and stumps shall be retained where feasible. Where infeasible appropriate erosion control practices shall be implemented pursuant to the Drainage Design and Erosion Control Manual for Olympia.
8. Slash Abatement practices shall be implemented pursuant to Olympia Fire Department Standards.

J. Street trees. Street trees shall be included in the soil and vegetation protection plan. It should be drawn to scale on the site plan and should include the following information:

1. Location, size, and species of trees to be planted;
2. Description and detail showing site preparation, installation and maintenance measures;
3. Timeline for site preparation, installation and maintenance of street trees;

4. Cost estimate for the purchase, installation and maintenance for a minimum of three years of street trees;
5. The description and location of any underground or overhead utilities within the rights-of-way or near proposed street trees;
6. Additional information. The City's Urban Forester may require any additional information deemed necessary to ensure compliance with the provisions of this chapter;
7. Information waiver. The City's Urban Forester may waive the requirements for a scaled drawing and other submission data if they find that the information presented is sufficient to determine the project's compliance with the provisions of this Chapter;
8. Design guidelines: See OMC Chapters [18.100](#) through [18.180](#) in general and section [18.170.010](#) in particular.

(Ord. 7027 §8, 2016; Ord. 6967 §8, 2015; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.080 Tree density requirement

A. Minimum Tree Density Requirement Established. A minimum tree density of 30 tree units per acre is required on the buildable area of each site, except within the Green Cove Basin (see OMC [16.60.080](#)(5) and in critical areas, see OMC [18.32](#). 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 [16.60.070](#). For the purpose of calculating required minimum tree density, critical areas, critical area buffers, city rights-of-way and areas to be dedicated as city rights-of-way shall be excluded from the buildable area of the site.

B. Tree Density Calculation. Specific Tree Density calculations and replacement tree standards are delineated in the City of Olympia's Urban Forestry Manual. Table 16.60.080 A shows the required minimum tree density and replacement tree requirements for various activities.

1. Developing properties are required to meet a minimum tree density of 30 tree units per acre.
2. Developed Commercial/Industrial/Multifamily (5 units or more) properties, proposing an addition or other site disturbance are required to replace a minimum tree density of one tree unit for every 500 sq. ft. of site area to be disturbed and 3 tree units for every one tree unit proposed for removal, up to the minimum tree density of 30 tree units per acre for the entire site. For the purpose of determining required replacement trees, site area disturbed shall include: installation or expansion of a building or other structure; drilling; and site alterations such as those due to land surface mining, dredging, grading, construction of earthen berms, paving, improvements for use as parking or storage, excavation or clearing.
3. Developed Commercial/Industrial/Multifamily (5 units or more) properties, proposing tree removal are required to replace 3 tree units for every one tree unit proposed for removal, up to the minimum tree density of 30 tree units per acre for the site.
4. Undeveloped property proposing a conversion option harvest are required to meet a minimum tree density of 200 tree units per acre.
5. Green Cove Basin. Within the Green Cove Basin and all Residential Low Impact (RLI) zoning districts of the City a minimum tree density of 220 tree units per acre shall be provided.

C. Replacement Tree Location. The applicant's proposed location of transplanted or replacement trees shall be subject to city approval as part of the Soil and Vegetation Plan. Replacement trees should be planted according to the following priority:

1. On-Site.
2. Off-site. When room is unavailable for planting the required trees on-site, then they may be planted at another approved location in the city.

3. City Tree Account. When on-site and off-site locations are unavailable, then the applicant shall pay an amount of money approximating the current market value of the replacement trees into the City's Tree Account.

D. Replacement Tree Standards. Replacement trees shall meet the quality and size, and be planted pursuant to standards delineated in the Urban Forestry Manual.

E. Replacement Tree Selection and Distribution. Replacement trees shall be native species or well-adapted drought-tolerant vegetation, and at least 60% evergreen trees, unless determined by the Urban Forester as not appropriate for site conditions.

(Ord. 7027 §8, 2016; Ord. 6775 §1, 2011; Ord. 5545 §1, 1995; Ord. 5382 §3, 1993; Ord. 5248 §11(part), 1991).

16.60.080A TABLE: Required minimum tree density and replacement tree requirements per activity

TABLE 16.60.080A

Proposed Activity	Tree Replacement Requirements	Required Minimum Tree Density for the Parcel
New Development	30 tree units per acre	30 tree units per acre
Developing Single-family (multifamily up to 4 units)	30 tree units per acre	30 tree units per acre
Developed Properties	30 tree units per acre	30 tree units per acre
Developed Commercial/ Industrial/Multifamily (more than 4 units) proposing an addition or other site disturbance	1 tree unit for every 500 sq. ft. disturbed and 3 tree units for every one tree unit proposed for removal	30 tree units per acre
Developed Commercial/ Industrial/Multifamily (more than 4 units) proposing tree removal	3 tree unit for every 1 tree unit proposed for removal	30 tree units per acre
Conversion Option Harvest	Site must remain at a minimum tree density of 200 tree units per acre.	200 tree units per acre
New Developments in Green Cove Basin or RLI land use zone, or both	220 tree units per acre	220 tree units per acre

16.60.090 Tree protection during construction

Prior to initiating tree removal on the site, soils, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities pursuant to standards in the Urban Forestry Manual.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.100 Maintenance requirements

The following maintenance requirements shall apply in perpetuity to all Soil and Vegetation Protection Areas, required landscaping, individually retained trees, and street trees.

A. Maintenance Requirement. Understory vegetation shall be maintained in a vigorous and healthy condition, free from diseases, pests and invasive plant species. Trees are to be maintained in a vigorous and healthy condition, free from diseases, pests and in accordance with the standards delineated in the Urban Forestry Manual. Trees and understory vegetation which become diseased, severely damaged or which die

shall be removed by the owner as soon as possible but no later than 60 days after notification by the city. All trees and understory vegetation removed under this section shall be replaced with healthy vegetation of the same size species, and planting standards as required by the approved Soil and Vegetation Protection plan for the property.

B. For Soil and Vegetation Protection Areas, required landscaping, and street trees, the maintenance requirement of this section shall be in effect from the date the final plat is approved or Certification of Occupancy issued.

The maintenance requirement shall be a condition of approval and identified on the face of the plat when applicable. The applicant shall also execute a covenant in a form agreeable to the city which shall require the applicant and successors to comply with the maintenance requirement of this section. The covenant shall obligate both the property owner and a homeowner's association, if applicable. The covenant shall be recorded with the county auditor. The recording fee shall be paid by the applicant.

C. Multifamily Residential, Commercial, Industrial Developments. The applicant shall execute a covenant in a form agreeable to the city which shall require that the applicant and successors comply with the maintenance requirement imposed by this section. The covenant shall be binding on successor property owners and owners' associations. The covenant shall be recorded with the county auditor. The recording fee shall be paid by the applicant.

D. Specimen Trees. Each development to which the maintenance requirement for this chapter applies and that contain a specimen tree(s) shall include provisions in the maintenance requirement to ensure the survival and proper care of any specimen trees identified in the Soil and Vegetation Plan.

E. Surety. For residential developments containing five units or more, commercial and industrial projects, the applicant will be required to post a surety. The surety shall be in the form approved by the city attorney. The surety document shall have a face amount equal to 125 percent of the estimated amount necessary to guarantee the maintenance and replacement of soils, understory vegetation, and trees in conformance with the maintenance requirement and Soil and Vegetation Plan for a period of three years from the date the certificate of occupancy is issued by the city or from the date of final plat approval.

F. Failure to maintain. Failure to regularly maintain the Soil and Vegetation Protection Areas, required landscaping, individually retained trees, and street trees as required in this section shall constitute a violation of this chapter and, if applicable, the plat covenant.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.110 Variance for hardship

The administrative process for variances shall be governed by Chapter [18.66](#) Variances and Unusual Uses.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.120 Appeal

Appeals of administrative decisions shall be governed by Chapter [18.72](#) Administration.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.130 Enforcement –Penalties

A. Authority. It shall be the duty of the Urban Forester to administer the provisions of this chapter. The Urban Forester shall have authority to issue permits, impose conditions, enforce the provisions and requirements of this chapter and permits issued thereunder, and establish administrative procedures and guidelines, conduct inspections, and prepare the forms necessary to carry out the purposes of this chapter.

B. Authorized Actions. In addition to other remedies, the city may bring injunctive, declaratory or other actions to enforce this chapter.

C. Stop Work Orders/Permit Revocation.

1. The Urban Forester shall suspend work or revoke a permit, as appropriate, if the Urban Forester finds that:

- a. The work is not authorized by a valid permit;
- b. Inaccurate information was used to obtain the permit;
- c. The permittee is not complying with the terms of the permit or approved plans;
- d. The work is, in the Urban Forester's judgment, a hazard to property or public safety, is adversely affecting or about to adversely affect adjacent property or rights-of-way, a drainageway, watercourse, environmentally sensitive area, stormwater facility, or Soil and Vegetation Protection Area, or is otherwise adversely affecting the public health, safety, or welfare;
- e. Adverse weather is causing significant problems on or off site; or
- f. The required project surety has been expended to the point that it no longer provides assurance of the completion of the project in compliance with the terms of the permit.

2. The Urban Forester shall issue the permittee/violator a written notice specifying the nature of the violation or problem which must be remedied prior to resuming other work on the project. If the permittee does not comply with the order within the time specified, the Urban Forester, as an alternative to other remedies, may enter the project site and perform the required work. All costs incurred by the city in performing such work shall be drawn against the surety posted by the permittee to ensure the enforcement of the provisions of the tree plan or the tree removal permit. In the absence of sufficient surety, the city may place a lien against the property in the amount of the funds expended to perform the required work.

D. Restoration. Violators of this chapter or of a permit issued thereunder shall be responsible for restoring unlawfully damaged areas in conformance with a plan, approved by the Urban Forester, 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 greatest extent practical, equals the site condition that would have existed in the absence of the violation(s).

E. Prohibition of Further Approvals. The city shall not accept, process, or approve any application for a subdivision or any other development permit or approval, or issue a certificate of occupancy for property on which a violation of this chapter has occurred until the violation is cured by restoration, a plan for mitigating the violation has been agreed upon, or other means accepted by the Urban Forester and by payment of any penalty imposed for the violation.

F. Criminal and Civil Penalty.

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 not to exceed One Thousand Dollars (\$1,000), and/or to imprisonment not to exceed ninety (90) days or to both such fine and imprisonment. Each day shall be a separate offense. In the event of a continuing violation or failure to comply, the second and subsequent days shall constitute a gross misdemeanor punishable by a fine not to exceed Five Thousand Dollars (\$5,000) and/or imprisonment not to exceed three hundred and sixty-five (365) days or both such time and imprisonment. Continuing violation shall mean the same type of violation which is committed within a year of the initial violation.

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. Each day shall be a separate infraction. A person, firm, or corporation found to have committed a civil infraction shall be assessed a monetary penalty as follows:

3. Class 1 (\$250), not including statutory assessments.

G. Public Nuisance. Any violation of the provisions of this chapter or a violation of a permit issued hereunder is declared to be a public nuisance and may be abated through proceeding for injunctive or similar relief in

Superior Court or other court of competent jurisdiction.

(Ord. 7027 §8, 2016; Ord. 6081 §62, 2001; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.140 Liability on the city

Nothing in this chapter shall be deemed to impose any liability upon the city or upon any of its officers or employees, or to relieve the owner or occupant of any private property from the duty to keep in safe and healthy condition the trees upon their property or upon a public rights-of-way over their property.

(Ord. 7027 §8, 2016; Ord. 5545 §1, 1995; Ord. 5248 §11(part), 1991).

16.60.160 Authority

A. Authority of the Urban Forester.

1. The Urban Forester shall manage the City's Urban Forestry Program, which includes, but is not limited to the administration of the Tree, Soil, and Native Vegetation Protection and Replacement ordinance and the provisions of the Urban Forestry Manual.
2. The Urban Forester shall develop and periodically review and revise as necessary The Urban Forestry Manual.

(Ord. 7027 §8, 2016; Ord. 5545 §2, 1995).

16.60.170 Specimen tree evaluation - For public trees

A. Specimen tree evaluation shall use a standardized and professionally accepted method. Standards for the specimen tree evaluation are delineated in the Urban Forestry Manual or by request from the Urban Forester.

(Ord. 7027 §8, 2016; Ord. 5827 §2, 1998)

The Olympia Municipal Code is current through Ordinance 7128, passed March 6, 2018.

Disclaimer: The City Clerk's Office has the official version of the Olympia Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Olympia's Codification Process (<http://olympiawa.gov/city-government/codes-plans-and-standards/municipal-code.aspx>)

City Website: <http://olympiawa.gov>
(<http://olympiawa.gov>)
Code Publishing Company
(<http://www.codepublishing.com/>)

Municipal Code contact information:

Email: adminservices@ci.olympia.wa.us
(<mailto:adminservices@ci.olympia.wa.us>)
Telephone: (360) 753-8325

Chapter 18.36

LANDSCAPING AND SCREENING Revised 10/17

18.36.000 Chapter Contents

Sections:

- [18.36.020](#) Purpose
- [18.36.040](#) Applicability Revised 10/17
- [18.36.060](#) General requirements
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- [18.36.100](#) Alternative landscape plans
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- [18.36.200](#) Performance assurance
- [18.36.220](#) Maintenance

(Ord. 7027 §28, 2016; Ord. 6395 §15, 2006).

18.36.020 Purpose

The purpose of this chapter is to establish standards for landscaping and screening; to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, provide opportunities for stormwater management, lessen and improve environmental and aesthetic impacts of development and to enhance the overall appearance of the City. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be of types and ultimate sizes at maturity that will not impair the scenic vistas protected within Chapter 18.50.100, Design Review, nor interfere with power lines, underground utilities or impervious surface.

(Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

18.36.040 Applicability Revised 10/17

This chapter shall apply to all development applications in the city, with the exception of individual single-family residential lots and development containing four (4) or less attached dwelling units. All changes in the use of a property or remodel of a structure that requires improvements equal to or greater than fifty (50) percent of the assessed property valuation shall comply with the requirements of this Chapter. See Design Review, Chapter [18.100](#) and Individual Commercial Landscape Design District Requirements.

(Ord. 7094 §10, 2017; Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

18.36.060 General requirements

A. Existing Trees, Soils, and Associated Vegetation.

1. The applicant will be required to retain existing trees, soils, and associated vegetation pursuant to the City's Tree Soil, and Native Vegetation Protection and Replacement Chapter, OMC [16.60](#). This may require site design modifications including, but not limited to: relocating buildings and other site improvements, additional perimeter setback, changes in the size and locations of parking lot islands, etc.
2. Where existing trees and associated vegetation serve the same or similar function to the required landscaping, they shall have priority over and may substitute for the required landscaping, provided the following conditions are met:

- a. The trees must be healthy and not constitute a hazard as determined by a qualified professional forester pursuant to OMC [16.60](#). Trees must be appropriate for the site at mature size.
 - b. A Soil and Vegetation Plan must be developed, by a qualified professional forester pursuant to OMC [16.60](#).
 - c. The Soil and Vegetation Plan must be approved by the City of Olympia.
 - d. Supplemental landscaping is provided within or adjacent to these areas, as necessary, to accomplish the specific intent and purpose of this chapter.
 3. All portions of the site not proposed for building, other site improvements and required landscaping, shall be retained in a predeveloped, uncompacted, forested and vegetative condition and may be required to be designated and noted on the final plat or approved site plan as a Soil and Vegetation Protection Area. The approval authority may require mitigation in these areas to improve the existing soil and vegetation.
- B. Coverage. All planting areas shall have plant materials that provide eighty (80) percent coverage within three years.
- C. Irrigation.
1. Irrigation, if used, shall be temporary for the purposes of plant establishment.
 2. All irrigation systems shall be adequate to ensure survival of all retained and new plants and may be equipped with a controller capable of dual or multiple programming. Controllers must have multiple start capability and flexible calendar programming. They must also allow for at least seven day timing cycles. Timers should be set to water during evening hours after sundown.
 3. Irrigation systems shall be designed and operated to minimize runoff and overspray to non-irrigated areas.
 4. The water schedule for each circuit identified on the approved landscape plan must be posted inside the corresponding controller.
- D. Groundcover/Turf.
1. Ground cover shall be planted and spaced in a triangular pattern which will result in coverage of eighty (80) percent in three (3) years. The mature size of shrubs and trees whose canopy is no more than two (2) feet above the ground may be included in total ground cover calculations.
 2. Lawn is prohibited in parking lots unless needed and approved for stormwater conveyance. Grass species, if used as groundcover, shall be appropriate for the location, use, and size of area. (See Suitability below.)
- E. Suitability and Vegetation.
1. The vegetation selected for the landscape plan shall be suited to the climate, location, and physical conditions of the site so it can be reasonably expected to survive. Trees shall be selected and located to minimize the potential for interfering with or damaging power lines, underground utilities, or impervious surfaces. Trees shall be selected for their compatibility with the site design at their mature size. Trees shall be selected and located to minimize potential damage to structures and injuries to people.
 2. All developments shall use native vegetation, or vegetation that is well-adapted and drought-tolerant where conditions and location support their survival.
 3. The Department will maintain a list of Prohibited Landscape Plants. Plants on this list will have characteristics that despite being well-adapted to site conditions, make them invasive, subject to disease, likely to damage infrastructure, or otherwise cause future management issues. This list will be periodically reviewed and updated by the Department.
- F. Mulch/Soil.

1. To reduce erosion, minimize evaporation, provide for weed control and to enhance growing conditions, all areas to be planted shall be mulched approximately four (4) inches deep with composted or other approved organic material.
2. Existing soil types shall be identified on landscape plans and in the Soil and Vegetation Plan. Soils that are found to be inadequate to provide for the long-term health of proposed landscaping shall be amended up to twenty-four (24) inches deep with soil amendments such as bio-solids or other material as deemed necessary by the approval authority.

G. Trees.

1. Trees. Trees size and quality shall comply with standards delineated in the Urban Forestry Manual.
2. Tree Distribution. Trees in Soil and Vegetation Protection Areas shall be comprised of at least 60% evergreen species, unless site conditions are not suitable as determined by the Urban Forester.
3. Street Trees. Street trees will be required as part of frontage improvements pursuant to City of Olympia Engineering Design and Development Standards. The species and spacing of required trees will be approved by the City of Olympia's Urban Forester, or designee, consistent with the provisions of OMC [16.60](#) and this Chapter.

H. Clear Sight Triangle. Fences and landscape plants at maturity shall not exceed two and a half (2.5) feet in height within a clear sight triangle for traffic safety. (See 18.40.060(C) for triangle dimensions.)

I. Waste Containers, Mechanical Equipment and Open Storage.

1. Waste Containers and Mechanical Equipment: Solid waste containers (dumpsters, carts, drop boxes and compactors) and mechanical and electrical equipment in industrial, commercial, multi-family and mixed-use projects, which would otherwise be visible from adjoining streets shall be screened from public view by a Type II Visual Screen unless such would interfere with access and service, in which case a Type III Visual Buffer shall be provided.
2. Open Storage: All outside storage areas shall be fully screened by a Type I Solid Screen a minimum of five (5) feet in width, unless the Department finds such storage material is not visually obtrusive.

J. Stormwater Pond and Swales.

1. Stormwater drainage ponds and swales and other stormwater facilities shall be located where they will not unreasonably impede pedestrian access to or between buildings. They shall be attractively landscaped with native, or well-adapted drought-tolerant plants and integrated into the site design.
2. Existing water bodies and wetlands should be incorporated into the site design as an amenity.

K. Pedestrian Facilities. Pedestrian facilities, transit stops, and barrier free access may be allowed in required landscape areas without requiring additional buffer area, provided the intent of this Chapter is met and that the function and safety of the pedestrian facility, transit stop or barrier free facility is not compromised.

L. Types of Perimeter Landscape.

1. Solid Screen (Type I). Purpose: This type of landscaping is intended to provide a solid sight barrier between totally separate and incompatible land uses such as residential and industrial areas. It is also used around outdoor storage yards and service yards.

Materials: Landscaping shall consist of evergreen trees, tall shrubs and ground cover which will provide one hundred percent sight-obscuring screen; OR a combination of seventy-five (75) percent evergreen and twenty-five (25) percent deciduous trees with large shrubs and ground cover backed by a one hundred (100) percent sight-obscuring fence. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section.

2. Visual Screen (Type II). Purpose: This type of vegetation or landscape structure, or both, is intended to create a visual separation that may be less than one hundred (100) percent sight-obscuring. It is typically found between commercial and industrial zones; high density multifamily and single family zones; commercial/office and residential zones; and to screen commercial and industrial use waste containers, mechanical and electrical equipment from the street.

Materials: Vegetative landscaping shall consist of evergreen OR a combination of approximately sixty (60) percent evergreen and forty (40) percent deciduous trees, interspersed with large shrubs and ground cover. A sight-obscuring fence or other landscape structure can be used and may be required if necessary to reduce site specific adverse impacts to adjacent land uses. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section (See Section [18.170.050](#), Multifamily Residential, Fences and Walls).

3. Visual Buffer (Type III). Purpose: This type of landscaping is intended to provide partial visual separation of uses from streets and main arterials and between compatible uses in order to soften the appearance of parking areas and building elevations. Landscaping shall consist of no more than forty (40) percent deciduous species. Waste containers may be buffered from view using vegetation or a landscape structure or both.

Materials: Vegetative landscaping shall be a mixture of evergreen and deciduous trees interspersed with large shrubs and ground cover. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section.

(Ord. 7045 §6, 2016; Ord. 7027 §28, 2016; Ord. 6902 §§1, 2, 2014; Ord. 6273 §21, 2003; Ord. 5517 §1, 1995).

18.36.080 Landscape plan requirements

A plan of proposed landscaping and screening shall be included with plans submitted for site plan review or Hearing Examiner review. The plans shall be drawn to scale and contain the following information:

A. Landscape Plan.

1. Plan Preparation.

a. Four (4) or Less Multifamily Units and Commercial Development having less than 20,000 square feet of gross floor area. Landscape plans required by this section shall be prepared by a person experienced in the selection and installation of plant materials and landscape design. Plans shall be drawn to scale and meet all plan submittal requirements of item 2 below.

b. Five (5) or More Multifamily Units; Commercial Development consisting of 20,000 square feet or more of gross floor area; and all development located on a High Density Corridor or Design Review Corridor. Landscape plans required by this section shall be prepared by a Registered Landscape Architect or Certified Washington State Landscaper or Nurseryman. Plans prepared by others shall have their design plans certified by one of the aforementioned groups, attesting that all requirements of this Chapter have been met or exceeded.

2. Plan Requirements. New landscape plans must identify location, species and diameter or size of plant materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials at maturity. All drawings shall depict:

- a. Existing property lines and perimeter landscape areas;
- b. All public and private open space, including plazas, courts, etc.;
- c. Parking lot planting areas and vehicle use areas, driveways and walkways;
- d. Location of clear sight triangle, if applicable;
- e. Location of buildings or structures (existing and proposed);

- f. Location of aboveground stormwater drainage pond(s) and swales;
- g. Street tree location;
- h. Screening of mechanical equipment;
- i. Existing soil type and required amendments;
- j. Planting details describing method of installation;
- k. Location and description of existing trees or groves of trees to be retained;
- l. Location and description of existing soils and groundcover vegetation to be retained;
- m. Location and type of any invasive plants and timeline for removal;
- n. Planting locations showing mature size of plants, size of planting stock, species of plant materials, and tree density calculations;
- o. Timeline for site preparation and installation of plant materials;
- p. Cost-estimate for the purchase, installation and three (3) years maintenance of landscaping.

(Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

18.36.100 Alternative landscape plans

A. The applicant may formally request in writing a modification from the landscaping requirements set forth in this Chapter; provided there is:

- 1. No reduction in critical area and buffer, unless permitted by the Chapter [18.32](#) Critical Areas;
- 2. No reduction in required tree density; and
- 3. No reduction in required Soil and Vegetation Protection Area.

B. The Department may administratively approve a modification of landscape requirements for reasons of increased safety, a design which clearly exceeds Chapter requirements or environmental protection, to achieve the goals and requirements of the low impact development aspects of the Drainage Manual, or when the application of this Chapter is infeasible within prior built environments. The applicant shall provide evidence that either strict application of this Chapter is infeasible and/or it is in the long-term best interest of the city to modify landscape requirements. Required landscape plans may be modified only under the following circumstances, as applicable.

- 1. The proposed landscaping clearly exceeds the requirements of this Chapter.
- 2. The proposed landscaping maintains or increases solar access for purposes of solar energy devices.
- 3. The proposed landscaping provides for the preservation of existing trees, soils, and associated vegetation. Trees shall not constitute a hazard as determined by a qualified professional forester, pursuant to OMC [16.60](#).
- 4. Strict application of this Chapter violates special easement requirements.
- 5. A site that can not comply with landscape requirements because of prior development (after investigating alternatives to reduce required parking, etc.).
- 6. In those instances where above ground stormwater requirements serve the same or similar function as required landscaping. The proposed landscaping significantly improves stormwater treatment and aquifer recharge beyond what can be achieved by this Chapter.
- 7. The preservation of Scenic Vistas.

(Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

18.36.120 Conflicting requirements

In the event of a conflict between the standards for individual uses and other general requirements of this chapter the more stringent shall apply. Determination of the appropriate standards shall be made by the Director of the Community Planning and Development Department.

(Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

18.36.140 Residential landscape requirements

A. Perimeter Landscape. Perimeter landscape strips may be averaged, provided the minimum width is not less than fifty (50) percent of the required width and the intent and purpose of screening is achieved.

1. Plant Coverage. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways or walkways, and parking and loading areas shall be landscaped. The required width of perimeter areas to be landscaped shall be the depth of the required yard or setback area.
2. Native Vegetation. Required landscaping shall be comprised of a minimum of 60% native vegetation, or Well-Adapted Drought-Tolerant vegetation, where site conditions are appropriate for establishment and long-term survival.
3. Buffer Area Next to R-4 and R 4-8.
 - a. Any land use of higher density, intensity or use that is directly adjacent to an R4 or R 4-8 zone district shall have a solid screen (Type I) or visual screen (Type II) along the abutting perimeter, depending on the intensity of use.
 - b. Mixed use developments or in areas where combined commercial and residential pedestrian use is desired, a Type II or III screen should be used. Screening area and materials for commercial and residential developments may be combined to achieve the desired screening and pedestrian enhancement. See Section [18.36.060\(L\)](#) for types of screening.

(Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

18.36.160 Commercial landscape requirements

A. Perimeter Landscape. Perimeter landscape strips may be averaged, provided the minimum width is not less than fifty (50) percent of the standard width requirement and the intent and purpose of screening is achieved.

1. Plant Coverage. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways or walkways, and parking and loading areas shall be landscaped. The required width of perimeter areas to be landscaped shall be the depth of the required yard or setback area. Type II and III perimeter landscaping shall be used depending upon adjacent perimeter land uses. (See Types of Perimeter Landscape, Section [18.36.060\(L\)](#).)
2. Native Vegetation. Required landscaping shall be comprised of a minimum of 60% native vegetation, or well-adapted drought-tolerant vegetation, where site conditions are appropriate for establishment and long-term survival.
3. Buffer Area Next to Incompatible Uses.
 - a. Where a development subject to these standards is contiguous to a residential zoning district, areas of residential development or other incompatible use, then the required perimeter area shall be landscaped with solid screen (Type I) or visual screen (Type II) along the abutting perimeter, depending on the intensity of use.
 - b. Mixed use developments or in areas where combined commercial and residential pedestrian use is desired, a Type II or III screen should be used. Screening area and materials for commercial and

residential developments may be combined to achieve the desired screening and pedestrian enhancement. See Section [18.36.060\(L\)](#) for types of screening.

(Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

18.36.180 Parking lot landscape and screening

A. Applicability.

1. The standards of this section shall apply to both public and private parking lots; and
2. Any use within a residential district requiring more than ten (10) parking spaces; and
3. All commercial and industrial uses of land and development.

B. Perimeter Landscaping

In order to soften the appearance of parking lots, separate one parking area from another or from other uses, the following standards apply:

1. Screening strips – Perimeter landscaping strips shall be provided as follows:
 - a. Between parking lots and street rights-of-way, screening strips shall be a minimum of ten (10) feet in width; and
 - b. All other zone districts without setbacks shall install a perimeter screening strip at least five (5) feet wide, except as provided in (2) below; and
 - c. Exceptions to (a) and (b) above are allowed by administrative exception below:
2. Administrative Exception. The following landscape screen exceptions shall only apply to commercial and industrial districts:
 - a. Parking lot screening strips abutting a non-residential use or district may be reduced in width to the minimum needed to accommodate and maintain the screening materials, as determined by the Department; provided plant materials are placed an appropriate distance from sidewalks or other public facilities to prevent future damage or obstruction.
 - b. The Director may allow the alteration of screening strips as necessary to provide for direct pedestrian access between sidewalks and building entrances or between parking lots and building entrances, for 'low impact' stormwater management, or for trash receptacles, utility boxes, or driveways.
3. Perimeter Landscaping - Materials.
 - a. Native Vegetation. Required landscaping shall be comprised of a minimum of 60% native vegetation, or well-adapted drought-tolerant vegetation, where site conditions are appropriate for establishment and long-term survival. Grass lawn is prohibited unless as needed and approved for stormwater conveyance.
 - b. Deciduous trees shall have a minimum size of two (2) inches in caliper measured six (6) inches above the base. Evergreen trees shall be a minimum six (6) feet in height at planting.
 - c. Shrubs and ground cover. Ground cover shall be planted and spaced in a triangular pattern which will result in eighty (80) percent coverage in three (3) years. The mature size of shrubs and trees whose canopy is no more than two (2) feet above the ground may also be included in total ground cover calculations.

C. Interior Parking Lot Landscaping.

1. The following interior parking lot landscape area is required for all development covered by 18.36.180(A). Space requirements are considered minimums, additional landscape area may be

necessary to meet design requirements below.

Required landscape area per parking stall.

Stall size	(1-20)	(21-30)	(31-40)	(41 +)
Standard	23 sq.ft. (8.25%)	27 sq.ft. (9.75%)	31 sq.ft. (11.25%)	35 sq.ft. (12.75%)
Small Space	17 sq.ft. (8.3%)	20 sq.ft. (9.8%)	23 sq.ft. (11.3%)	26 sq.ft. (12.7%)

2. Landscape Islands - Design.

a. Landscape Islands shall be a minimum of one forty-four (144) square feet and no more than five hundred (500) square feet in size. Islands shall be designed so that trees will be planted a minimum of four (4) feet from any hard scape surface. The minimum island size may be reduced, on a case by case basis, if appropriate 'structural soil' is provided to ensure that trees can achieve maturity. The maximum allowable size of five hundred (500) square feet may be increased to allow for the preservation of existing trees and associated vegetation pursuant to OMC [16.60](#) or to accommodate stormwater infiltration/treatment/conveyance practices.

b. Islands shall be provided in the following location:

i. Landscaping islands shall be placed at the end of every parking row and with a spacing of approximately one (1) island for every nine (9) parking spaces consistent with a goal of maximizing canopy tree coverage at maturity; and

ii. Between loading doors/maneuvering areas and parking area; and

iii. Any remaining required landscaping shall be dispersed throughout the parking lot interior to reduce visual impact.

c. Permanent curbing shall be provided in all landscape areas within or abutting parking areas. Based on appropriate surface water considerations, other structural barriers such as concrete wheel stops may be substituted for curbing.

3. Landscape Islands - Materials.

a. One tree shall be planted for every two hundred (200) square feet of landscape island area; provided that every landscape island must contain at least one (1) tree. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for species type, and the estimated mature size of the tree.

b. All landscape islands within parking areas shall be comprised of a minimum of 60% native vegetation, or well-adapted drought-tolerant vegetation, where site conditions are appropriate for establishment and long-term survival. Grass lawn is prohibited except as needed and approved for stormwater conveyance.

c. No plant material greater than twelve inches in height shall be located within two (2) feet of a curb or other protective barrier in landscape areas adjacent to parking spaces and vehicle use areas.

d. Deciduous and/or evergreen trees shall be used which form a canopy. Deciduous trees shall have a minimum size of two (2) inches in caliper measured six (6) inches above the base. Evergreen trees shall be a minimum six (6) feet in height at planting.

e. Shrubs and ground cover. Ground cover shall be planted and spaced in a triangular pattern which will result in eighty (80) percent coverage in three (3) years. The mature size of shrubs and trees whose canopy is no more than two (2) feet above the ground may also be included in total ground cover calculations.

- f. Motor vehicle overhang. Parked motor vehicles may overhang landscaped areas up to two (2) feet when wheel stops or curbing are provided. Plants more than twelve (12) inches tall are not allowed within the overhang area.

(Ord. 7027 §28, 2016; Ord. 6967 §20, 2015; Ord. 6195 §27, 2002; Ord. 5714 §16, 1997; Ord. 5517 §1, 1995).

18.36.190 Landscape Requirements for Antennas and Wireless Communications Facilities

A. Applicability.

1. The standards of this section shall apply to radio, television, and other communication antenna support structures (towers) and equipment compounds, and
2. Wireless communications facilities antenna support structures and equipment compounds.

B. Screening. Equipment compounds which are visible from adjoining streets, parking areas, or other abutting properties shall be screened from view by a Type I Solid Screen a minimum of five (5) feet in width.

C. Perimeter Landscape.

1. Perimeter landscape strips may be averaged, provided the minimum width is not less than fifty (50) percent of the required width and the intent and purpose of screening is achieved.
2. Plant coverage. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways or walkways shall be landscaped. The required width of perimeter areas to be landscaped shall be the depth of the required yard or setback area. Type II or III perimeter landscaping shall be used depending on adjacent perimeter land uses. (See Types of Perimeter Landscape, Section [18.36.060\(L\)](#).)
3. Buffer area next to incompatible uses. Where a facility subject to these standards is within or contiguous to a residential zoning district, areas of residential development or other incompatible use, then the required perimeter area shall be landscaped with solid screen (Type I) or visual screen (Type II) along the abutting perimeter, depending on the intensity of the abutting use.
4. Alternative landscaping. In lieu of the above requirements, in special cases including, but not limited to, cases where a required tree would be closer to the tower supporting the antenna than the height of the tree at maturity, the applicant may prepare a detailed plan and specifications for landscape and screening, including plantings, fences, walls, topography, etc., to screen the base of the tower and accessory uses. The plan shall accomplish the same degree of screening achieved in items (2) and (3) above but may deviate from the specific requirements, and it must demonstrate to the satisfaction of the City that the public interest will be equally served by such plan.

(Ord. 7027 §28, 2016; Ord. 6395 §15, 2006).

18.36.200 Performance assurance

A. Landscape Installation.

1. All required landscaping shall be installed prior to issuance of a Certificate of Occupancy (CO) or final inspection; excluding street trees within plats which may use a surety device to guarantee their installation.
2. A CO may be issued prior to completion of required landscaping provided the following criteria are met:
 - a. An applicant or property owner files a written request with the Department five (5) days prior to the CO inspection; and
 - b. The request explains what factors are beyond the applicant's control or which create a significant hardship to prevent the installation of landscape prior to the issuance of a CO; and

c. The applicant or property owner has demonstrated a good faith effort to install all required landscaping; and

d. Provided requirements (a) through (c) are met, a performance assurance must be posted with the city in a form listed in paragraphs B, C, and D below.

3. The time extension to complete all landscaping may not exceed ninety (90) days after issuance of a Certificate of Occupancy.

4. Failure to complete the installation of required landscape within ninety (90) days after the CO is issued shall constitute a violation of the zoning ordinance.

B. Performance assurance devices shall take the form of one of the following:

1. A surety bond in a form approved by the City Attorney executed by a surety company authorized to transact business in the state;

2. Cash;

3. Assigned savings pursuant to an agreement approved by the City Attorney.

C. If a performance assurance device is employed, the developer/property owner shall provide the City with a non-revocable notarized agreement granting the City and its agents the right to enter the property and perform any required work remaining undone at the expiration of the assurance device.

D. If the developer/property owner fails to carry out provisions of the agreement and the City has unreimbursed costs or expenses resulting from such failure, the City shall call on the bond or cash deposit for reimbursement. If the amount of the bond or cash deposit exceeds the cost and expense incurred by the City, the remainder shall be released. If the amount of the bond or cash deposit is less than the cost and expense incurred by the City, the developer shall be liable to the City for the difference.

(Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

18.36.220 Maintenance

A. Plant Maintenance. Whenever landscaping is required under the provisions of this Chapter, all shrubs and trees in the landscape and planting areas shall be maintained in a healthy condition. Property owners shall be responsible for pruning vegetation which interferes with pedestrians and bicyclists, and that obstructs vehicle clear vision triangles.

B. Irrigation. All portions of any irrigation system shall be maintained in order to perform its original function. Uncontrolled emission of water from any pipe, valve, head, emitter or other irrigation device shall be considered evidence of non-maintenance and a violation of this ordinance.

C. Hard scape. Maintenance of all landscape areas shall also include the painting, repairing, reconstruction, and restoration of landscape structures such as fences, walls, overheads, trellises, etc.

D. Bonding. In addition to any other remedy provided within this code for any landscape maintenance requirements imposed by this Chapter, the city may also require a performance or maintenance bond if maintenance is not adequately provided.

(Ord. 7027 §28, 2016; Ord. 5517 §1, 1995).

**The Olympia Municipal Code is current through Ordinance 7128,
passed March 6, 2018.**

Disclaimer: The City Clerk's Office has the official version of the Olympia
Municipal Code. Users should contact the City Clerk's Office for ordinances
passed subsequent to the ordinance cited above.

Olympia's Codification Process ([http://olympiawa.gov/city-government/codes-
plans-and-standards/municipal-code.aspx](http://olympiawa.gov/city-government/codes-plans-and-standards/municipal-code.aspx))

Municipal Code contact information:

Email: adminservices@ci.olympia.wa.us
(<mailto:adminservices@ci.olympia.wa.us>)
Telephone: (360) 753-8325

City Website: <http://olympiawa.gov>
(<http://olympiawa.gov>)
[Code Publishing Company](http://www.codepublishing.com/)
(<http://www.codepublishing.com/>)

Part 2 - Urban Tree Program - Input Appreciated

Question: Which approach for tree preservation during development do you feel would be best for Camas?

Answer: The City should not require preservation of existing trees on development land.

To whom it may concern,

Growth Management Act

Cities are areas of land that are set aside for people to live and to work in higher densities than outlying areas. In fact, the City is mandated by the State through the Growth Management Act to achieve certain densities for residential growth. One premise of the Growth Management Act is to more efficiently utilize the space in our population centers in an effort to reduce "sprawl" into the rural areas. Naturally, we can expect that where a higher density population is required that accommodating mature trees becomes more difficult. With a comprehensive landscaping policy, however, these areas can still be pleasant places to live.

Trees are already protected in critical areas.

Camas is located in the foothills of the Cascades which provides us with a unique geographic setting. The consequence of this is that Camas possesses more than its share of critical areas in the form of steep slopes and wetlands. We end up with a great deal of unbuildable land where trees are already protected. Speaking specifically about the Northshore area (530 acres located north of Lacamas Lake) it has been documented that at least half of the gross acreage out there will be unbuildable due to steep slopes and wetlands. With so much land tied up in critical areas this makes the buildable land all the more important to our City's future. The city needs buildable land to continue to grow and prosper. This cannot be overstated.

Let developers build the best plan.

Developers should be allowed to design the best, most efficient layout for a particular parcel. Forcing the alteration of a workable plan to accommodate existing trees could drastically impact the functional and financial viability of a project and could even affect whether a project moves forward. Developers do a lot already. Developers are expected to install segments of utility infrastructure, to build roads, to provide park and open space to projects. Adding a complex tree preservation/mitigation policy could be viewed as a posture that is unfriendly to development. If the City continues to add layers of regulation to developable land developers may begin looking elsewhere for projects.

Isolating single or small groups of mature trees can have an obvious negative impact. These isolated trees become more vulnerable to future wind damage creating a danger to both people and property. This may not be the best fit in a new housing development.

Inequity

If a tree preservation policy on development land is adopted the landowners who have chosen to maintain a forest cover on their property (in most cases for decades) will be immediately penalized as compared to a landowner who has chosen to clear their land of trees long ago. A good example would be the future residential areas north of Lacamas Lake. Fewer buildable acres and more design constraints translate into less development interest and lower land value.

Sincerely,

Lynn Johnston
Member, Urban Tree Program Ad Hoc Committee

Sarah Fox

From: Geri Rubano <gerigalassi@yahoo.com>
Sent: Sunday, October 22, 2017 11:23 AM
To: Sarah Fox
Subject: Old growth trees

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah,

I am currently listening to you speak for planning commission meeting on the Urban Tree Program. Thank you for bringing this to issue to our community. I am a tree lover and protector.

Under the Urban Tree Program is there a plan to protect old growth trees that are located on privately owned properties? For example, a neighbor cut down an old growth pine tree that was probably close to 100 years old. I don't believe the tree was a danger to the home or surrounding area. The loss of that tree was very devastating to many of the neighbors. These types of trees should be protected.

Many of the developers, if not most, in Camas have devastated the land by ripping trees out of the earth without integrating them into the master plan.

Please, can you do something about this? We need trees to protect our air, water and the beauty of our community.

Thank you,

Geri Rubano

Sent from my iPhone