



Tree Advisory Board Ad Hoc Committee

Meeting #3

March 29, 2022 | 5-6:30 pm | Virtual

Please click this URL to join.

<https://us06web.zoom.us/j/86883593925?pwd=QlJlK0NlZQMEpoUkU5cU5L1pOZEF1QT09>

Passcode: 163841

Meeting Objectives

- Discuss Example Tree Canopy Goals
- Share Code Evaluation and Issues and Options

Agenda

5:00-5:10 pm	Welcome and Introductions	Chair
5:10-5:15	Minutes Review and Consensus Motions	Chair
<ul style="list-style-type: none">▪ March 1, 2022▪ March 15, 2022		
5:15-6:20 pm	Code Evaluation and Tree Canopy Goals and Options	
▪ Issues and Options		Alex/Chris
▪ Lakewood's Planning Responsibilities		Lisa
▪ Committee Questions/Poll		All
6:20-6:30 pm	Next Steps	Lisa



Ad Hoc Tree Advisory Committee

CITY OF LAKEWOOD | MEETING MINUTES | Meeting Date March 1, 2022

Note: meetings are hosted on Zoom and will be livestreamed via YouTube.

Zoom Link: <https://us06web.zoom.us/j/86883593925?pwd=QIJKMnZQMEpoUkJ5cUZ5L1pOZEFlQT09>

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CALL TO ORDER

Lisa Grueter from BERK Consulting kicked off the meeting.

Mayor Jason Whalen called the meeting to order at 5:01 pm, with welcoming remarks to the Ad Hoc Tree Advisory Committee members.

Jonathan Morales at BERK Consulting gave introductions, followed by Courtney Brunell, Planning Manager.

ROLL CALL

Committee members were invited to introduce themselves and share where they live, and what they are looking forward to in review of the Tree Code. They were also asked to state their favorite place in Lakewood. Committee members in attendance were:

	Name	Selected Affiliation from Application
1	J Alan Billingsley	Parks and Rec Advisory Board
2	John Boatman	Clover Park School District
3	Ed Brooks	Sunset Pacific General Contractors
4	Tichomir Dunlop	Washington Native Plant Society
5	Jeanne Ehlers*	Lakewood Multicultural Coalition

	Name	Selected Affiliation from Application
6	Jessie Gamble	Master Builder Association
7	Micah Glastetter	Ranger Tree Experts
8	Melissa Jackson	Nature Conservancy, Tahoma Audubon Society
9	Hank Jones	Youth Council
10	Sean Martin	Tacoma/ Pierce County Association of Realtors
11	Maya Neff	Lakewold Gardens Horticulturalist
12	Vacant	
13	Vacant	

*Jeanne Ehlers was not in attendance.

Lisa Grueter noted there are two open positions that are under consideration by City Council.

ITEMS FOR DISCUSSION

Open Public Meetings Act Review

City Attorney Heidi Wachter provided an overview of the Open Public Meetings Act (RCW 42.30). She explained what it means to be an appointed member. The Council formed the committee to have different perspectives, and it is likely that there will be discussions and disagreements by design. She provided the intent of parliamentary procedure.

City Attorney Heidi Wachter stated the Ad Hoc Committee is subject to the Open Public Meetings Act. Resources were presented to the Committee to review the Open Public Meetings Act and their responsibilities. She referenced the Public Records Act. Personal notes are not typically subject to public disclosure, but it depends on what is requested.

Mayor Whalen asked a question about Zoom and whether camera should be on during meetings since they are recorded. Heidi Wachter stated it looks more transparent if everyone can turn on their cameras, but in practice, not everyone can turn on their cameras. Council has been strong on having cameras on. There is a potential for hybrid meetings depending on trend.

Lisa Grueter (BERK Consulting) asked about email communications. Ms. Wachter noted that communication should be informational only and directed to Courtney Brunell or Lisa Grueter only; Committee members should not use emails to start a discussion, and should not reply all.

Project Scope and Schedule

Lisa Grueter led a presentation of project scope and schedule, including the tree canopy evaluation, and tree code evaluation (consultant deliverables). She went over the example activities by month.

Jonathan Morales of BERK Consulting presented a brief overview of the targeted outreach plans and stakeholder engagement/public outreach. In addition to interviews and discussion groups, the team is anticipating a brief poll, possibly via Social Media, and perhaps a self-guided tree tour.

Lisa Grueter then presented an overview of the technical work underway, including a Tree Canopy Evaluation, with PlanIT Geo. Canopy percentages will be shared by zone, and canopy on public and private lands. She also presented the work planned for the Tree Code Evaluation, such as a look at best practices, issues and options, administrative procedures, and the potential for changes with Comprehensive Plan policies and other city regulations such as critical areas.

Discussion

Ed Brooks asked about the tree canopy and heat island methodology, and data gathering, and how it was done (referring to the maps presented). Ed Brooks asked how the data sourced was corroborated, to ensure accuracy of data.

Lisa Grueter responded that publicly available data was used, such as through American Forests, and Census Tract level data. For heat islands, the data was sourced through the Trust for Public Lands. She also responded the data shown provides a snapshot and illustrates a pattern that there is more tree canopy in the west where there is more recent and lower density development, and less tree canopy in commercial areas that developed earlier. It informed some of the public participation plans but is not the only information that would be shared with the group.

Mr. Brooks also asked about how the outreach groups were selected; Lisa Grueter said the Public Participation Plan provides a list of the potentially interested entities, but the outreach to specific groups has not been finalized. We are trying to cover the bases.

J Alan Billingsley stated the Parks Board is doing some Canopy Survey work, but not sure what the status is. Suggested to reach out to gather existing resources or avoid duplicative work. Courtney Brunell, Planning Manager indicated that the canopy work is not yet available but she would coordinate with other staff on the status.

Ad Hoc Committee Charge and Roles

Lisa Grueter showed the Ad Hoc Committee Charge and Roles, from Section 6 of the Resolution. She then went over the Operating Principles; the group will strive for consensus, and meetings will start and end on time. There were no questions at that time.

PUBLIC COMMENTS

Public comments for the March 1, 2022 meeting was limited to 15 minutes. Lisa Grueter opened with the rules of sharing comments respectfully and timely; individual comments were limited to 3 minutes. Comments received, in order:

- Denise Franklin is a former Youth Council member and native of Lakewood and was referred by Habitat for Humanity to be considered for a spot on the Ad Hoc Committee.
- Eric Seibel provided thanks to the City for instituting the process and to Committee members for their service to the issue.

- Beth Mueller asked if the plan is to preserve trees on Parks area or trees on private land? Beth also asked about specific tree types such as Oak trees. She asked about public comment period in future meetings.
 - Lisa Grueter responded the goal is to help the City consider tree canopy goals, city wide or at a neighborhood level. The Code will cover all types of trees and may get into standards for some particular types. The Tree Code would apply to anywhere that development is proposed.
 - Lisa Grueter responded that the Ad Hoc Committee is meeting in a limited timeframe and with limited time per meeting, and future agenda time for public comment is not anticipated. However, the public can make comment via letters to the Ad Hoc Committee as well as participating in outreach and attending Planning Commission and City Council meetings. Letters/correspondence can be sent to Courtney Brunell and Lisa Grueter.
- Amelia Escobedo asked about whether there will be participation from Tribes, and which Committee members are tree advocates versus other interests. Amelia asked if meetings will be recorded and livestreamed. Amelia asked how committee members were chosen and what qualifications they had to be chosen.
 - Lisa Grueter responded that City Council set forth in the Resolution forming the Committee about the perspectives they wanted represented. She referred to the City Council Resolution, and Council meeting recordings where recommendations were made. The Committee isn't the only way to for community to participate. The Public Participation Plan identifies outreach to Tribes and other groups. There are other opportunities to provide comments.
- Christina Manetti thanked the City Council for putting the Committee together, and to BERK, and everyone who agreed to be on the Committee. She mentioned that they could offer research support to the Committee.

NEXT STEPS

Lisa Grueter went over the next steps in the process, including:

- Select a Chair and Vice Chair for the Ad Hoc Committee.
- At the next meeting, tree canopy information will be shared, and there will be discussion on the goals.
- Courtney Brunell mentioned that a website has been created and it was also posted on the City's Facebook. Lisa Grueter suggested the Public Participation Plan would be posted on the website.
 - **Website Link:** <https://cityoflakewood.us/tree-committee/>
- Contact information was shared for Courtney Brunell (City of Lakewood) and Lisa Grueter (BERK Consulting, Inc.):
 - Courtney Brunell, MPA, Planning Manager | 253-983-7839 | cbrunell@cityoflakewood.us
 - Lisa Grueter, AICP, Principal | 206-493-2367 | Lisa@berkconsulting.com

Discussion

Melissa Jackson asked about the best way to bring forth any research or materials.

Lisa Grueter stated they can be sent to Courtney Brunell, and she will share with the technical team and the Ad Hoc Committee.

ADJOURNMENT

Meeting was adjourned at 6:11 pm by Courtney Brunell.



Tree Advisory Board Ad Hoc Committee

CITY OF LAKEWOOD | MEETING MINUTES | March 15, 2022

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11	Maya Neff	Lakewood Gardens Horticulturalist
12	Jesse Black	Springbrook Connections
13	Denise Nicole Franklin	Tillicum North Resident

*Jeanne Ehlers was not in attendance.

ITEMS FOR DISCUSSION

Tree Canopy Data and Potential Goals Presentation by PlanIT Geo

Alex Hancock and Chris Peiffer presented a tree canopy situation assessment tree canopy data and potential urban tree canopy goals. Below is an outline of the presentation, the full presentation will be available to review after the meeting.

- How to define an urban forest?
 - The focus of the conversation is at the canopy level, encompassing the entire urban forest within the city. Not being specific about species selection.
- Benefits of the urban forest
 - Clean air, improved quality of life, with a measurable benefit on the community
 - When conditions are ideal, trees can grow to their full potential, maximizing their benefit
- Tree canopy assessment
 - Tree canopy data can help inform the policy direction
 - PlanIT Geo partners with EarthDefine for tree canopy data
 - Land Cover Data is also provided
 - Lakewood Tree Canopy Assessment
- Canopy Goal Setting
 - Tree canopy targets should be localized
 - Canopy goal strategies and planting priorities
- Implementation
 - Will address canopy goals in code updates

Discussion

Melissa Jackson requested that updated slides be provided by PlanIT Geo when available. She also asked if native vs non-native tree types are taken into consideration when a planting strategy is created?

PlanIT Geo staff Chris Peiffer and Alex Hancock, responded that species selection is based on climate resilience and diversity, but overall native species are emphasized in the planting strategy.

Jessie Gamble asked which city in the region compared in the presentation is most similar to Lakewood in terms of acreage? She also asked how is the “jobs supported” (from the presentation) category calculated?

PlanIT Geo staff Chris Peiffer and Alex Hancock responded that the “jobs supported” metric is derived from the tree equity score, which takes into consideration the RIMS methodology. The tree Equity score is utilized as a way to calculate job output. Courtney Brunell answered that Renton is the city closest in size to Lakewood.

Alan Billingsley asked if PlanIT Geo has worked with the City of Tacoma, and is the goal to develop grant programs?

PlanIT Geo staff Chris Peiffer and Alex Hancock responded that they have been involved with the UTC study in the City of Tacoma and developed planting strategies for how to achieve canopy goals. At this phase, the work is focused on establishing the goals.

Election of Chair and Vice-Chair

A consensus was reached in favor of Melissa Jackson for Chair.

A consensus was reached in favor of Hank Jones for Vice-Chair.

NEXT STEPS

Next steps include the upcoming engagement and code review. BERK Consulting is to help facilitate the committee and provide additional public engagement support. Additionally, BERK is developing a fact sheet with process information, as well as a short poll for the public to guide UTC goals. A tree tour is to be included as an engagement option. BERK is to share the results of interviews with polling data before the final meeting.

Tichomir Dunlop asked if there would be a public comment period like the last meeting.

Lisa Grueter noted that as discussed at the prior meeting, a public comment period is not on the agenda for this meeting and all future meetings since the Committee will have limited time for discussion of the tree code. There are alternative ways to comment, such as writing an email or letter to the Committee, participating in future public events (e.g., poll) or attending the Planning Commission and City Council meetings in the future. Comments can be sent directly to Courtney Brunell or Lisa Grueter.

ADJOURNMENT

Meeting was adjourned at 6:06pm by Lisa Grueter.

City of Lakewood, WA
Tree Advisory Board
March 29, 2022

RE: PlanIT Geo Presentation on Lakewood's Tree Code Review

Members of the Tree Advisory Board,

As part of the City of Lakewood's project to review and consider amendments to the Tree Preservation Code, PlanIT Geo is providing subject matter expertise regarding tree standards and tree canopy information to support the code amendment process. Phase 2 in the project's scope of work includes *Task 2.3 Lakewood Tree Code Evaluation*. With this task, PlanIT Geo is conducting an evaluation of the current tree preservation code regarding best practice industry standards, research, and worksheets to review and cross-examine existing ordinances and policies impacting or affecting trees in the City.

The presentation will provide an overview of the review and evaluation of the City of Lakewood's municipal codes on tree preservation (Title 18A: Land Use and Development Code; Chapter 70: Community Design, Landscaping, and Tree Preservation; Article III: Tree Preservation). The presentation will also cover results from a survey sent to City staff for input on the code revision process, discussion of community concerns, recommendations to consider, and next steps.

Discussion from the March 29 meeting will contribute to draft tree code amendment options that will be delivered to the Advisory Committee for the April 5 meeting.

Attachments and Resources

The following documents are attached:

1. PlanIT Geo's Presentation to the Ad Hoc Committee on March 29, 2022
2. Lakewood's Existing Tree Preservation Code

The following website links, relevant codes, and additional resources were used during the code review process:

- ISA Guidelines for Developing and Evaluating Tree Ordinances
 - o <https://www.isa-arbor.com/education/onlineresources/treecordinanceguidelines>
- Center for Watershed Protection's Municipal Code and Ordinance Review Worksheet
 - o <https://www.cwp.org/updated-code-ordinance-worksheet-improving-local-development-regulations/>
- US Forest Service: Urban Forest Sustainability and Management Audit
 - o <https://www.vibrantcitieslab.com/resources/urban-forest-sustainability-and-management-audit/>
- Portland, Oregon: FAR incentive for tree preservation in multi-dwelling zones
 - o (Pages 14-15) https://www.portland.gov/sites/default/files/code/120-md-zones_1.pdf
- Fayetteville, North Carolina Tree Preservation Incentives
 - o <https://www.fayettevillenc.gov/home/showpublisheddocument/3459/63580327777800000>
- Butner, North Carolina Tree Preservation Incentives
 - o https://codelibrary.amlegal.com/codes/butner/latest/butner_nc_ldo/0-0-0-4671
 - o <https://www.treesforlifeoregon.org/invisible-incentive-to-preserve-large-trees>
- WDFW Management Recommendations for Washington's Priority Habitats: Oregon White Oak Woodlands:
 - o <https://wdfw.wa.gov/publications/00030>
- Oak Harbor, Washington: Garry Oak Protection
 - o <https://www.codepublishing.com/WA/OakHarbor/html/OakHarbor20/OakHarbor2016.html#81>
- Pierce County Oregon White Oak Trees and Woodlands Habitat Protection
 - o <https://www.codepublishing.com/WA/PierceCounty/html/PierceCounty18E/PierceCounty18E40.html>
- Thurston County protection standards for Oregon white oaks
 - o https://library.municode.com/wa/thurston_county/codes/code_of_ordinances?nodeId=TIT24CRAR_C

- [H24.25FIWIHACOAR_24.25.005PU](#)
- Comparison jurisdictions tree protection standards
 - o Lacey: <https://lacey.municipal.codes/LMC/14.32>
 - o Olympia: <https://www.codepublishing.com/WA/Olympia/html0310/Olympia16/Olympia1660.html>
 - o Renton: <https://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0404/Renton0404130.html#4-4-130>

CITY OF LAKEWOOD, WA

Tree Code Review

Tree Advisory Board Meeting #3



PLANIT GEOTM
mapping a greener future

March 29, 2022

An aerial photograph of a suburban neighborhood with numerous houses and trees. In the background, a large, snow-capped mountain (Mount Rainier) is visible under a blue sky with scattered clouds.

Agenda

01 Lakewood Code Review

02 City Staff Survey Results

03 Community Concerns

04 Recommendations to Consider

05 Next Steps



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Lakewood Code Review

WHY CREATE POLICIES AND REGULATIONS FOR URBAN FORESTS?

- Protect and Enhance the Urban Forest
- Modify Development Practices
- Introduce Pathways to Reach Goals (like canopy goals)
- Implement Best Management Practices
- Adhere to Industry Standards
- Invasive Species Control
- Prepare for Natural Disasters, Weather Patterns, and Climate Change
- Protect Threatened Species



Lakewood Code Review

WHERE DO URBAN FORESTRY POLICIES AND REGULATIONS LIVE?



- Zoning Ordinances
- Environmental Protection Standards (e.g. SEPA, Critical Areas Ordinance, other)
- City, County, Tribal, Region, State, and/or Federal
- Tree Protection, Preservation, and Conservation Ordinances
- Land Development Regulations
- Comprehensive Plans (1st in WA)
- Management Plans (stormwater, transportation, wetlands, parks, etc.)

Lakewood Code Review

ORDINANCE REVIEW AND REVISION PROCESS



Lakewood Code Review

01

Initial Research and Information Gathering (Industry standards and best practices)

- ISA Guidelines for Developing and Evaluating Tree Ordinances
- Center for Watershed Protection's Municipal Code and Ordinance Review Worksheet
- USFS Urban Forest Audit System

02

Additional Information Gathering (Identify common and differing goals and solutions)

- Consultant/City Team Meetings
- City Staff Survey
- Advisory Committee Meetings

Lakewood Code Review

CONTRIBUTING RESOURCES:

- Best Management Practices
- Safety Standards
- Industry Trends
- Relevant Data & Research
- Local Knowledge



Lakewood Code Review

APPROACH: USFS Urban Forest Sustainability & Management Audit System



USDA Forest Service
Urban Forestry South

February 23, 2017

Urban Forest Sustainability & Management Review

Controlling Authority: _____
Evaluated by: _____

Urban Forest Manager: _____
Date: ____/____/____

Category/Component Evaluated		Description or Criteria for Evaluation	Comments & Resources	
1	Policy and Ordinances			<input checked="" type="checkbox"/>
1.00	Approved Policy Statements	Written policy statements approved by a governing body.		
1.01	Climate Change (Sustainability)	Also referred to as Sustainability. References to urban natural resources and trees. Addresses the long-term health and productivity of urban natural resources. Could also include Urban Heat Island (UHI) policies.		
1.02	No Net Loss	Can refer to trees, basal area, or canopy.	Base Practices ¹	
1.03	Risk Management	Should reference: ANSI A300 Part 9, ISA BMP, and prioritization funding mechanisms.	One of these must be checked to meet Standard of Care (SOC) ² .	
1.04	Tree Canopy Goals	Overall community/campus goal, or by designated "zone".		
1.05	Tree Protection	Construction and/or landscape maintenance.		
1.06	Utility	Utility pruning, planting, and installation policy (e.g. boring vs. trenching).		
1.07	Human Health – Physical & Psychological	Recognizes and addresses the human health benefits of the natural resource (e.g. exercise, air quality, stress management, shade). Could also include Urban Heat Island (UHI) policies.	Also see 1.02.	
1.08	Wildlife Diversity/Habitat/Protection	Mammals, birds, reptiles, or pollinators.		
1.09	Performance Monitoring	Recognizes the annual or biennial calculation of metrics (e.g. some component of ecosystem services) for the purpose of tracking management performance.	Also see 3.04, 5.02 and 5.07 and/or 5.12.	
1.10	Ordinance (Private) ³	⊗ Tree protection and management for trees on private property.		
1.11	Ordinance (Public)	⊗ Tree protection and management for public trees.	One of these must be checked to meet Standard of Care.	
1.12	Development Standards	US Green Building Council's LEED® rating systems (or similar internationally) LEED v4 BD+C (Sustainable Sites) LEED 4 ND (Neighborhood Pattern & Design, Green Infrastructure) ASLA's SITES® Rating System by USGB	Also see 9.25 for sustainable management standards.	
1.13	High-Conservation Value Forests	Programs or policies for identification, acquisition, and/or protection of groups of trees or forests that provide unique public benefits.		
1.14	Urban Interface (WUI)	Programs or policies that improve management of the urban interface for fire and/or invasive species.	Also see 7.09	
For shaded cells, evaluate as 0) Not Practiced, 1) In Development, 2) Routinely Practiced, or 3) Exceeds Common Practice				



Mentimeter.com

Lakewood Code Review

MANY SECTIONS REFER TO TREES

TITLE	CHAPTER
12 Public Works	12.09.080 Street trees
14 Environmental Protection	14.142 Critical Areas and Natural Resource Lands Authority, Intent, and General Provisions
18A Land Use and Development Code	18A.70 Community Design, Landscaping, and Tree Preservation
18B Downtown Development Code	18B.500 Landscaping, Open Space, and Green Infrastructure
18C Station District Development Code	18C.500 Landscape, Open Space, and Green Infrastructure

Lakewood Code Review

Resolution No. 2021-15

The Lakewood City Council requested that the City's tree preservation, Title 18A, Chapter 70, Article III of the Lakewood Municipal Code be revised in 2022.

Title 18A: Land Use and Development Code
Chapter 70: Community Design, Landscaping, and Tree Preservation

 **Article III: Tree Preservation**

**Focus of this Advisory
Committee**

Lakewood Code Review

Article III: Tree Preservation

18A.70.300 Purpose.

This article promotes tree preservation by protecting the treed environment of the City of Lakewood by regulating the removal of significant trees and providing incentives to preserve trees that, because of their size, species, or location, provide special benefits. Tree preservation protects and enhances critical areas, facilitates aquifer recharge, reduces erosion and storm water runoff, and helps to define public and private open spaces.

Lakewood Code Review

Article III: Tree Preservation

18A.70.310 Tree removal applicability/exemptions.

- This code doesn't apply to all zoning districts, properties, trees, or situations

18A.70.320 Significant tree preservation.

- Definition of "significant" tree, includes standards for evaluation and preservation
- Tree retention plan requirements, permit processes, construction requirements
- Tree removal, trimming, and replacement requirements

18A.70.330 City Tree Fund.

- Funding sources and purposes

An aerial photograph of a suburban neighborhood. In the foreground, there are several houses with dark roofs and some parked cars. The middle ground is filled with a dense forest of tall evergreen trees. In the background, a large, snow-capped mountain (Mount Rainier) rises above a layer of clouds under a blue sky with scattered white clouds.

Agenda

01 Lakewood Code Review

02 City Staff Survey Results

03 Community Concerns

04 Recommendations to Consider

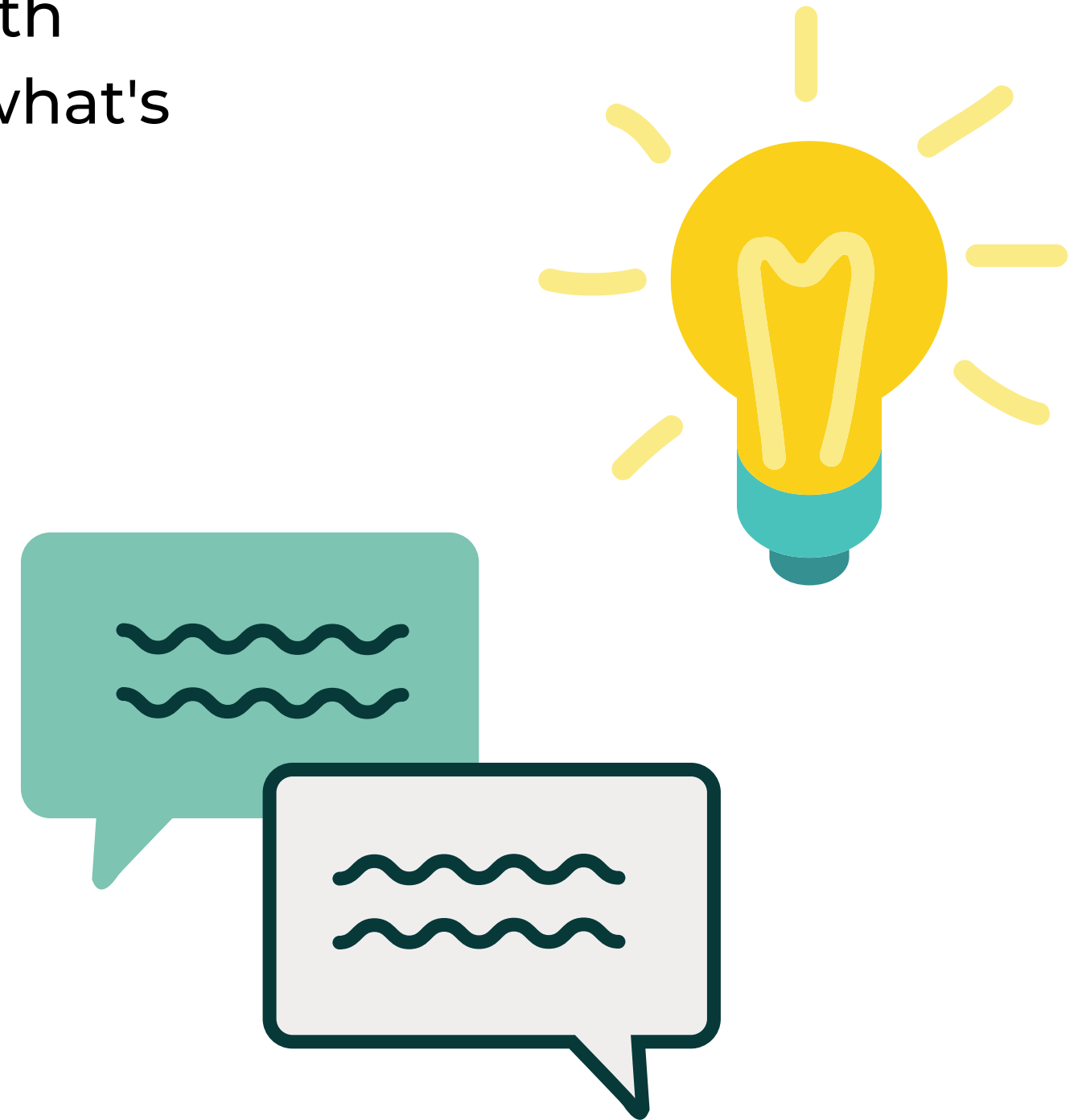
05 Next Steps

City Staff Survey Results

City staff use and apply the code every day, talk with community members, and have a great pulse on what's working vs. what's not working well.

Various tasks in many areas:

- Public Works
- Parks
- Planning
- Permitting
- Code Enforcement



City Staff Survey Results

Code Section	City Staff Comments	Clarification Needed	Changes Needed	Working Well
18A.70.310	Tree removal applicability and exemptions		X	
18A.70.310.A	Revisit 17,000 sq. ft. requirement		X	
18A.70.320	Add that trees located within the 200-foot shoreline jurisdiction are subject to tree standards provided in the SMP		X	
18A.70.320	Include critical area code for Oregon White Oaks		X	
18A.70.320.A	Review what constitutes a significant tree	X		
18A.70.320.B.1-2	Reference 18A.70.320.G (replacements/mitigation) when tree cannot be retained	X		
18A.70.320.B.1-2	Revisit 17,000 sq. ft. requirement		X	
18A.70.320.D	Permit/Plan Requirements should go under Tree Retention Plan 18A.70.320).	X		
18A.70.320.D.1	Specify that the survey shall be prepared by a landscape architect, ISA certified arborist, biologist, or other qualified professional licensed by the State of Washington.	X		
18A.70.320.F	If Maximum Tree Removal on Development Properties is kept, a system needs to be in place to keep track of tree removals.		X	
18A.70.320.F	Revisit 17,000 sq. ft. requirement		X	
18A.70.320.G.1.b	Add " unless otherwise approved by Staff."	X		
18A.70.320.G.1-4	Tree mitigation/ tree replacement requirements - specific mitigation measures - all species mitigated equally? Additional mitigation required for certain species, or for trees located within critical areas. Same replacement ratios?	X		
18A.70.320.G.2-3	Include trees larger than 9" DBH if it does not meet the criteria		X	
	Monitor the removal of trees in residential zones		X	
	Align tree preservation codes with the critical areas ordinance		X	
	Consider a heritage tree designation		X	
	Fees: should we charge a fee and how much?		X	
	Inter-departmental coordination			X
	Fines are reduced in court, making them less impactful/effective. In some past cases, fines have exceeded over \$100,000. This will lead to negotiated settlements.		X	
	Turnaround time: when a complaint is received, tree-related code issues receive a very high priority. Site visits occur the same day.			X

City Staff Survey Results

WHAT'S WORKING WELL?

Clear definitions of ROW regulations: Street Trees, 12.09.080 and Street Tree Standards, 18A.70.170

Interdepartmental coordination

Review of commercial and multifamily development projects

Staff's understanding of the tree codes

City Staff Survey Results

WHAT NEEDS WORK?

Exemption from tree removal regulations
(Industrial, residential lots less than 17,000 sq. ft.)

Tree replacement and mitigation

Clarify definitions
(i.e. "Sensitive Areas" vs "Critical Areas")

Fees and Fines.
Fines need to be reinforced - often reduced in court

Public Education



Mentimeter.com

An aerial photograph of a suburban neighborhood with numerous houses and trees. In the background, a large, snow-capped mountain (Mount Rainier) is visible under a blue sky with scattered clouds.

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Community Concerns

Lakewood as a long-standing urban community has many responsibilities to its residents and businesses:

- Providing opportunities for housing at all income levels and employment space for jobs to meet projected growth under the Growth Management Act and regional growth strategy,
- Offering parks and recreation, emergency services, transportation, stormwater, and other infrastructure,
- Requiring landscaping and parking standards for new development, and
- Protecting critical areas and buffers, such as wetlands, fish and wildlife habitat, flood hazard areas, geologically hazardous areas, and critical aquifer recharge areas.

Tree canopy regulations reflect those responsibilities.

- Larger trees are protected on a site, particularly within critical areas and buffers.
- Trees and other landscaping are added in new parking and building setback areas.
- If development would impact trees, replacement trees or mitigation is required.

Community Concerns

Economic
Development,
Jobs, and Growth

Urban Heat
Islands

Garry Oak
Protection

Increase Tree Canopy
in underserved areas

Affordable
Housing

Increase tree canopy to
promote environmental
quality (air, water,
habitat, energy)



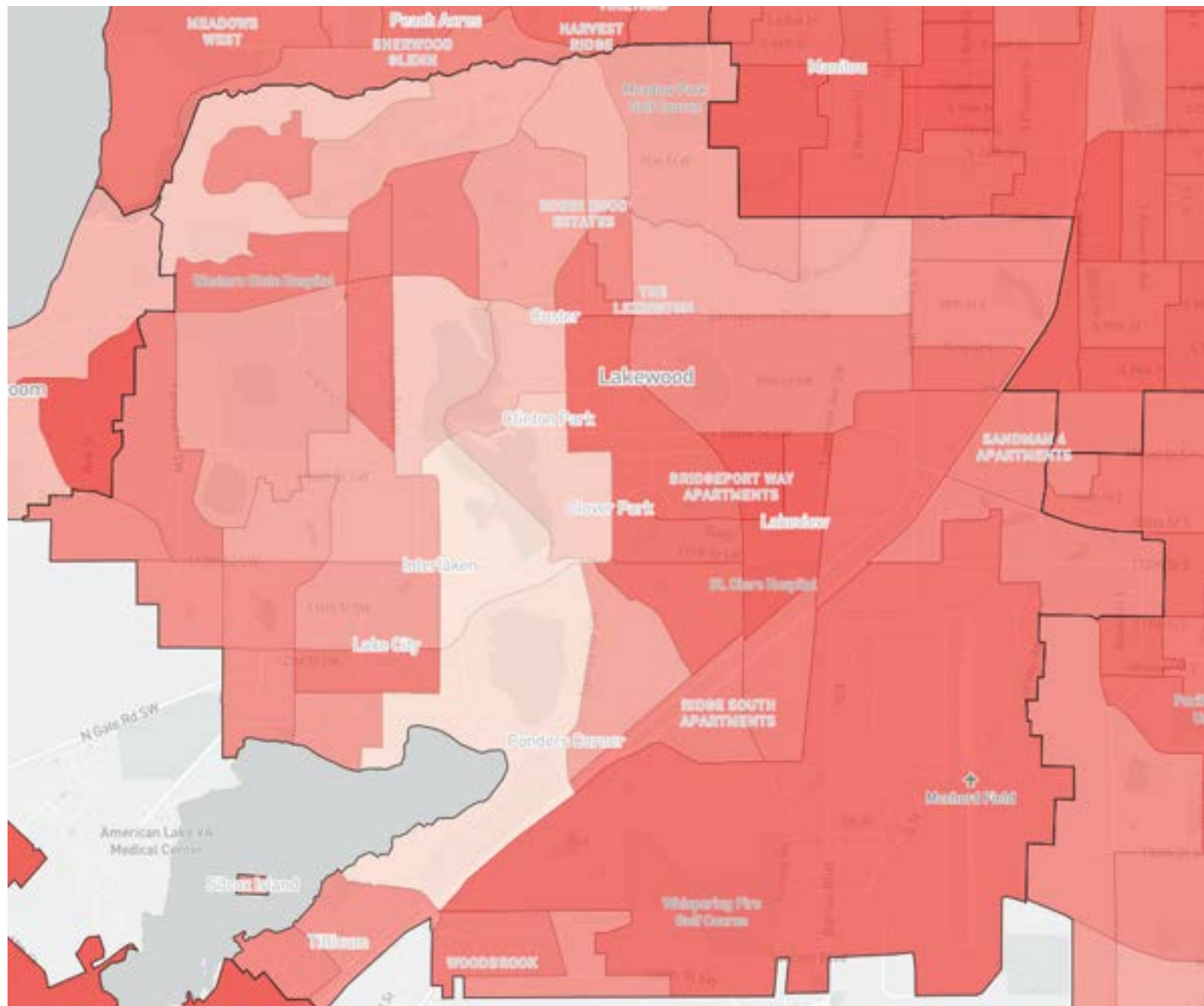
Mentimeter.com

Community Concerns

Urban Heat Islands + Increasing Tree Canopy in Underserved Areas

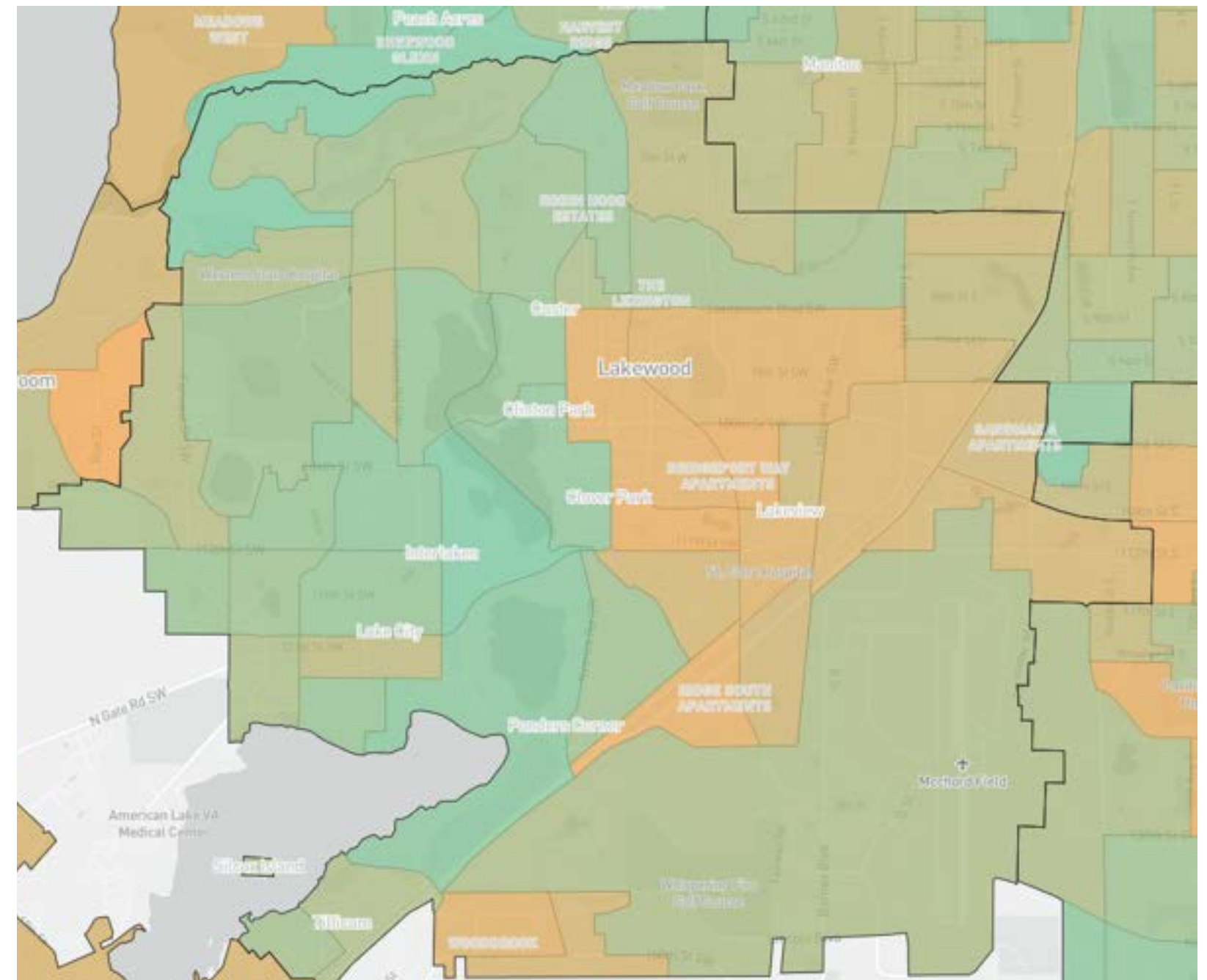
Temperature

A neighborhood aggregation of surface reflectance estimated by the Landsat Satellite. Surface temperature is a good estimate of where excess heat is generated in an urban heat island.



Tree Equity Score

An indicator of whether an area has a sufficient amount of tree canopy cover distributed in a way that all residents can experience the climate, health and other benefits that trees provide.



Community Concerns

Garry Oak Protection

GARRY OAK

Oregon White Oak

Quercus garryana

Washington Department of Fish and Wildlife identifies Priority Habitats including Oregon White Oak Woodlands.

Management guidelines were developed in 1998. The report showed "The decline of Oregon white oak woodlands has been accelerated by human activities --primarily oak removal. Conifer encroachment is a significant threat to remaining oaks, particularly on the west side of the Cascades and in portions of the Columbia Gorge, and is aggravated by urban development, fire suppression, timber conversion, and cattle grazing."

Consistent with WAC 365-190-130, Lakewood has designated critical fish and wildlife habitat areas including Priority Oregon white oak woodlands. It is regulated in LMC Chapter 14.154 Fish and Wildlife Habitat Areas.



Community Concerns

Garry Oak Protection

MUNICIPALITY	TITLE	CHAPTER
Pierce County	18E Development Regulations - Forest Practices	18E.40.020.D.1 Habitats of Local Importance: Oregon white oak trees and woodlands
Pierce County	18H Regulated Fish and Wildlife Species and Habitat Conservation Areas	18H.20.050.C.7 Significant Trees
Thurston County	24 Critical Areas	20.25 Fish and Wildlife Habitat Conservation Areas
Oak Harbor	20 Environment	20.16 Garry Oak Tree Protection
Tacoma	13 Land Use Regulatory Code	13.11.510 Critical Areas Preservation - Fish and Wildlife Habitat Conservation Areas

Community Concerns

Garry Oak Protection

MUNICIPALITY	TITLE	CHAPTER
Lakewood	Title 18A Land Use and Development Code	18A.70.320 Significant tree preservation.
<div><div>Existing Code</div><div>b. When measured at four and one-half (4.5) feet above ground, has a minimum diameter of six (6) inches for Garry Oaks (also known as Oregon White Oaks); and</div></div>		
<div><div>Potential code sections to reinforce standards (Note: this is NOT within City Council's Resolution specifications)</div><div></div></div>		
Lakewood	14 Environmental Protection	Chapter 14.142 Critical Areas and Natural Resource Lands Authority, Intent, and General Provisions Chapter 14.154, 14.154.020 Designation of critical fish and wildlife habitat areas.

Community Concerns

Garry Oak Protection

DEVELOPMENT VARIANCE AS INCENTIVES FOR GARRY OAK PRESERVATION

Oak Harbor Chapter 20.16 Garry Oak Tree Protection

- Garry oaks may be permitted for removal and trimming if certain criteria are met
- Wherever feasible, dead Garry oak trees shall be left as snags, for their habitat value
- Establish a critical root zone (CRZ) to protect a radius around the tree during building and construction
- Incentive for Garry oak preservation = variances for setbacks, parking, and/or landscaping

20.16.030 Variances.

In order to ameliorate the impact of this chapter, the following variances may be allowed under the zoning code:

- (1) Setbacks. A variance may be granted to allow intrusion of a building into a setback yard by 10 feet to preserve a Garry oak tree located elsewhere on the property.
- (2) Parking. Parking requirements may be reduced by two vehicles per Garry oak tree preserved on the property.
- (3) Landscaping. A credit of one and one-half square feet for landscaping requirements under the city zoning code shall be given for every square foot of area devoted to a Garry oak tree use. (Ord. 1839 § 1, 2018; Ord. 1441 § 1, 2005).

Community Concerns

Economic Development, Jobs, and Growth

ECONOMIC DEVELOPMENT

Goals for smart growth and economic development throughout the region in various plans and programs:

- Washington State State Growth Management Act (GMA)
- Lakewood Comprehensive Plan
- Puget Sound Regional Council (PSRC)

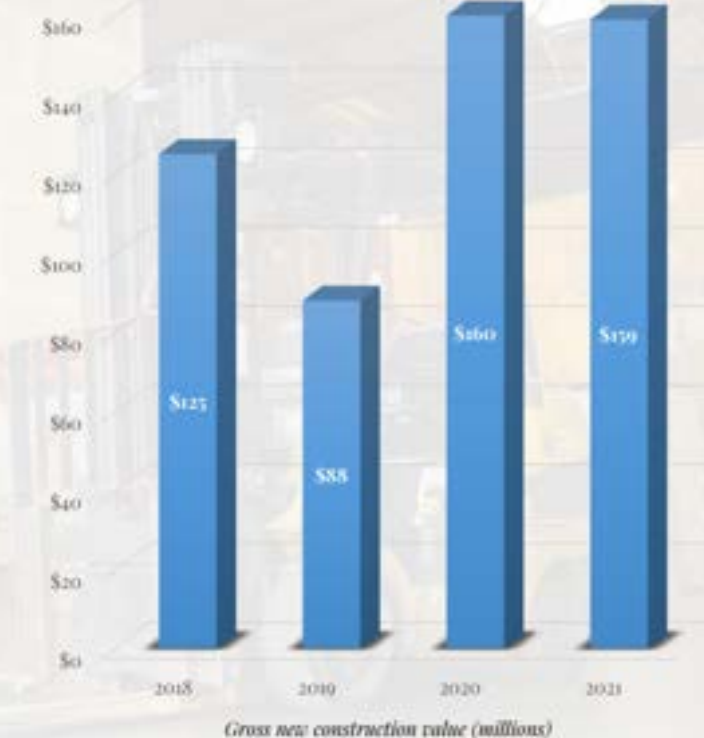
Funding is contingent upon meeting goals

- employment
- affordable housing
- public health and safety
- transportation



Record Investment

New commercial development, commercial remodels, new single-family homes, and residential remodels are the key factors in this surge of local investment and construction.



Community Concerns

Affordable Housing

AFFORDABLE HOUSING

Built out city = infill development

South Sound Affordability Partners

Trees enhance quality of life for everyone

Tree Preservation Code provides an opportunity for innovative policies

Additional Housing

Lakewood was the first body to join the South Sound Housing Affordability Partners (SSHAP) to advance policy to address access to affordable housing. Additionally, Lakewood's latest subarea plans are drawing developer interest.



Shaping the future of
Housing Opportunities
in our Pierce County.



Community Concerns

Affordable Housing

F.A.R. BONUS AS INCENTIVES FOR TREES AND AFFORDABLE HOUSING

Portland, Oregon

"Portland rules that became effective in March 2020 aim to marry increased outdoor space with more affordable housing and offer a transfer of development rights option for preserving trees on private property."

Table 120-4 Transferable Floor Area for Tree Preservation in Multi-Dwelling Zones				
Diameter of Tree Preserved	Transferable Floor Area for Each Tree (by zone)			
	RM1	RM2	RM3	RM4 & RX
12 to 19 inches	1,000 sq. ft.	1,500 sq. ft.	2,000 sq. ft.	4,000 sq. ft.
20 to 35 inches	2,000 sq. ft.	3,000 sq. ft.	4,000 sq. ft.	8,000 sq. ft.
36 inches or greater	4,000 sq. ft.	6,000 sq. ft.	8,000 sq. ft.	16,000 sq. ft.

Transfer of FAR. FAR may be transferred from one site to another subject to the following:

FAR may be transferred from:

A site where trees that are at least 12 inches in diameter are preserved. The maximum amount of floor area that may be transferred for each preserved tree is indicated in Table 120-4, however the maximum amount of FAR that can be transferred may not exceed the total amount of unused FAR on the site. This transfer provision does not apply to dead, dying or dangerous, or nuisance trees. To qualify for this transfer, a report is required from the City Forester or a certified arborist documenting that the trees to be preserved are not nuisance trees and are not dead, dying or dangerous;

Community Concerns

Economic
Development,
Jobs, and Growth

Urban Heat
Islands

Garry Oak
Protection

Increase Tree Canopy
in underserved areas

Affordable
Housing

Increase tree canopy to
promote environmental
quality (air, water,
habitat, energy)



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Agenda

01 Lakewood Code Review

02 City Staff Survey Results

03 Community Concerns

04 Recommendations to Consider

05 Next Steps

Recommendations to Consider

CHANGES TO CHAPTER 18, ARTICLE III: TREE PRESERVATION

Bring it all together!

METHODS: STRENGTHEN, CLARIFY, MODIFY, OR CREATE NEW

- Strengthen with Best Management Practices and Industry Standards
- Clarify existing language (clarifies the intent)
- Modify existing language (changes the intent)
- Create new code sections (changes the structure of the existing code)

Recommendations to Consider

TREE CODE COMPARISONS

City	Urban Tree Canopy Share (Local Plans)	Tree Equity Score (American Forests)	Population (OFM 2021)	Square Miles (OFM 2021)
Lakewood	26%	69	63,600	17.06
Lacey	29.7%	78	54,850	17.32
Olympia	Unknown	83	55,960	18.22
Renton	29%	83	107,100	23.47

Regionally, cities' UTC goals range from no-net-loss of existing canopy to increasing from a baseline to 30 or 40 percent.

Recommendations to Consider

TREE CODE COMPARISONS

City	Outside of Critical Areas Exemptions: Single Family Lots Less Than	Outside of Critical Areas Exemptions: Non-Residential	Tree Replacement Ratios	Off-site, In-Lieu
Lakewood	< 17,000 sq ft, full >17,000+sq ft, partial	Industrial (subject to SEPA)	2:1 of total diameter inches	Yes
Lacey	Any size, partial	Any size, partial	4 trees per 5,000 sq ft	Yes
Olympia	<2 acres, partial	Any size, partial	1:500 sq. ft. of disturbed area + 3:1 for removal	Yes
Renton	<20,000 sq ft, partial	Same as Residential	12 caliper inches for each protected tree removed	Yes

While standards vary, each community has some level of exemptions, allowance for tree replacement, including offsite and in-lieu compensation

Recommendations to Consider

	Metric	City & Public Led	City-Led
3-Year Goal: 27% by 2025	Existing Canopy % (2019)	26%	26%
	Canopy Goal % (2025)	27%	27%
	Total New Acres Added	75	37
	Benefits Added per Year	\$19,710	\$9,855
	Total Benefits Added	\$59,131	\$29,565
8-Year Goal: 30% by 2030	Existing Canopy % (2026)	27%	27%
	Canopy Goal % (2030)	30%	28%
	Total New Acres Added	337	169
	Benefits Added per Year	\$53,385	\$26,692
	Total Benefits Added	\$266,924	\$133,462
18-Year Goal: 35% by 2035	Existing Canopy % (2031)	30%	28%
	Canopy Goal % (2035)	35%	31%
	Total New Acres Added	562	281
	# of Trees per Year	2,462	1,231
	Total Benefits Added	\$444,873	\$222,437
25-Year Goal: 40% by 2047	Existing Canopy % (2036)	35%	31%
	Canopy Goal % (2047)	40%	33%
	Total New Acres Added	562	281
	Benefits Added per Year	\$63,553	\$31,777
	Total Benefits Added	\$444,873	\$222,437
TOTALS	Existing Canopy % (2019)	26.3%	26.3%
	Canopy Goal % (2047)	40%	33%
	Total New Acres Added	1,536	768
	Benefits Added per Year (avg)	\$45,284	\$22,642
	Total Benefits Added	\$1,215,801	\$607,901

Canopy Goal Scenario #1

- 40% in 25 years
- 14% increase
- 1,500 acres of new canopy
- \$1.2M added benefits

Recommendations to Consider

	Metric	City & Public Led	City-Led
3-Year Goal: 26.5% by 2025	Existing Canopy % (2019)	26.30%	26.30%
	Canopy Goal % (2025)	26.5%	26.42%
	Total New Acres Added	18	9
	Benefits Added per Year	\$4,881	\$2,441
	Total Benefits Added	\$14,643	\$7,322
8-Year Goal: 28% by 2030	Existing Canopy % (2026)	27%	26.42%
	Canopy Goal % (2030)	28%	27%
	Total New Acres Added	169	84
	Benefits Added per Year	\$26,692	\$13,346
	Total Benefits Added	\$133,462	\$66,731
18-Year Goal: 30% by 2035	Existing Canopy % (2031)	28%	27%
	Canopy Goal % (2035)	30%	28%
	Total New Acres Added	225	112
	Benefits Added per Year	\$17,795	\$8,897
	Total Benefits Added	\$177,949	\$88,975
25-Year Goal: 35% by 2047	Existing Canopy % (2036)	30%	28%
	Canopy Goal % (2047)	35%	30.67%
	Total New Acres Added	562	281
	Benefits Added per Year	\$63,553	\$31,777
	Total Benefits Added	\$444,873	\$222,437
TOTALS	Existing Canopy % (2019)	26.30%	26.30%
	Canopy Goal % (2047)	35%	30.67%
	Total New Acres Added	974	486
	Benefits Added per Year (avg)	\$28,230	\$14,115
	Total Benefits Added	\$770,927	\$385,465

Canopy Goal Scenario #2

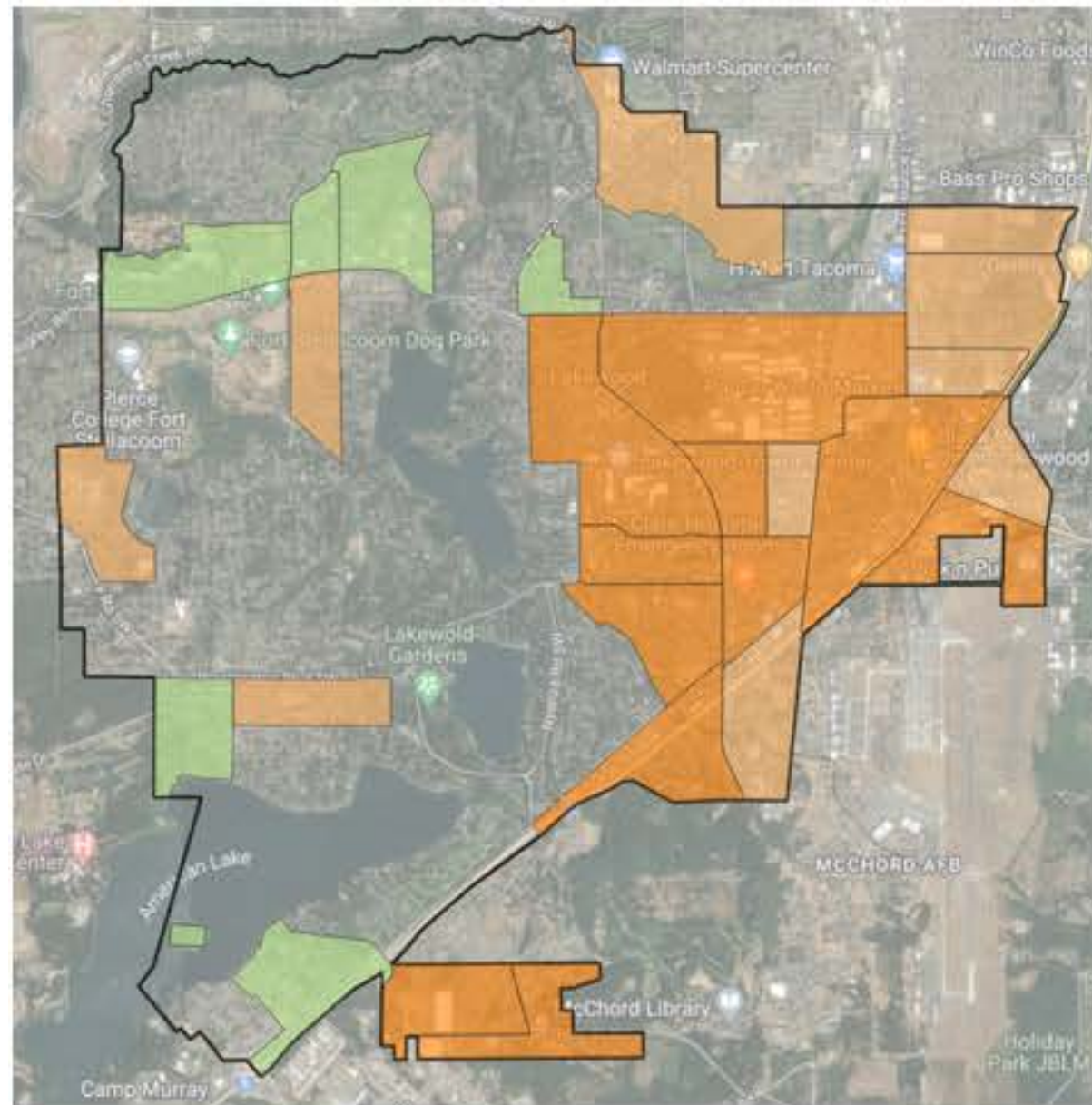
- 35% in 25 years
- 9% increase
- 975 acres of new canopy
- \$771k added benefits

Recommendations to Consider

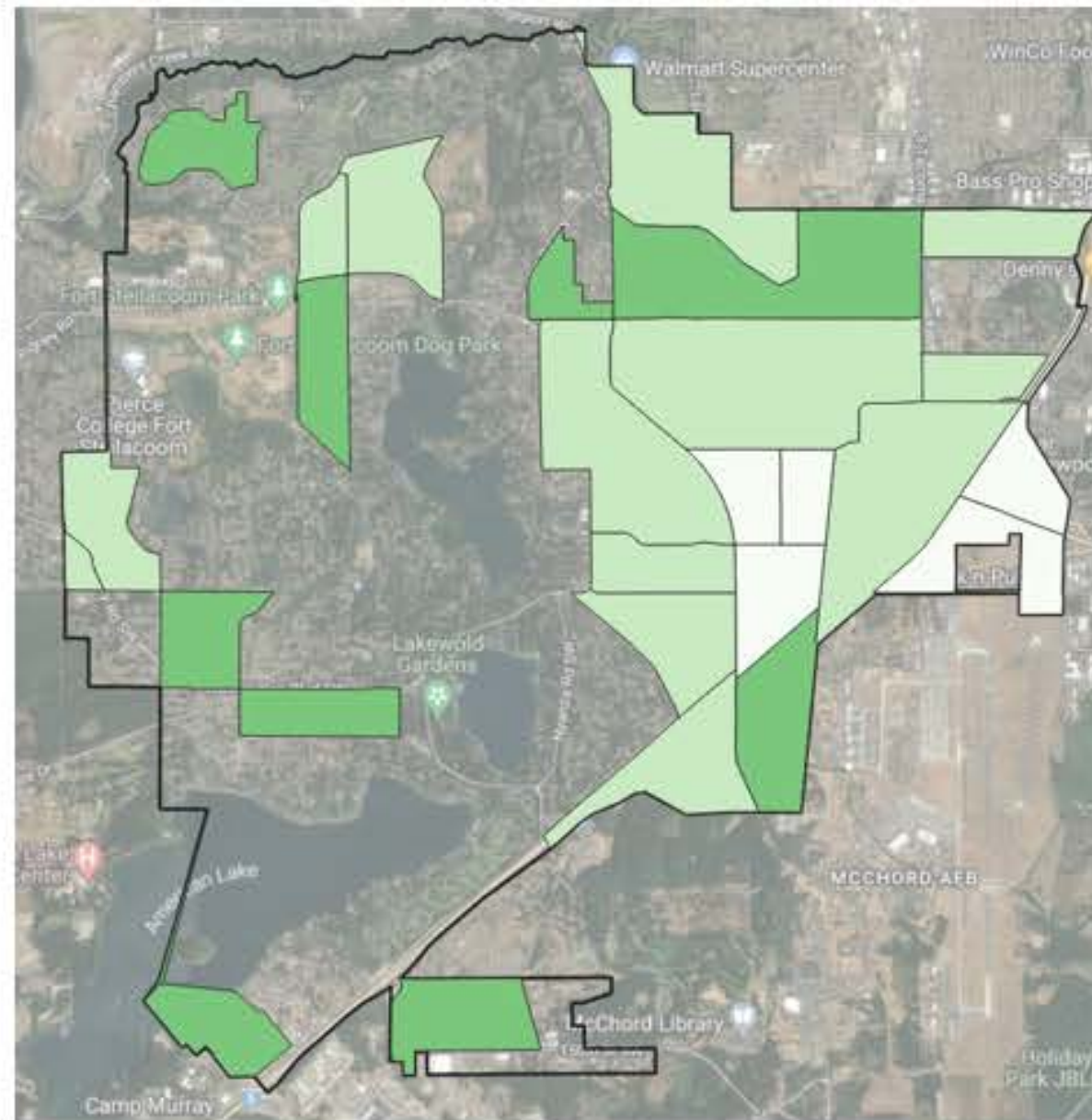
Potential Canopy Goal Planting Priorities and Impacts

Scenario 1: 40% UTC

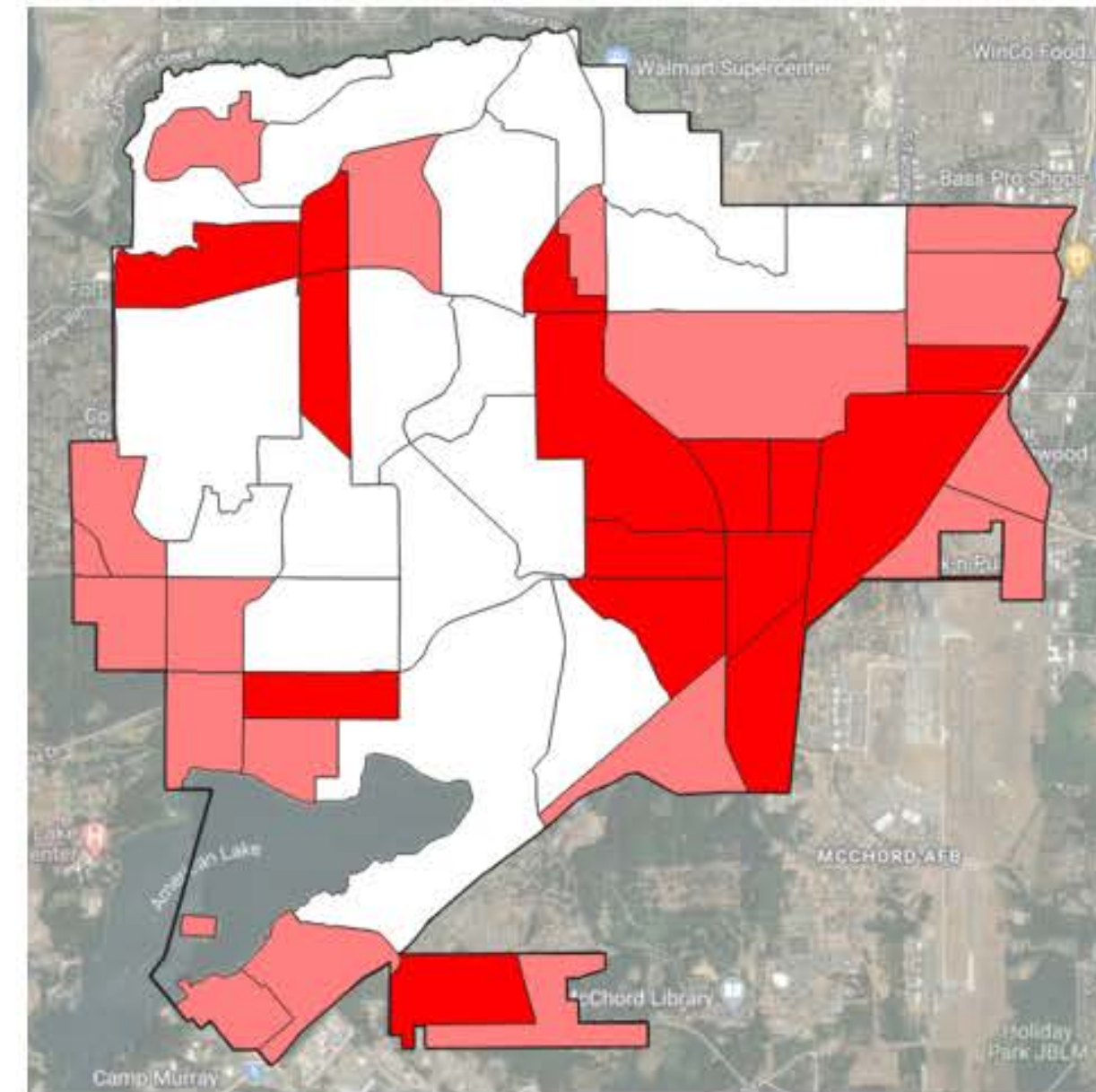
- Raises all CBGs to 75 TES
- Addresses CBGs <25% UTC
- Primarily addresses CBGs >85 avg temp
- \$1.2M in added annual benefits



CBGs <75 TES



CBGs <25% UTC



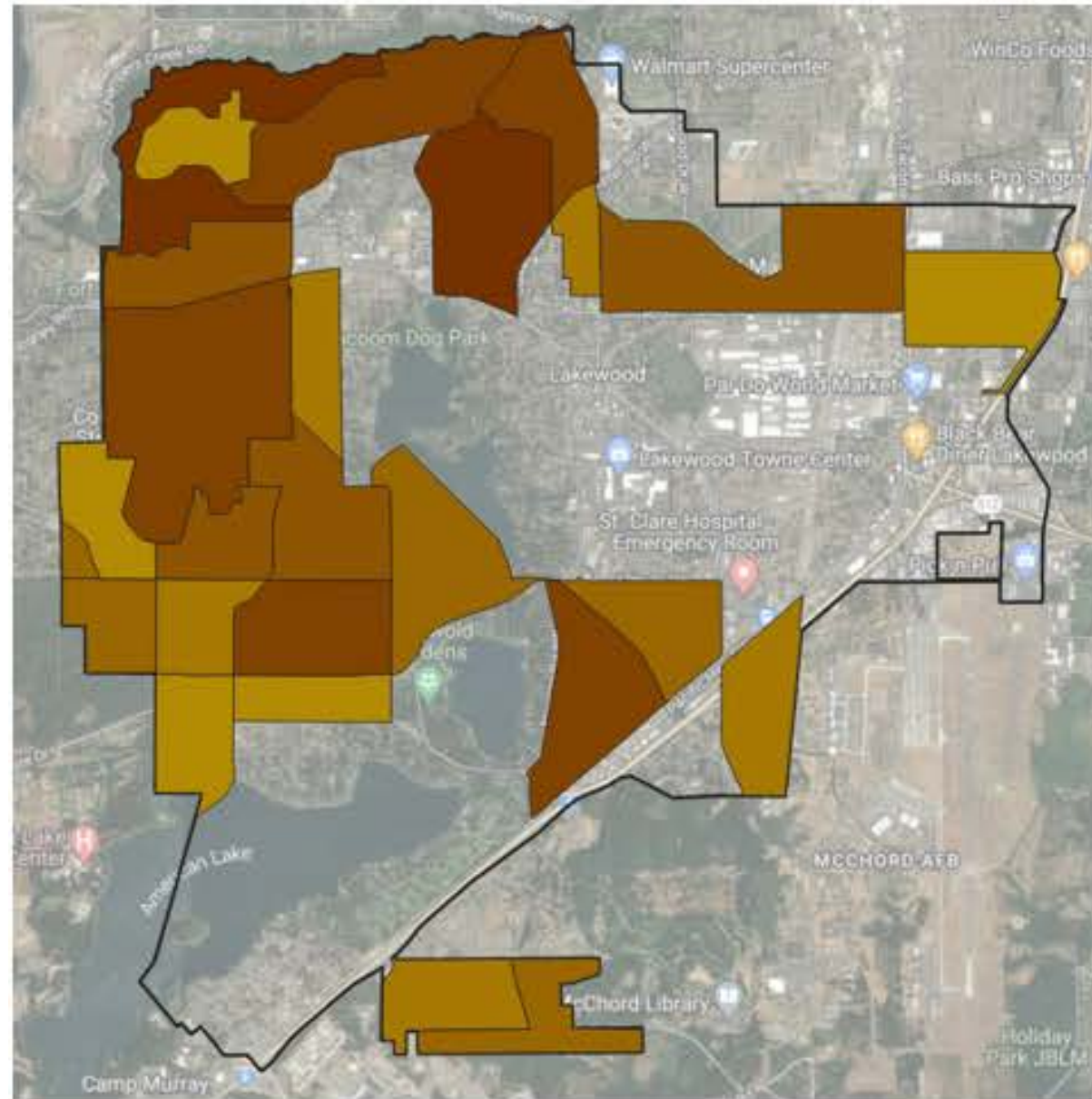
CBGs >85 avg temp

Recommendations to Consider

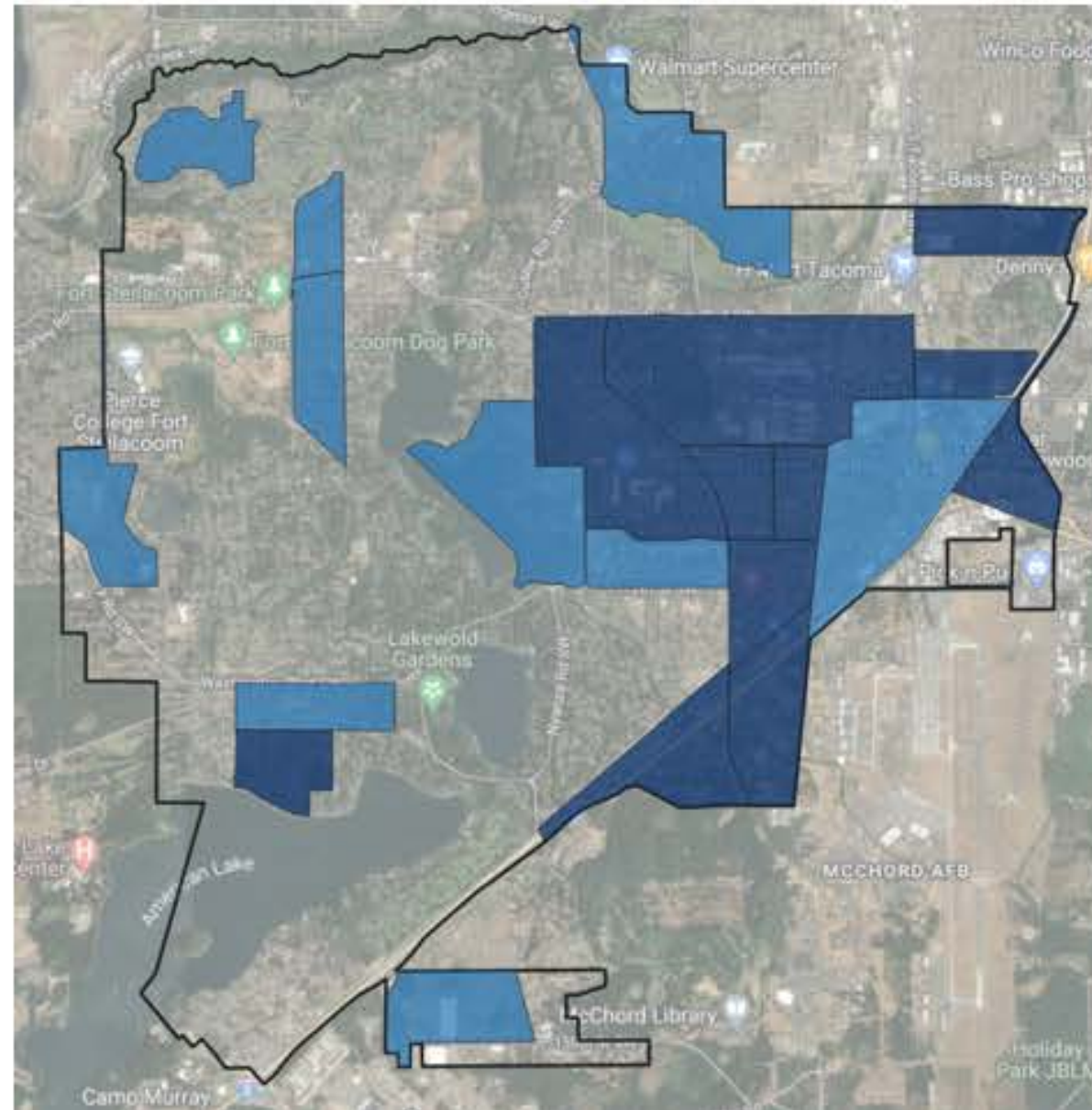
Potential Canopy Goal Planting Priorities and Impacts

Scenario 1: 40% UTC

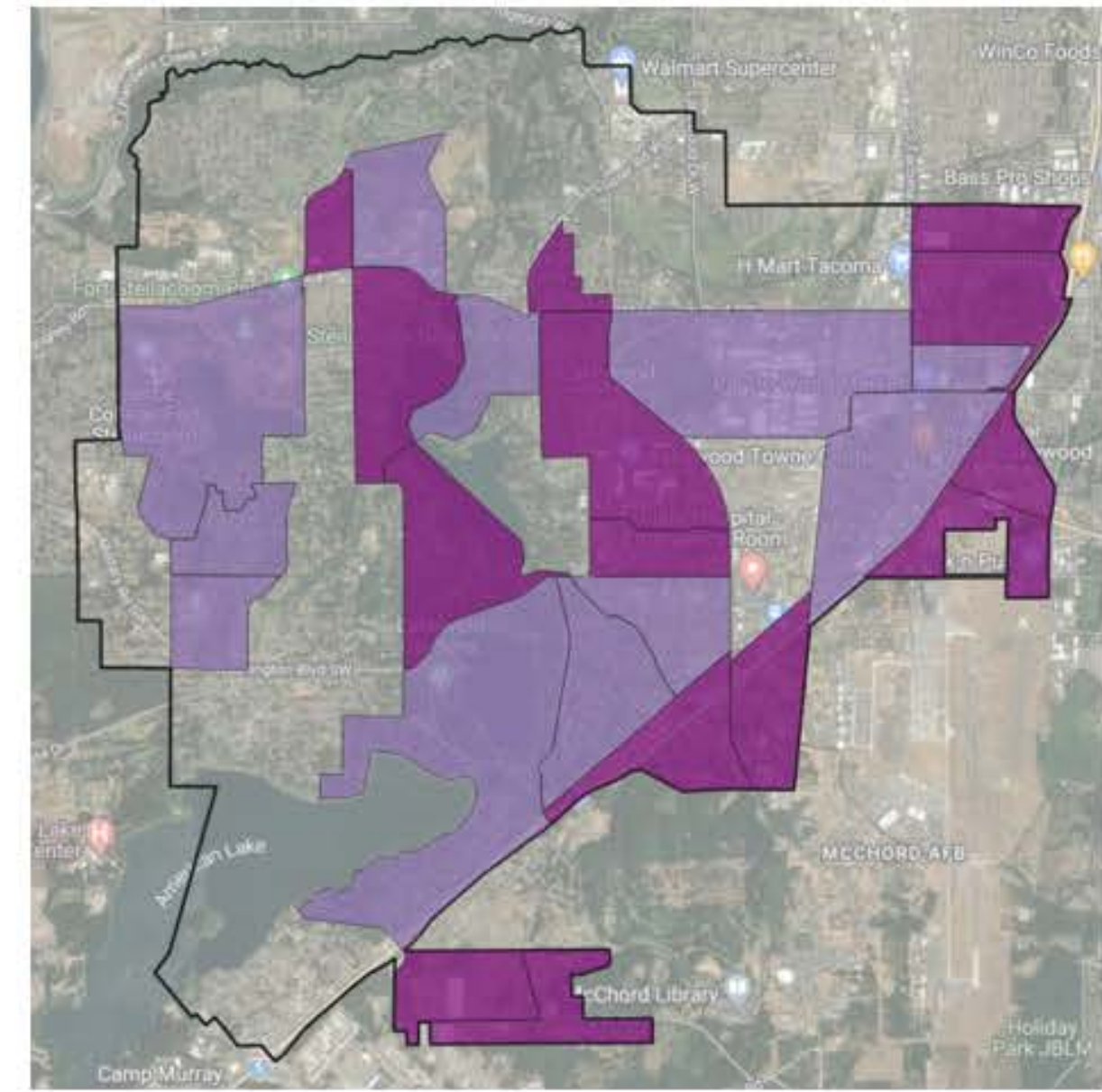
- Target areas with >50% PPA (veg)
- Address minority populations (>50% POC)
- Address underserved areas



CBGs >50% PPA



CBGs >50% POC

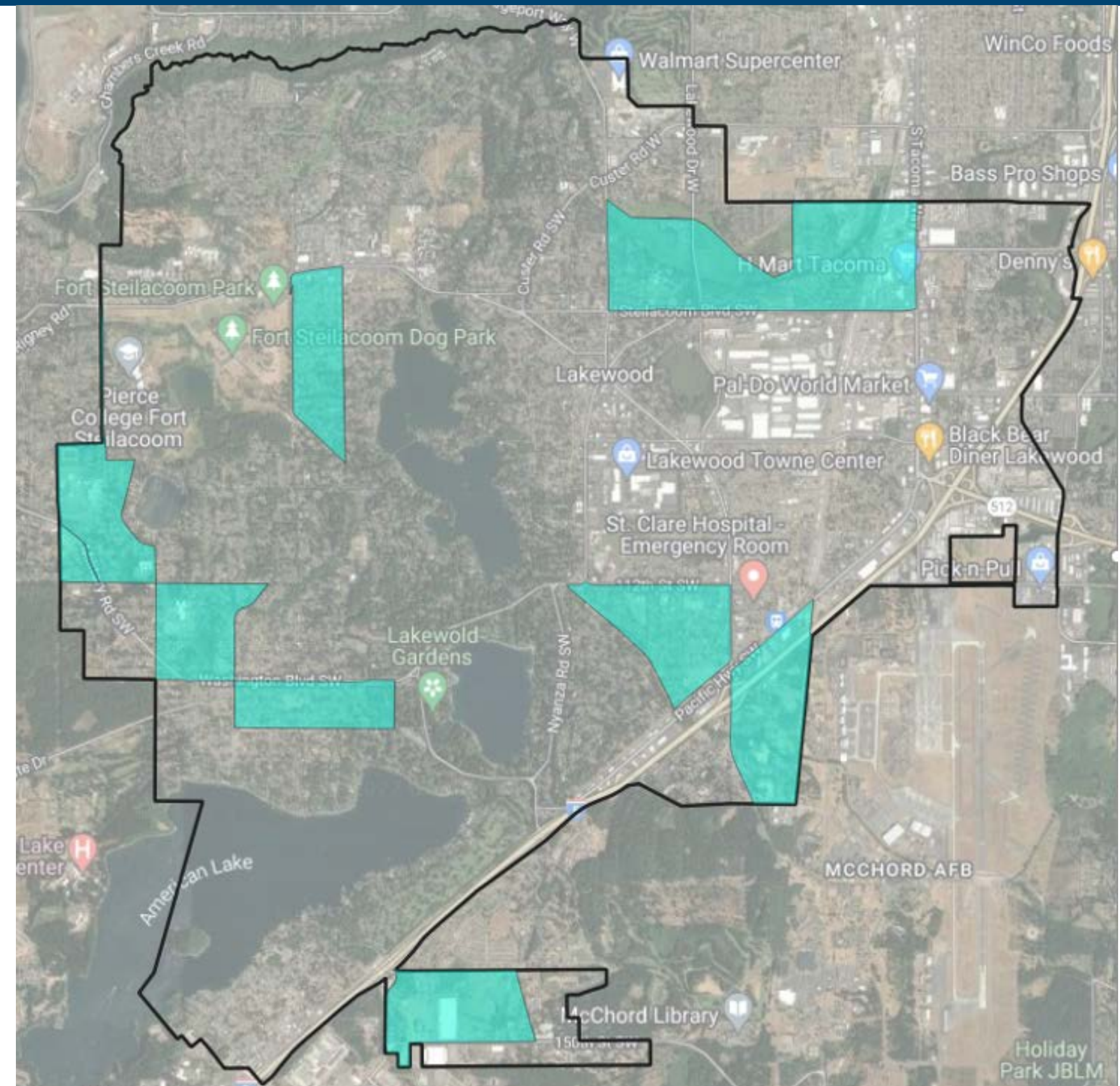


Low Employment CBGs

Recommendations to Consider

40% UTC COMPOSITE MAP (DRAFT):

- Low TES
- Low UTC
- High Temp
- High PPA
- High POC
- Low Employment



Recommendations to Consider

Potential Canopy Goal Planting Priorities and Impacts

Scenario 1: 40% UTC

- Raises all Zoning Class UTC's
- UTC increases range from 4% (Clear Zone) to 56% (Open Space)
- Canopy acres range from 812 acres (Residential) to 0.2 acres (Clear Zone)
- 1,484 total acres needed = \$583k in added benefits annually
- 26% to 40% UTC in 25 years

Zoning (Consolidated) Abbr.	2011-2019 Canopy Change %	Existing Canopy %	Modeled Canopy %	Net Canopy Growth %	Canopy Acres Needed	Annual Added (Net) Eco-Benefits (\$)
Air Corridor	1.3%	17.0%	21.5%	4.5%	27	\$10,481
CBD	1.3%	11.1%	12.0%	0.9%	3	\$1,244
Clear Zone	0.9%	3.2%	3.6%	0.4%	0.2	\$83
Commercial	0.5%	8.7%	12.7%	3.9%	35	\$13,791
Industrial	-0.9%	12.1%	13.9%	1.8%	14	\$5,517
Military	7.3%	28.5%	31.8%	3.3%	1	\$335
Mixed-Multi	0.9%	21.4%	28.8%	7.4%	82	\$32,334
Residential	0.9%	34.3%	50.2%	15.9%	812	\$319,255
Open Space	-1.0%	34.4%	55.9%	21.5%	318	\$124,969
Public	0.6%	18.1%	41.3%	23.1%	181	\$71,133
ROW	-4.1%	4.6%	16.6%	11.9%	10	\$3,852
TOTALS	0.48%	26%	40%	14%	1484	\$582,995



Recommendations to Consider

Incentives for
Tree Preservation

Canopy
Goals

Reinforce all
with BMPs and
Standards

Public
Education

Residential Tree
Protection +
Monitoring

Resources to grow
an urban forestry
department



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Agenda

01 Lakewood Code Review

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Next Steps

01

Summarize Today's Discussion

02

Draft Ordinance Changes with Canopy Goals

03

Identify Other Code Sections and Comp Plan Updates for Consistency

04

Tree Advisory Board Meeting #4: Code Evaluation Discussion

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