

Camas Urban Tree Program

[DRAFT]

City Council
Public Hearing
August 6, 2018





Tonight's Agenda

- Current Rules/Regs
- Overview of Grant Project
- Proposed Changes
 - Street Tree Permit
 - Park & Open Space Trees
 - Tree Preservation
 - Amend Fines and Fees
- Deep Dive – Case Studies
- Public Comments and Deliberation

Current Rules and Regulations

Camas 2035

Camas Municipal Code

Camas Citizens asked for more tree protection



Trees are Public Assets

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

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

Camas 2035

Comprehensive Plan
(Adopted 2016)

Goal NE-4: To protect Camas’ native landscape and mature tree cover.

Goal LU-4: Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors.

Current Regulations – Camas Municipal Code

A quick refresher...

- Vegetation Removal Permits (Chapter 16.51)
- View Easements (Plat Notes)
- New lots must have street tree (Chapter 17.19)
- Parking lots must have trees (Chapter 18.13)
- Commercial and industrial developments – landscaping



Current Regulations – Camas Municipal Code

A quick refresher...

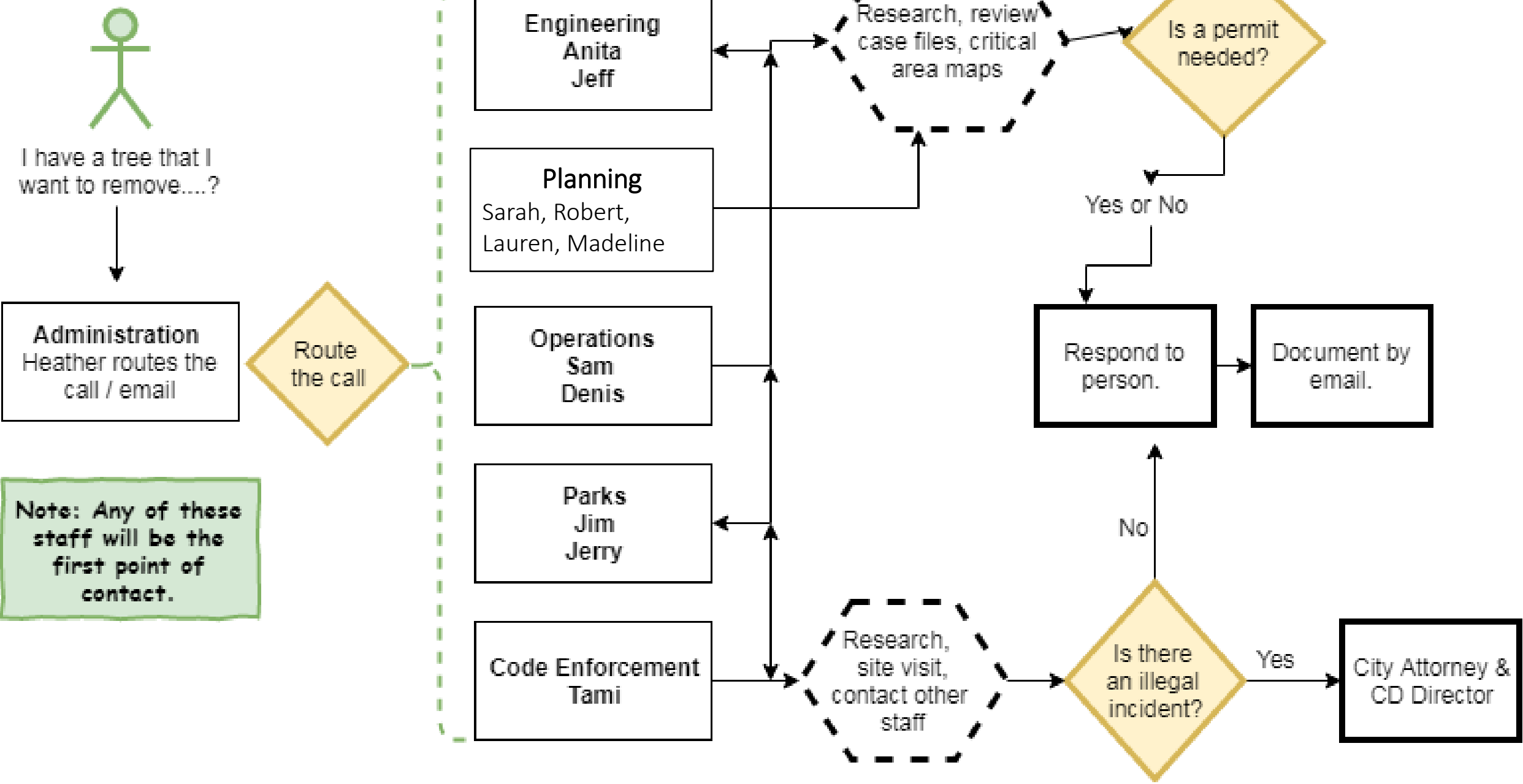
- Trees protected in parks, wetlands, streams and critical areas

- Undeveloped properties

(Chapter 18.31), “To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred.”



Current work flow



Overview of Grant Project

Scope of Work 2016 to 2018



Camas Urban Tree Program

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

- ❖ Critical Area Trees
- ❖ Trees within Parks and Open Spaces
- ❖ Street Trees / Public Trees
- ❖ Tree Preservation During Land Development
- ❖ Increases Fines





Rose Property

Proposed Changes

- Street Tree Permit
- Park Trees
- Critical Areas
- Repeal Chapter 18.31
- Amend Chapter 18.13 to add (new) tree units for tree preservation

Street Tree Removal Permit

Draft ordinance creates the requirement for a permit.

- Defines a street tree
- Allows options regarding fees
- Allows options for replanting
- Provides exemptions
- Provides a means to enforce

“A tree which has lost its head will never recover it again, and will survive only as a monument of the ignorance and folly of its Tormentor.”

George William Curtis

Public Trees & Critical Areas

Park Trees

- Chapter 12.32
- Changes proposed to increase penalties for unauthorized removal

Critical Areas

- Chapter 16.51
- For unauthorized tree removal:
 - Fine is based on fee schedule
 - Replacement trees must be planted and monitored for survival for five (5) years

Repeal Chapter 18.31 Sensitive Areas & Open Space

Tree preservation for undeveloped properties

- Repeal Chapter 18.31

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

- Amend Chapter 18.13 Landscaping

- *Minimum tree units per net acre*

- “**Developed**/net acreage” means the total acreage of a land use development exclusive of open space and critical areas. Developed/net acreage includes infrastructure, storm drainage facilities and lots and access easements.*

- *Clarify exemptions*

- *Minor (staff) edit*

- *Discuss the values and priorities for tree preservation*

b. The standards of this chapter shall apply to the following:

1. **Commercial** [SF1], industrial, governmental uses, and land divisions;
2. Redevelopment including change of use when Site Plan Review is applicable (r Review);
3. Parking lots with greater than four spaces;
4. Development that is subject to Design Review (refer to Chapter 18.19 Design Review);
5. Undeveloped property converting to an allowed use in the zone (e.g. infill lots); and
6. Conditional uses. The standards for landscaping will be the same as the landscaping if conditional use will occur in a residential zone.

18.13.025 - Exemptions

18.13.025 - Exemptions

The following activities are exempt from submittal of a Landscape Tree and Vegetation Plan:

- Nurseries. Removal of trees and vegetation which are being grown to be so
- Allowed with a forest practices permit

- The following activities are exempt from such:
- A. Commercial Nurseries. Removal of trees and vegetation which are being grown.
 - B. Forest Practices Permit. Removal of trees as allowed with a forest practices permit.
 - C. Department of Natural Resources. Exemption does not include conversion of forest land to:
 - C. Developed Residential Lots. Removal of trees on lots which: (1) are less than 24,000 square feet; (2) cannot be further subdivided or short plat^(SF2); (3) which cannot be further subdivided or short plat^(SF2); (4) which are part of a subdivision or short plat^(SF2); (5) which are part of a residential unit or are part of a subdivision or short plat^(SF2); (6) which are part of a residential unit or are part of a subdivision or short plat^(SF2).
 - D. Underlying zoning district; and (3) trees to be removed are not within shoreline areas or critical area.
 - E. Undeveloped property and developed lots (24,000 square feet and greater). Removal of:
 - (1) total of 6 trees within any 12 consecutive month period when: (1) the property is intended for residential use; (2) if a minimum tree density of six trees per acre is maintained; and (3) the trees to be removed are not within shoreline areas or critical area;
 - (2) period of six years and such intent is recorded in a covenant; (2) if a minimum tree density of six trees per acre is maintained; and (3) the trees to be removed are not within shoreline areas or critical area;
 - (3) less than one acre in size shall be limited in proportion to six trees per acre (e.g. a half acre plus or minus).
 - F. Downtown commercial zone. Downtown commercial zone properties must include:
 - (1) other landscape screening in accordance with downtown design review standards, but are not required to meet the minimums.
 - (2) A Landscape, Tree and Vegetation plan is not required for any site where no tree will be removed or adjacent tree(s) impacted.

Staff Edit

18.13.025 - Exemptions

C. Developed Residential Lots.
Removal of trees on lots which:
(1) are less than 24,000 square feet **and are part of a subdivision or short plat** ; (2) which cannot be further divided in accordance with the underlying zoning district; and
(3) trees to be removed are not within shoreline areas or critical areas.

Tree Units

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

HOMEOWNERS'S GUIDE TO STREET TREE PERMITS

DRAFT

APPLIES TO: Developed Single Family Property,
Less than 24,000 square feet
and cannot be further divided.

FREQUENTLY ASKED QUESTIONS:

WHY TREES ARE IMPORTANT

Why do we want trees along
and on our properties?

Trees provide shade
to our homes and
roadways, which
reduces energy costs
and reduces the heat
island effect.

Trees on our properties
reduce energy costs
by reducing energy
losses.

PERMITS

Do I need a permit to remove a tree within
the planting strip along the roadway?

YES. A permit is required to remove and
replace street trees along the roadway.

Do I need a permit to remove a tree from
my property?

A permit is not required to remove a tree if
property is not within a critical area and can
not be divided.

How do I know if my property is within a
critical area?

Contact: Camas Planning Division on
360.817.1568 to determine if property is
within a critical area.

Email:
communitydevelopment@cityofcamas.us

REMOVING TREES

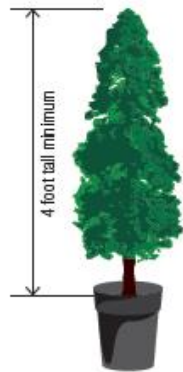
If I am going to remove a street tree,
what do I do?

You will need to obtain a tree removal permit.
The permit is available at Camas Planning
Division. Phone 360.817.1568 or email:
communitydevelopment@cityofcamas.us

To apply for the permit you will need to do
the following:

1. Show the outline of your property, and
the approximate location of your house,
driveway, street and any other improvements.
2. Indicate the approximate size and species of
tree(s) to be removed and provide a reason
for removal.

There is no permit fee.



EVERGREEN:
4 Foot tall minimum



DECIDUOUS:
2.0 inch caliper, branched
2.0 inch DBH

Do I have to replace any certain type of tree?

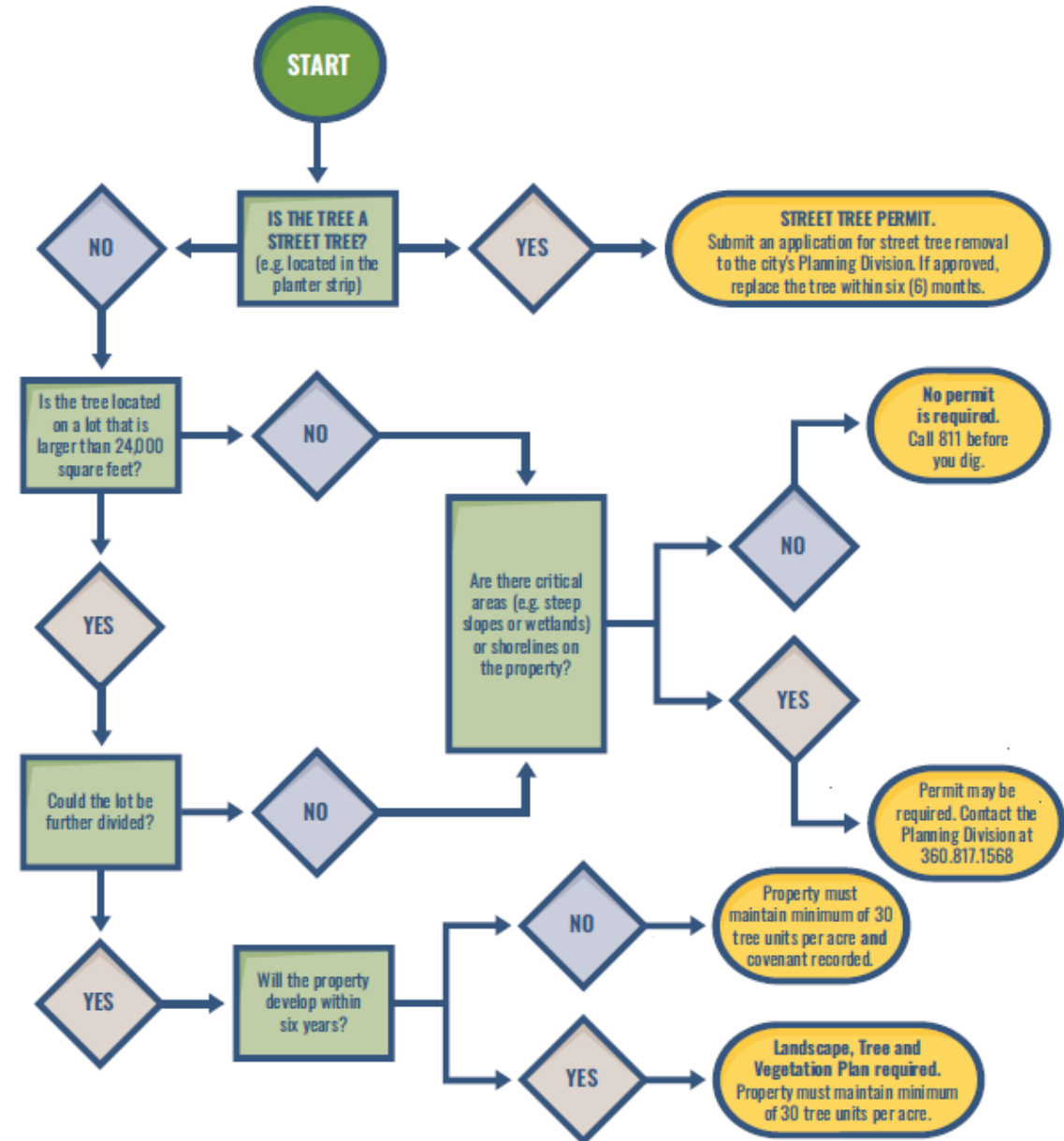
Contact Camas Planning Division on 360.817.1568 for a
suggested and prohibited list of trees.

For residential property owners located within a Homeowners'
Association, contact the Association President for CCRs Plat
information to determine tree removal limitations.

Is there a minimum size tree that I have to plant back?

YES. Trees to be planted must meet the following size
specifications.

TREE REMOVAL PERMIT REQUIREMENTS FOR RESIDENTIAL LOTS



Deep Dive — City of Olympia

Site Visits and Meeting with City of Olympia Staff







26TH

Tree Tract

25TH

Bethel Place Plat

**Critical Area
Storm, and
Tree Tract**

BETHEL

FREEMAN



Cammas Case Studies

Single-family Subdivision

Net Site Area: **3.55 acres (ac.)**
(subtract wetland tract)

Tree Units Provided: 67
Tree Units Min. (20 T.U./ac.): **71**

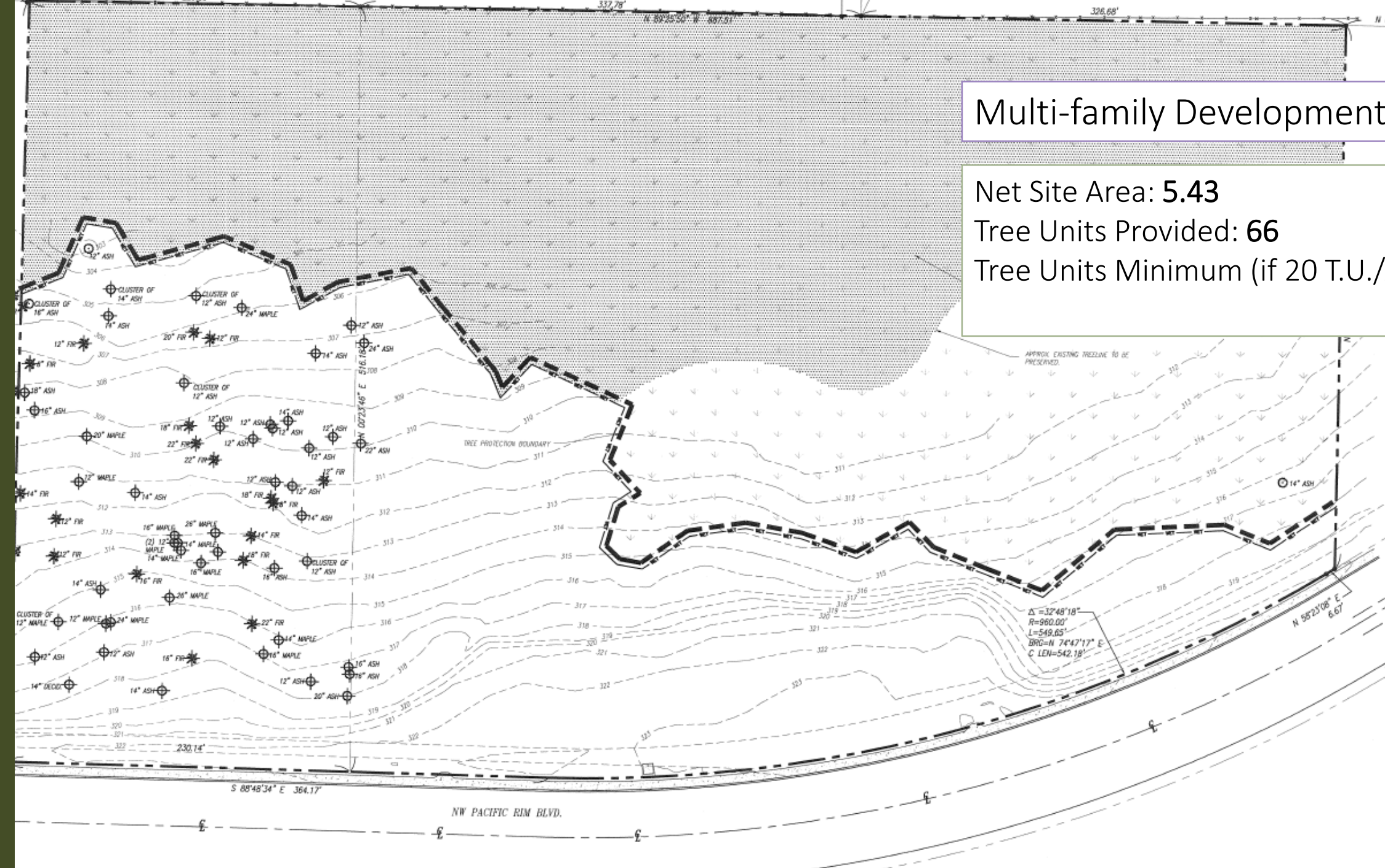
Actual T.U./Acre: **18/ac.**

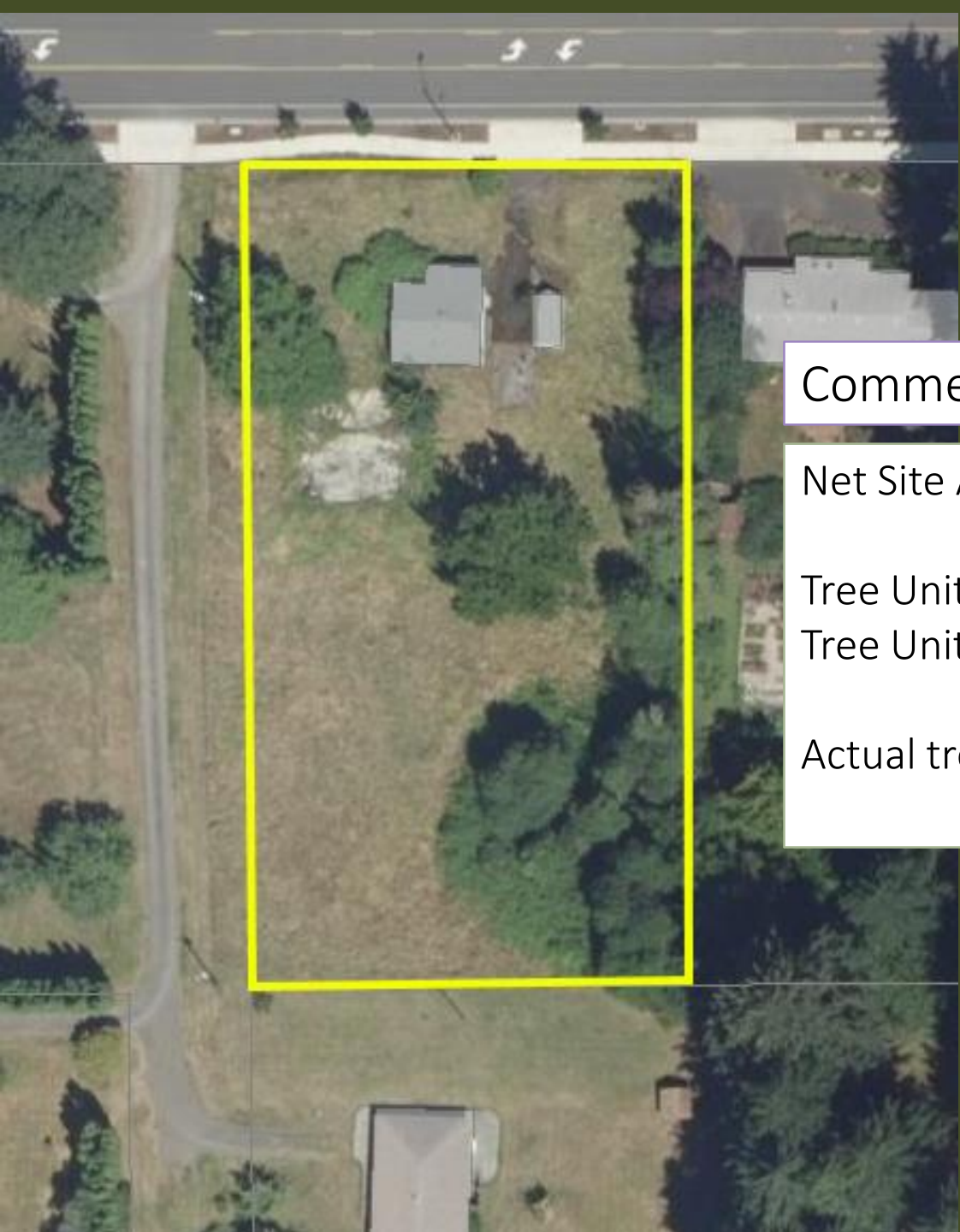


Net Site Area: **5.43**
Tree Units Provided: **66**
Tree Units Minimum (if 20 T.U./Acre): 108

Tree Units Provided: 66

Tree Units Minimum (if 20 T.U./Acre): 108





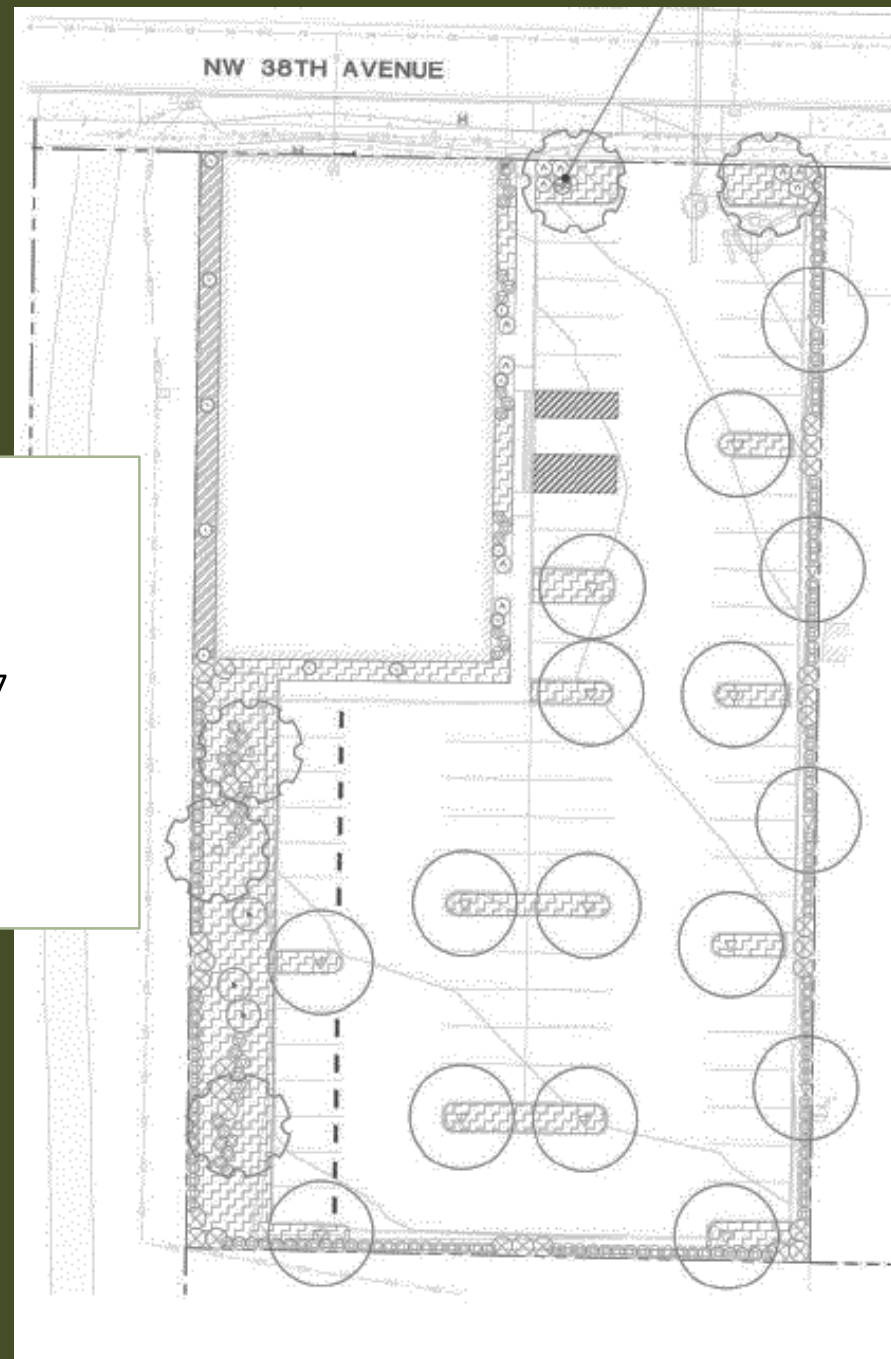
Commercial Office

Net Site Area: **0.87**

Tree Units Provided: 21

Tree Units Min. (20 T.U./Acre): 17

Actual tree units/ac.: **24**





Agenda Review

- Current regulations
- Overview of Grant Project
- Proposed Changes to Codes and Fees
- Deep Dive – Case Studies

Questions

Public Comment