



Tree Advisory Board Ad Hoc Committee

Meeting #4

April 5, 2022 | 5-6:30 pm | Virtual

Please click this URL to join.

<https://us06web.zoom.us/j/86883593925?pwd=QlJlK0NlZQMEpoUkJ5cUZ5L1pOZEFlQT09>

Passcode: 163841

Meeting Objectives

- 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
▪ March 29, 2022		
5:15-6:20 pm	Code Evaluation Options	
▪ Issues and Options		Alex/Chris/Lisa
▪ Draft Report Framework		Lisa
▪ Committee Discusses Options		Chair/All
6:20-6:30 pm	Next Steps	Lisa/Chair



Tree Advisory Board Ad Hoc Committee

CITY OF LAKEWOOD | MEETING MINUTES | March 29, 2022

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

Zoom Link: <https://us06web.zoom.us/j/86883593925?pwd=QIJKMnZQMEpoUkI5cUZ5L1pOZEFlQT09>

Passcode: 163841

The recording to the March 29th Tree Advisory Ad Hoc Committee meeting can be accessed via the City of Lakewood's YouTube Channel, here: <https://www.youtube.com/watch?v=u8PDwxHECk0>.

CALL TO ORDER

Chair Melissa Jackson kicked off the meeting at 5:01pm with introductions. Advisory Committee Member Jeanne Ehlers was introduced and shared some background.

ROLL CALL

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
6	Jessie Gamble	Master Builder Association
7	Micah Glastetter	Ranger Tree Experts

	Name	Selected Affiliation from Application
8	Melissa Jackson, Chair	Nature Conservancy, Tahoma Audubon Society
9	Hank Jones, Vice Chair	Youth Council
10	Sean Martin	Tacoma/ Pierce County Association of Realtors
11	Maya Neff	Lakewood Gardens Horticulturalist
12	Jesse Black*	Springbrook Connections
13	Denise Nicole Franklin	Tillicum North Resident

*Jesse Black had an excused absence

Chair Jackson asked Courtney Brunell to lead the approval of Meeting Minutes for 3/1 and 3/15; J Alan Billingsley moved to approve the Minutes, and Ed Brooks seconded. Chair Jackson asked Committee members to motion in favor; minutes were approved by consensus.

ITEMS FOR DISCUSSION

ITEM 1: LAKEWOOD CODE REVIEW

Alex Hancock of PlanIT GEO led the presentation and introduced Chris Peiffer of PlanIT GEO. The first part of the presentation included an overview of the Lakewood Code Review process, which included an overview of the six-step process for the code evaluation.

Mentimeter Question 1

Following the Lakewood Code Review portion, Advisory Committee Members were invited to participated in an interactive Mentimeter poll.

Note: all Mentimeter results can be found in the attached poll results.

Question: How many times is “tree” or “trees” mentioned in Lakewood’s Municipal Code? (Answer was 121 times)

- There were 11 participants.

Discussion

There were no discussion items.

ITEM 2: CITY STAFF SURVEY RESULTS

Alex Hancock presented on the City of Lakewood staff survey results, which included the following departments:

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

The survey asked where clarification was needed in terms of the City's Code, and what's working well, and what needs work.

What's Working Well included:

- Clear definition of ROW regulations: Street Trees, 12.09.080 and Street Tree Standards 180A.70.170
- Interdepartmental coordination
- Staff's understanding of the tree codes
- Review of commercial and multifamily development projects

What Need's Work included:

- 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
- Public education

Mentimeter Question 2

Question: How would you prioritize the City staff survey results?

- This was a prioritization ranking question; there were 11 participants. Exemptions, tree replacement, and definitions were among the top priorities.

Discussion

J Alan Billingsley asked if people watching can access the Mentimeter code.

Lisa Grueter of BERK Consulting clarified that they can, but there will be an opportunity for a public poll.

ITEM 3: COMMUNITY CONCERNS

Alex Hancock presented on the community concerns that have come up. Lisa Grueter added that since 2008 through 2030, City of Lakewood was given a growth target of 9,300 new jobs, and 8,300 dwelling units. The City will be getting a new allocation that will go to 2044.

Community Concerns included:

- Reduce urban heat islands/increase tree canopy in underserved areas
- Economic Development, Jobs, and Growth
- Garry Oak protection
- Affordable housing
- Increase Tree canopy to promote environmental quality (air, water, habitat, energy)

Mentimeter Question 3

Question: How would prioritize the community concerns identified?

- This was a prioritization ranking question; there were 12 participants. Protecting Garry Oak trees and increasing affordable housing as well as increasing tree canopy for environmental quality were highlighted.

Mentimeter Question 4

Note: a detailed overview of each of the community concerns identified can be accessed through the meeting recording linked above.

Question: After discussing all of these topics, has anything changed?

- This was a prioritization ranking question; there were 13 participants. Results were similar to the prior poll but more attention was placed on Protecting Garry Oak trees and increasing affordable housing.

Discussion

There were no discussion items.

ITEM 4: RECOMMENDATIONS TO CONSIDER

Alex Hancock presented an overview of proposed recommendations, based on everything that has been discussed so far. Specific items included:

- Tree code comparison
 - The Cities of Lakewood, Lacey, Olympia, and Renton were compared for their tree codes.

Discussion: Courtney Brunell asked if the team could share an example in code terms about what the comparison means, as compared to Lakewood, such as Lacey.

Lisa Grueter responded that the other cities referenced have requirements where you can remove a certain number of trees in a certain period of time, and don't restrict by size of the parcel.

Alex Hancock then presented the Canopy Goal Scenarios, as follows:

- **Scenario 1**
 - 40% Urban Tree Canopy in 25 years
 - 14% increase
 - 1500 acres of new canopy
 - 1.2MM added benefits
- **Scenario 2**
 - 35% Urban Tree Canopy in 25 years
 - 9% increase
 - 975 acres of new canopy
 - \$771K added benefits

Discussion

- **J Alan Billingsley** – Canopy growth is a dynamic thing to calculate; trees have a natural lifecycle. Have we taken into consideration normal life cycle when you look at makeup of the canopy?
 - **Chris Peiffer** – Yes, to a degree we add a mortality rate to the existing citywide urban forest, as well as a mortality rate to trees being planted that are city-led and community led. We don't get down to a granular scale of estimating incremental growth and canopy of existing trees, but we do factor it in to a degree.
- **Ed Brooks** – Are there any correlation on City/planned growth and city goals for trees. Did you compensate for that in the goal setting scenarios?
 - **Chris Peiffer** – We started from the ground up by looking at planting space by zoning type. For plantable space we applied a planting target (i.e., as an example if plantable space in industrial is 40%, then we apply a target of 5%).
- **Denise Nicole Franklin** – Excited to hear about affordable housing and Portland's model of providing an FAR (Floor Area Ratio) bonus. Education for new homeowners in affordable housing; how do they care for the trees that are being planted and embracing the incentive that they are receiving? Is this something that we can create for Lakewood, similar to Portland's model? An incentive model that wraps education and affordable housing?
 - **Lisa Grueter** – our focus is on Article III (Tree Preservation), but part of the work is looking at what the implications are on the City's Comprehensive Plan. If the Committee suggests different models, then that can be brought forward, but focus is on tree preservation.
- **Tichomir Dunlop** – In terms of mitigation, not all trees have the same amount of value. If you just do mitigation by planting trees of smaller diameters, that won't replace the value of the Garry Oak.
 - **Chris Peiffer** – In this process of reviewing, we will look at potential frameworks and language to make sure that all considerations are made, such as hardscape conflict, potential root pruning, and alternative solutions to hardscape, before approving the removal and allowing mitigation plantings.
- **Jessie Gamble** – Appreciated the affordable housing mention. A lot of jurisdictions look at goals in a vacuum; it will be important to integrate the two of them and see them together. Referenced Federal Way Tree Code as it pertains to replanting.
 - **Chris Peiffer** – Arbor Day Foundation is exploring integration tree canopy data into websites like Zillow and others. Education and outreach in Lakewood will be essential, especially aligned with other goals and efforts.

Mentimeter Question 5

Question: Prioritize City staff survey results, community concerns, and canopy assessment

- This was a prioritization ranking question; there were 12 participants. Incentives for tree preservation, canopy goals, and reinforcing the code with best management practices were top priorities.

NEXT STEPS

Ale Hancock shared the next steps, which included:

1. Summarize the discussion of Meeting 3 (3/29)
2. Draft ordinance changes with canopy goals
3. Identify other code sections and comp plan updates for consistency
4. Tree Advisory Board Meeting #4 – focused on Code Evaluation discussion

Lisa Grueter shared that the framework outline for the report will be discussed in the next two through three meetings.

ADJOURNMENT

Chair Melissa Jackson mentioned that public comments were received, and Committee members should review them.

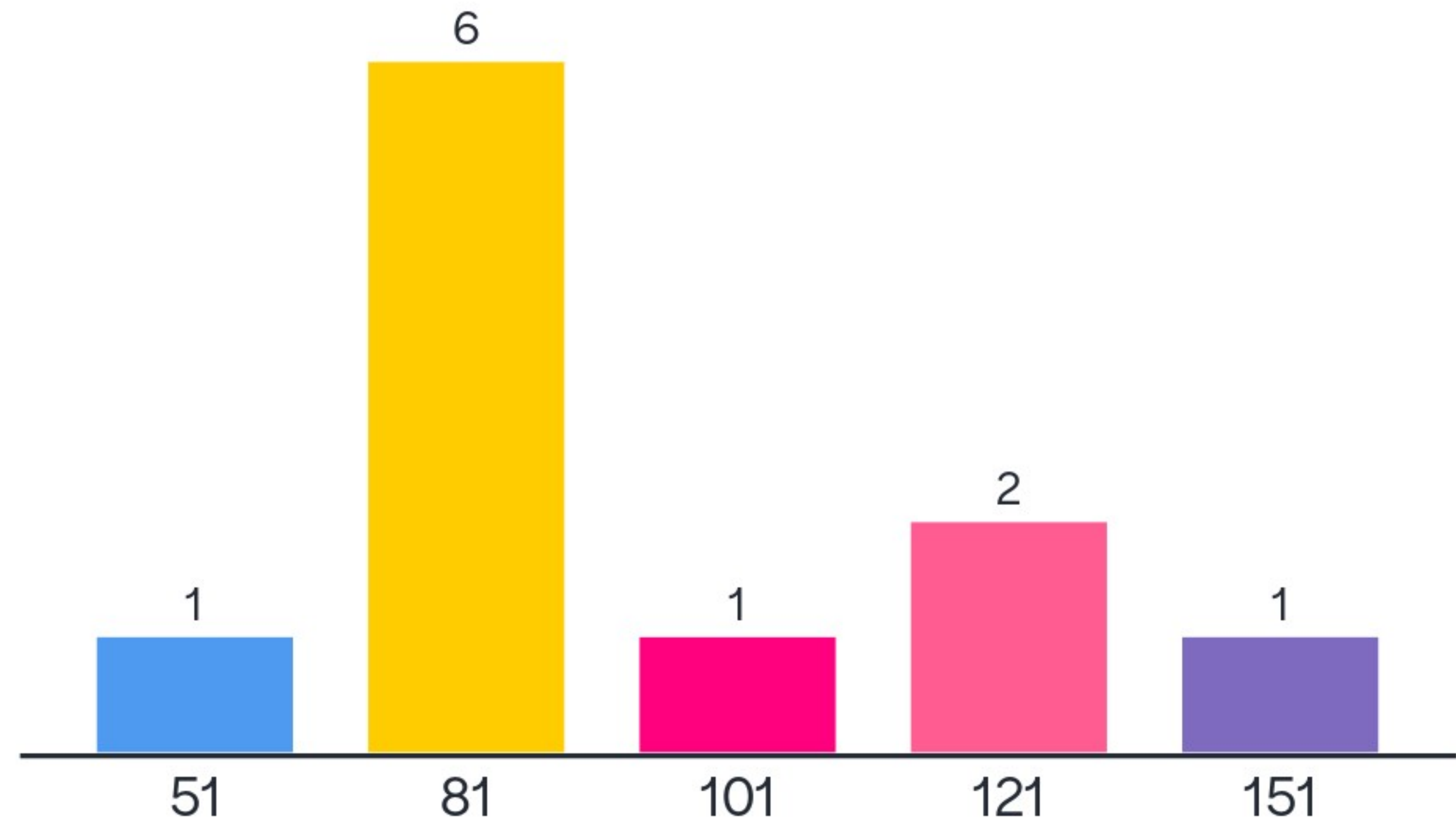
Discussion:

- **J Alan Billingsley** – is public comment just coming through emails?
 - **Chair Melissa Jackson** – Yes; wonder if that was the best idea. Can we open public comment back up during meetings?
- **Ed Brooks** – Email is a great way to do it; we have critical stuff to go through and it's taken awhile.

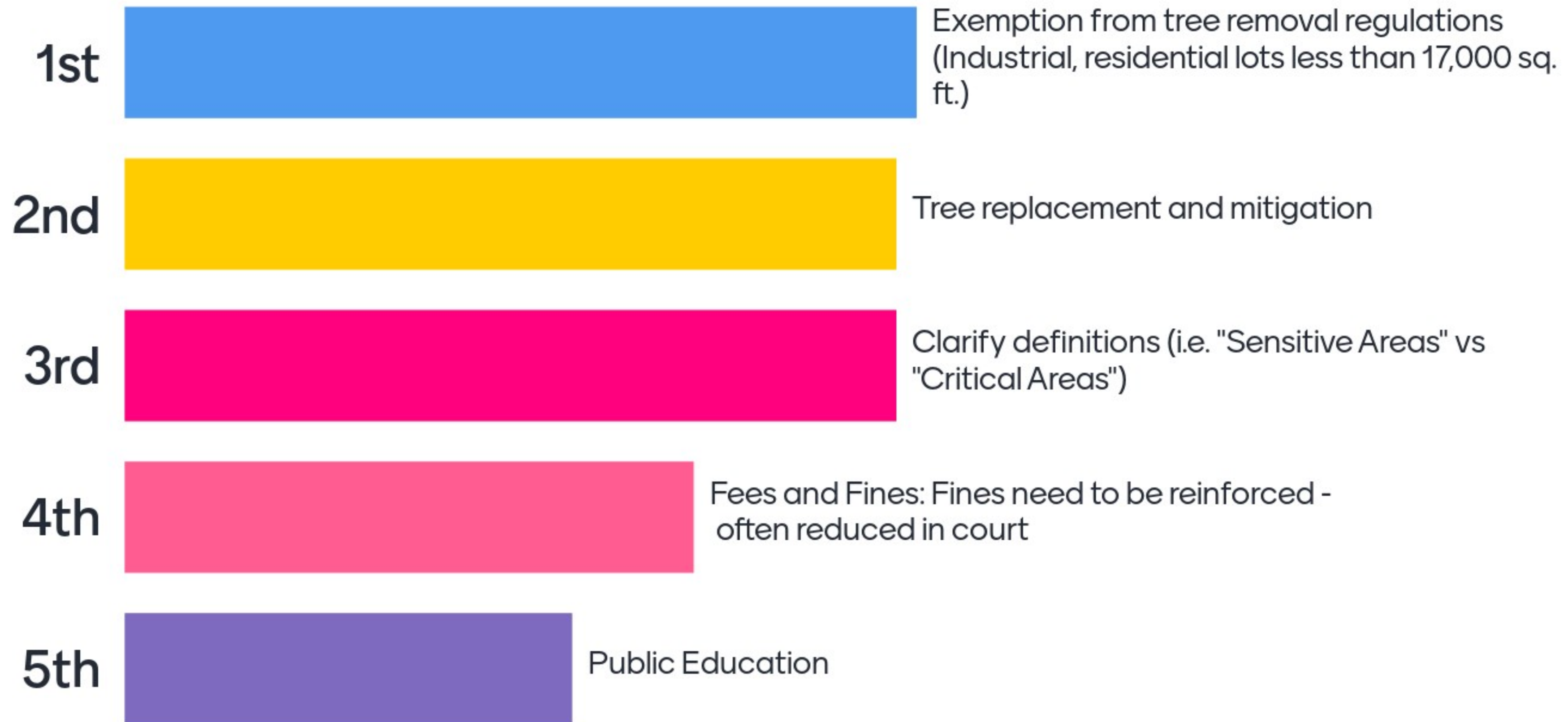
Meeting was adjourned at 6:33pm by Chair Melissa Jackson.



How many times is "tree" or "trees" mentioned in Lakewood's Municipal Code?



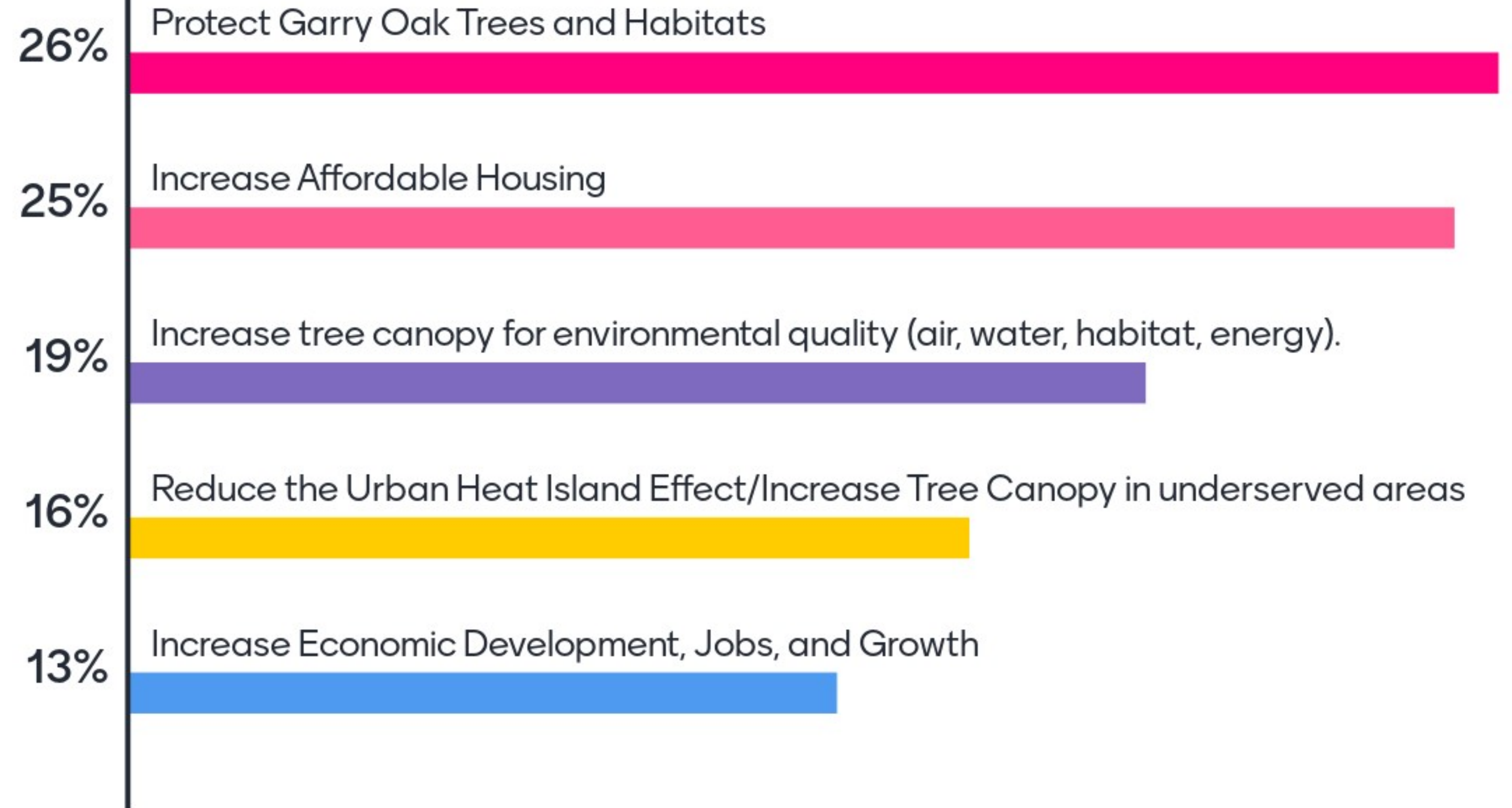
Prioritize the City Staff survey results



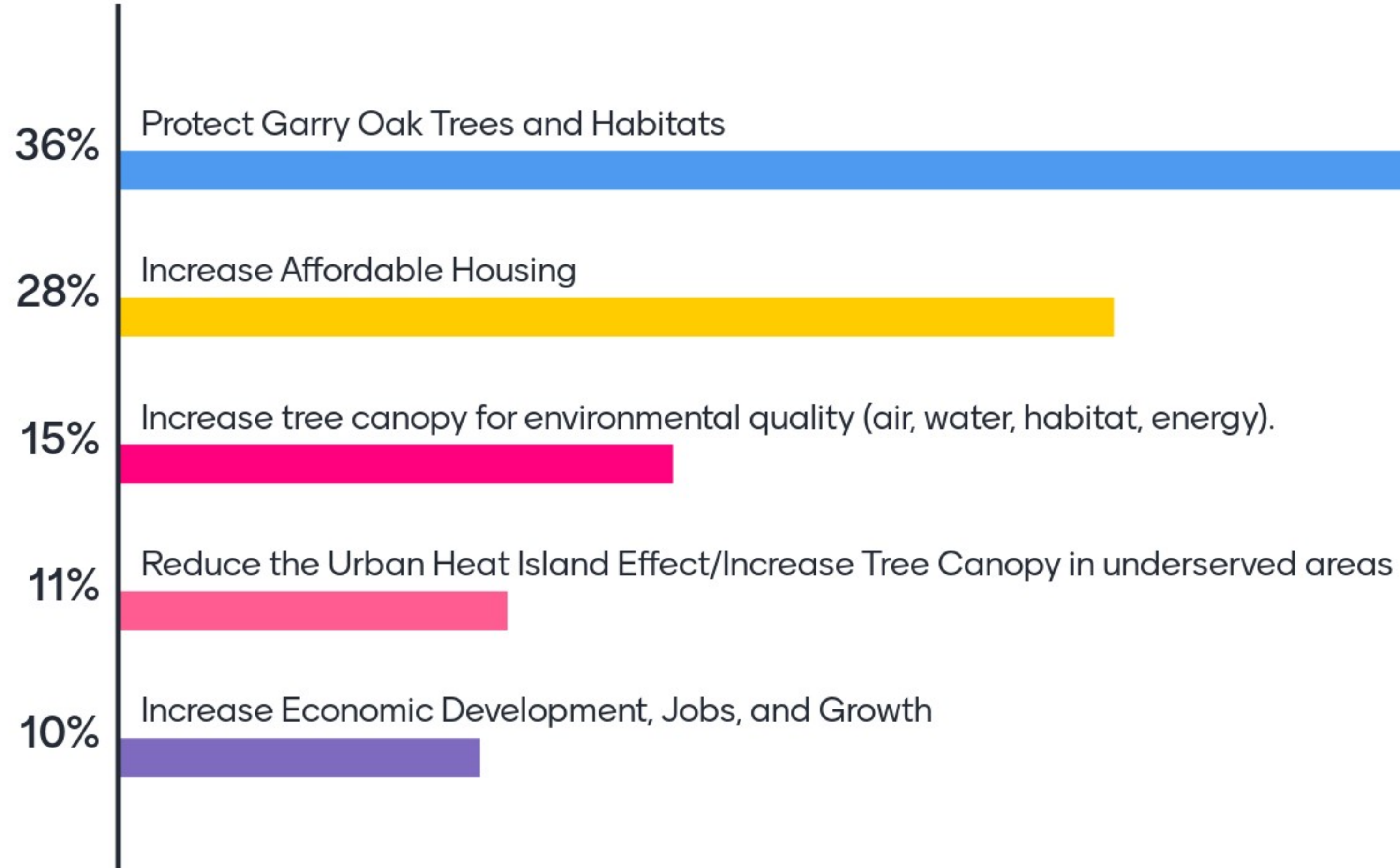


HOW WOULD YOU PRIORITIZE THE COMMUNITY CONCERNS IDENTIFIED?

Prioritize (0-100%)

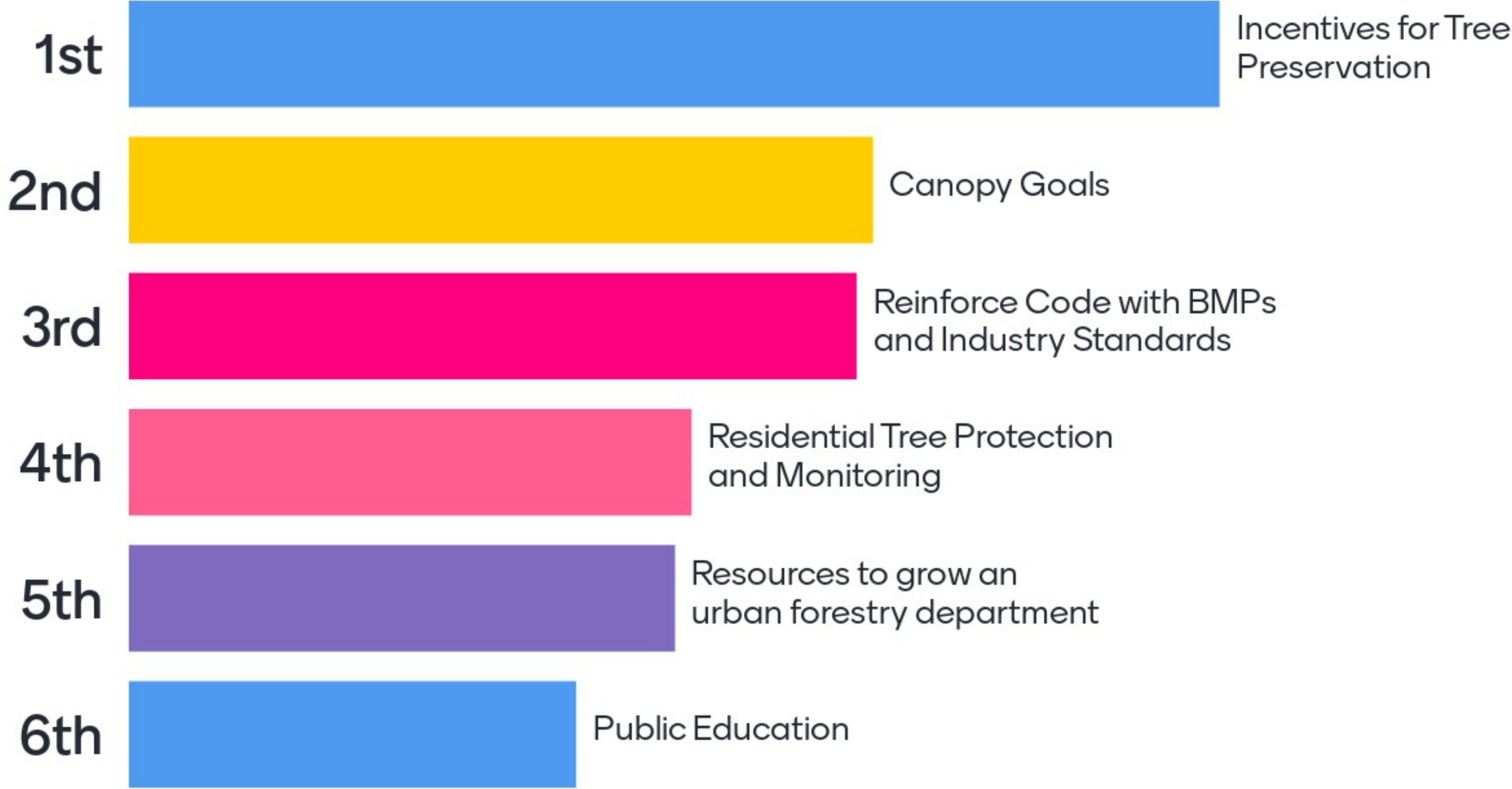


Prioritize (0-100%)





Prioritize



CITY OF LAKEWOOD, WA

Tree Code Evaluation Discussion

Tree Advisory Board Meeting #4



PLANIT GEOTM
mapping a greener future

April 5, 2022



Agenda

01 Overview

02 Exemptions

03 Enforcement

04 Incentives

05 Next Steps

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 Overview

02 Exemptions

03 Enforcement

04 Incentives

05 Next Steps

Overview

MEETING #2 - TREE CANOPY SITUATION ASSESSMENT

- What is an Urban Forest?
- Tree Canopy Assessments
- Lakewood's Canopy
- Setting Goals

MEETING #3 - TREE CODE REVIEW

- Tree Code Review
- City Staff Input
- Community Concerns
- Recommendations to Consider



Overview

MEETING #4 - TREE CODE EVALUATION DISCUSSION

- How can we integrate Lakewood's tree canopy goals into the code?
- What updates are needed to the Tree Preservation section in Lakewood's municipal code?
- What innovative ideas can we bring forward to help address multiple challenges that Lakewood is facing?



Overview

MUNICIPAL URBAN FORESTRY

- Many Departments Involved (common)
- Program Resources
- Budget, Grants, and other Funding
- Staff (FTE)
- Authority over Urban Forestry Activities
- Comprehensive Plan
- Code of Ordinances
- Canopy Analysis and Goals
- Tree Inventory
- Urban Forest Management/Master Plan





Agenda

01 Overview

02 Exemptions

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Exemptions

5 MAIN EXEMPTIONS FROM TREE PRESERVATION IN LAKEWOOD

Three exemptions in Lakewood's code are based on the tree's location:

1. Single-Family Residential Lots under 17,000 sq.ft.
2. Industrial Zones
3. Easements and ROW

Two exemptions are based on the characteristics or conditions of the tree:

4. Emergency removal of hazardous protected and nonprotected trees
5. Trees not designated as "significant trees"

Ask yourself: What is the intent behind these exemptions, and which exemptions should the City of Lakewood keep?

Exemptions

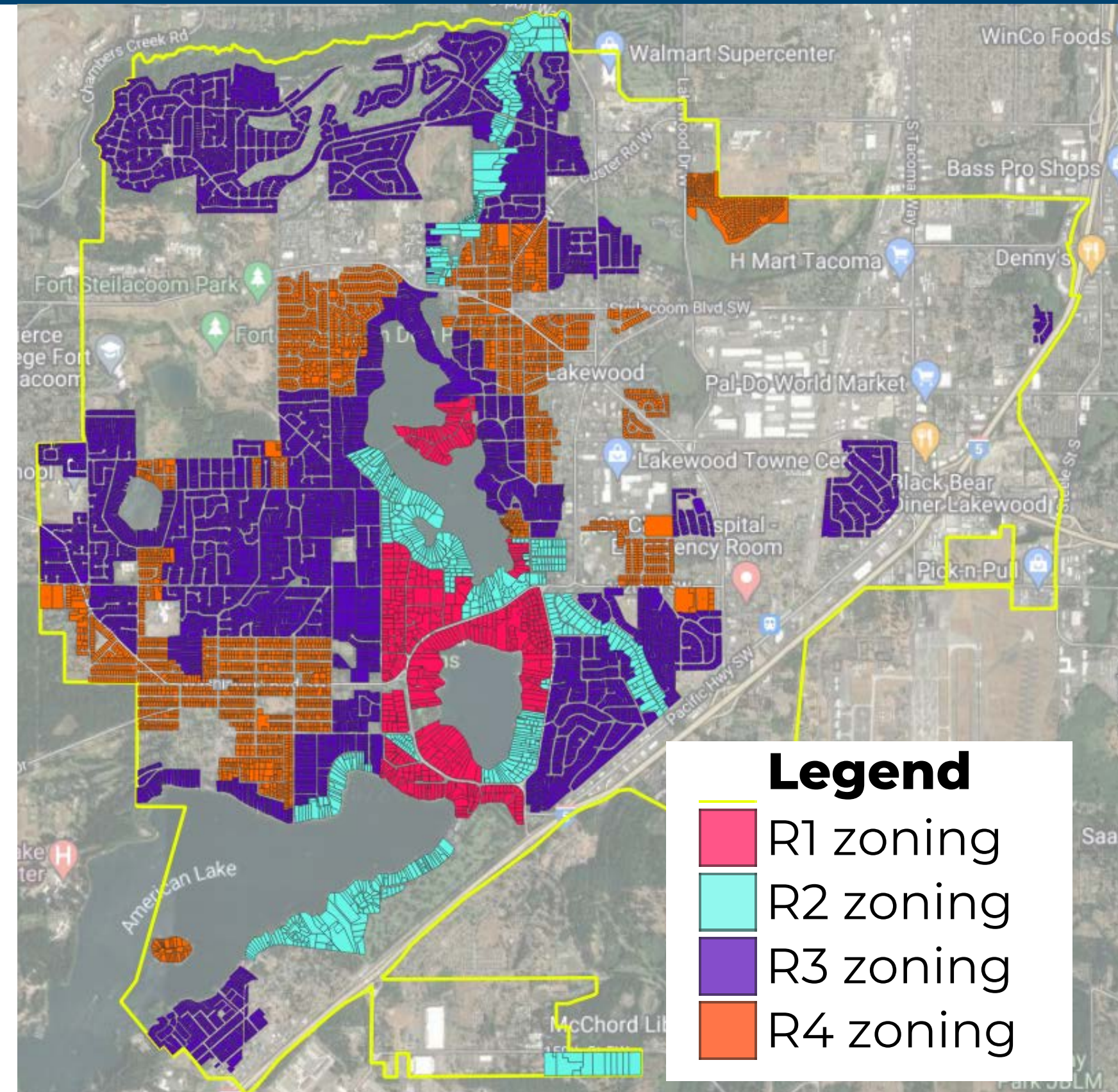
01

Single-Family Residential Lots under 17,000 sq.ft.

Lots of less than seventeen thousand (17,000) square feet in single-family residential zones are exempt from this chapter, except where specific tree preservation is required as a mitigation measure under SEPA. In the event a permit is not required for the establishment of a use, the standards of this section shall still apply.

Zones R1-R4 make up 59% of the citywide tree canopy:

- **R1 = 8.2%**
- **R2 = 10.1%**
- **R3 = 31.2%**
- **R4 = 9.5%**



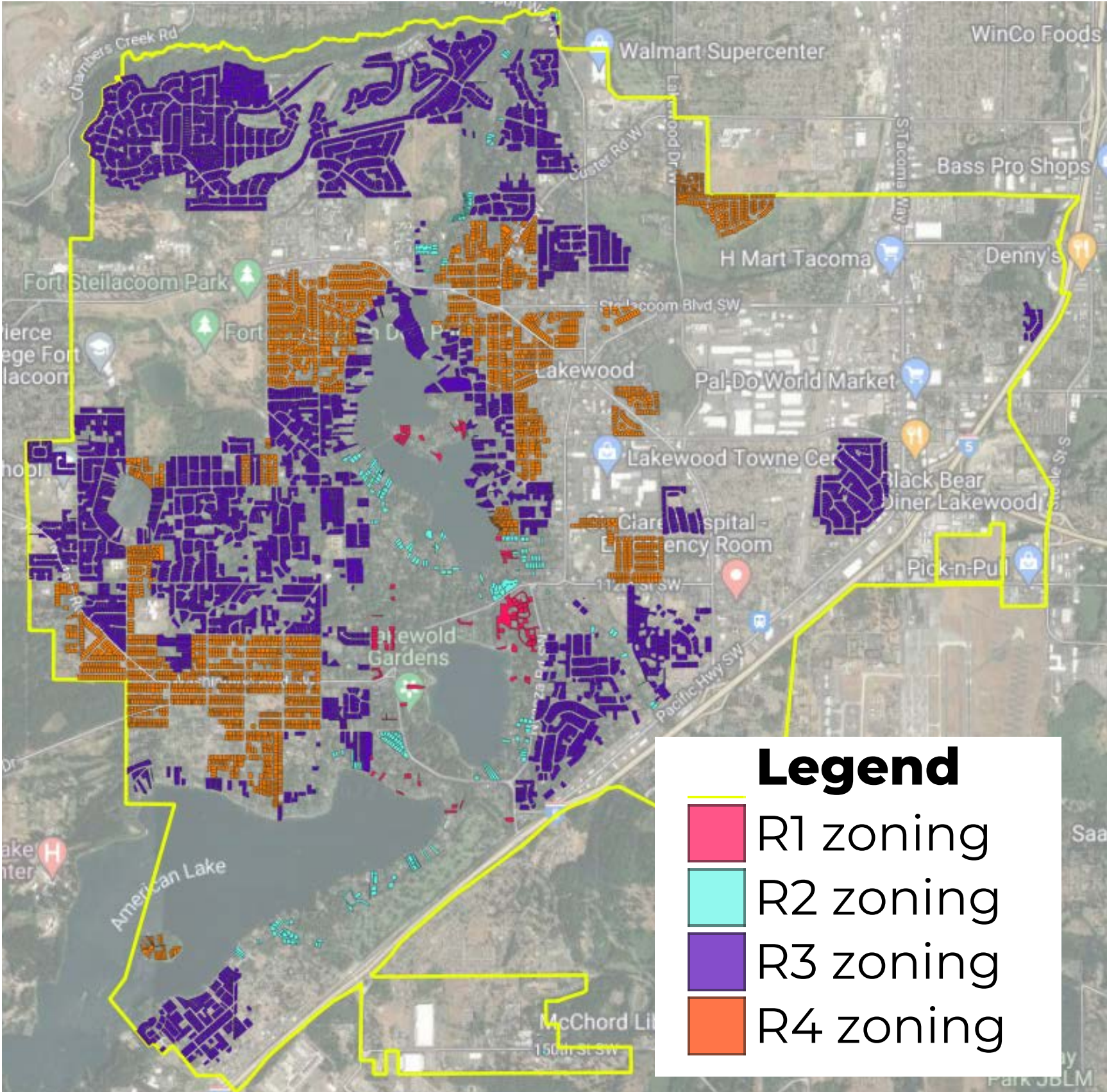
Exemptions

01

Single-Family Residential Lots under 17,000 sq.ft.

	Average SF Residential Lot Size (sq.ft.)	# of SF Residential Lots	# of SF Residential Lots Under 17,000 sq.ft.	% of SF Residential Lots Under 17,000 sq.ft.
R1	33,631	472	87	18%
R2	29,062	777	284	37%
R3	13,234	7,315	6,257	86%
R4	10,814	3,537	3,340	94%
		12,101	9,968	82%

	Total SF Residential Land Area (sq.ft.)	Land Area of All SF Residential Lots Under 17,000 sq.ft.	% of SF Residential Land Area in Lots Under 17,000 sq.ft.
R1	15,873,999.7	967,863.5	6%
R2	22,581,353.7	3,013,756.1	13%
R3	96,803,705.6	66,545,860.0	69%
R4	38,249,617.4	30,338,327.6	79%
	173,508,676.3	100,865,807.1	58%



Legend

R1 zoning

R2 zoning

R3 zoning

R4 zoning

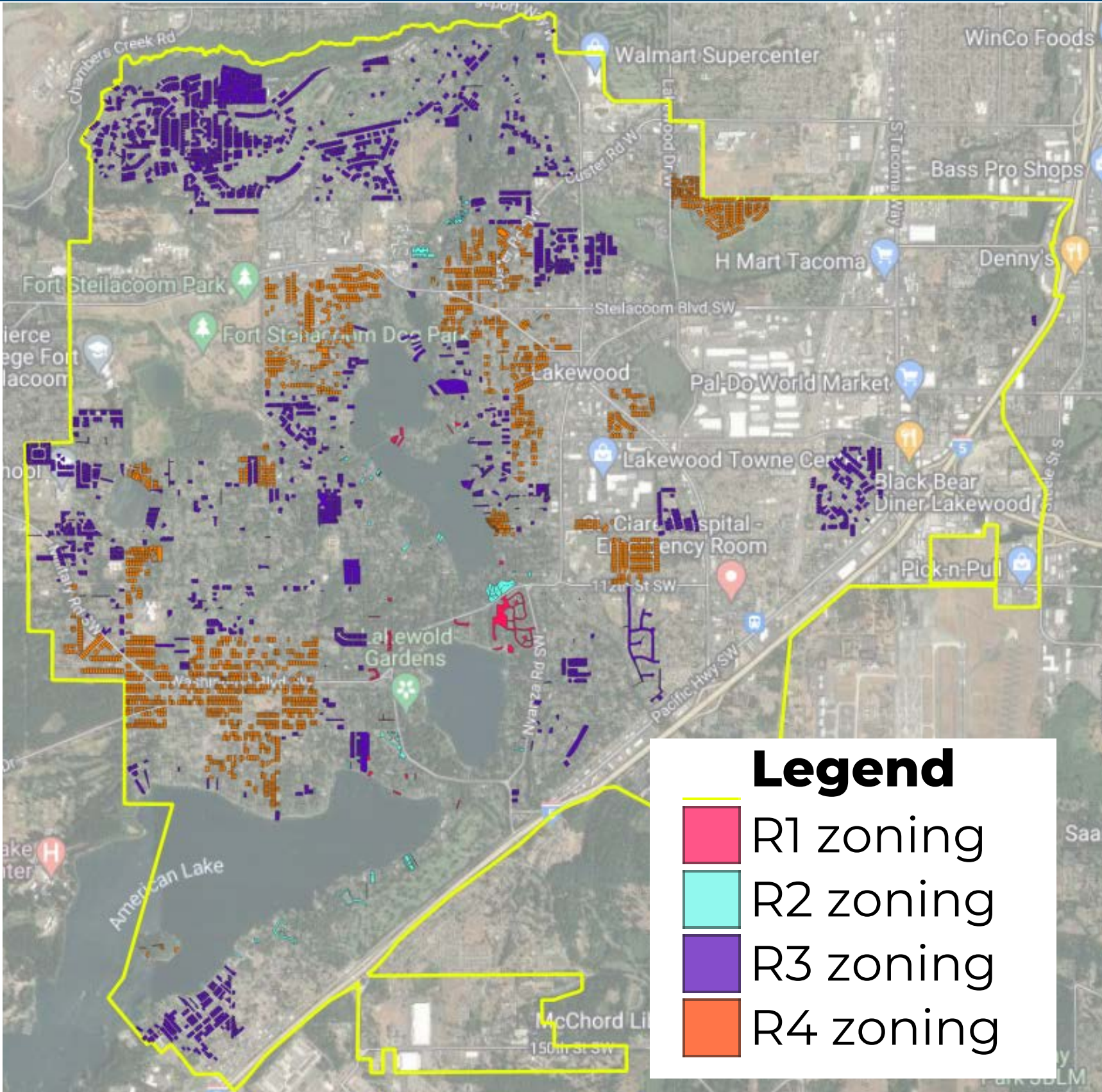
Exemptions

01

SCENARIO: Single-Family Residential Lots under 10,000 sq.ft.

	Average SF Residential Lot Size (sq.ft.)	# of SF Residential Lots	# of SF Residential Lots Under 10,000 sq.ft.	% of SF Residential Lots Under 10,000 sq.ft.
R1	33,631	472	36	8%
R2	29,062	777	100	13%
R3	13,234	7,315	2,724	37%
R4	10,814	3,537	2,246	64%
		12,101	5,106	42%

	Total SF Residential Land Area (sq.ft.)	Land Area of All SF Residential Lots Under 10,000 sq.ft.	% of SF Residential Land Area in Lots Under 10,000 sq.ft.
R1	15,873,999.7	214,495.0	1%
R2	22,581,353.7	474,282.8	2%
R3	96,803,705.6	22,083,697.6	23%
R4	38,249,617.4	16,958,449.3	44%
	173,508,676.3	39,730,924.6	23%



Exemptions

02

Industrially Zoned Properties

Industrially zoned properties are exempt from this chapter, except where specific tree preservation is required as a mitigation measure under SEPA.

	# of Industrial Lots	Average Lot Size (sq.ft.)	Total Industrial Land Area (sq.ft.)
I-1	117	92,307.0	10,799,914.0
I-2	3	457,336.5	1,372,009.6
IBP	144	119,347.9	17,186,095.6
	264		29,358,019.2



Exemptions

03

Easements and Rights-of-Way

Tree removal by a public agency or a franchised utility within a public right-of-way or upon an easement, for the purpose of installing and maintaining water, storm, sewer, power, gas or communication lines, or motorized or nonmotorized streets or paths is exempt from this chapter. Notification to the City by the public agency or franchised utility is required prior to tree maintenance or removal within City rights-of-way.



Exemptions

04

Emergency Removal

Any number of hazardous protected and nonprotected trees may be removed under emergency conditions. Emergency conditions include immediate danger to life or dwellings or similar stationary and valuable property, including the presence of a target. Emergency removal may occur and all the following conditions shall be met:

1. The City is notified the following business day of the unpermitted action;
2. Visual documentation (i.e., photographs, video, etc.) is made available; and
3. The felled tree remains on site for City inspection.
4. Replacement required.
 - a. Non-single-family use: yes
 - b. Single-family use: no
5. Should the City determine that the tree(s) did not pose an emergency condition, the owner shall be cited for a violation of the terms of this chapter.



Exemptions

05

Trees not designated as "significant"

Removal of nonsignificant trees that are not protected by any other means is exempt from this chapter.

What IS a significant tree (according to 18A.70.320)?

- 9" DBH for evergreen trees and deciduous trees;
- 6" DBH for Garry Oaks (also known as Oregon White Oaks); and
- Regardless of the tree diameter, is determined to be significant by the Director due to the uniqueness of the species or provision of important wildlife habitat.



Exemptions

05

Trees not designated as "significant"

Removal of nonsignificant trees that are not protected by any other means is exempt from this chapter.

What ISN'T a significant tree?

Damaged or Diseased Trees (as determined in a report by a registered landscape architect, certified nursery professional or certified arborist, and upon review of the report and concurrence by the City)

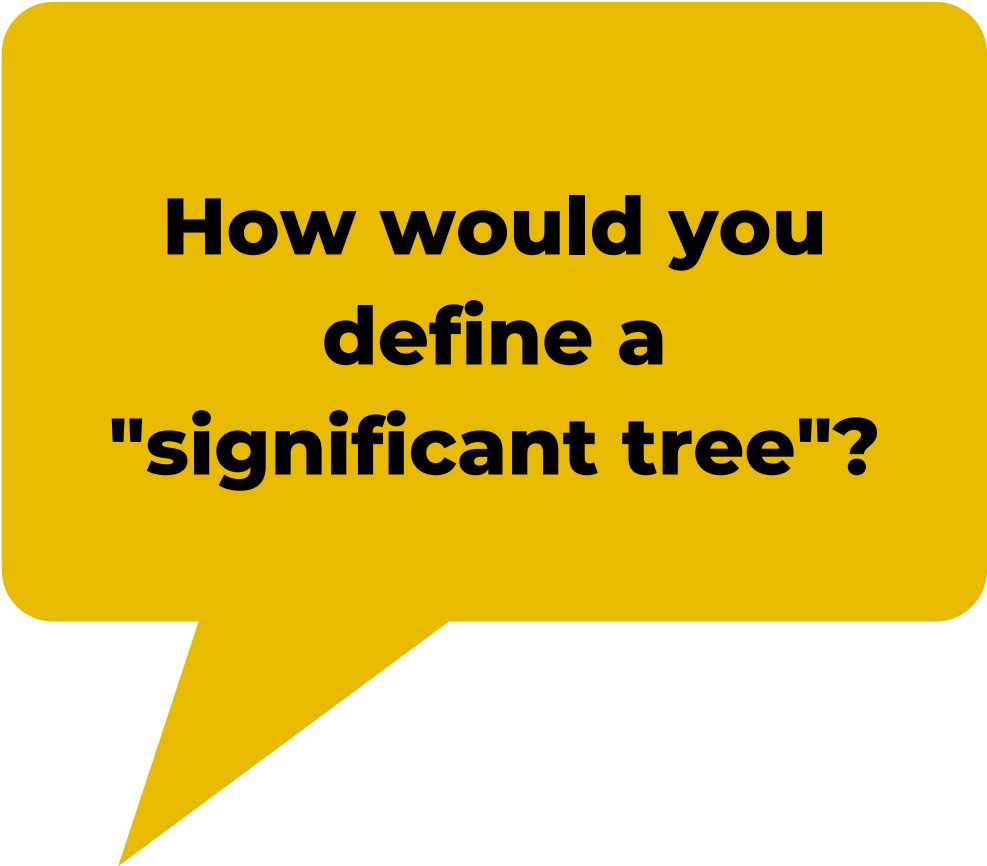
- Safety hazards due to root, trunk or primary limb failure;
- Damaged or diseased, and do not constitute an important wildlife habitat. At the discretion of the City, damaged or diseased or standing dead trees may be retained and counted toward the significant tree requirement, if demonstrated that such trees will provide important wildlife habitat and are not classified as a safety hazard.

Exemptions

Let's explore the definition of "significant tree"

Since significant trees are protected trees, this definition matters.
Exemptions aside, what do you think constitutes a "significant tree"?

- Include all species?
- Exclude invasive species?
- Priority given to native species?
- 6"+ for Garry Oaks and 9"+ for all others - keep this?
- Additional protection given to very large/established trees?
- What else?

A yellow speech bubble with a black outline and a tail pointing towards the bottom left. It contains the text "How would you define a 'significant tree'?" in bold black font.

**How would you
define a
"significant tree"?**

Exemptions

01

Single-Family Residential Lots under 17,000 sq.ft.

02

Industrially Zoned Properties

03

Easements and Rights-of-Way

04

Emergency Removal

05

Trees not designated as "significant"

**Any new
exemptions
to add?**

**Which exemptions
should the City of
Lakewood keep?**



Agenda

01 Overview

02 Exemptions

03 Enforcement

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Enforcement

WHAT CAN ENFORCEMENT LOOK LIKE?

Permits

- Permit application fee - covers staff time for review, inspection, and professional guidance
- Permit fees - if a tree is permitted to be removed, an additional fee is directed to a City fund
- After-the-fact permits - slightly higher fee when a tree is removed without knowledge of the regulations, and the applicant is cooperative

Mitigation

- Replacement trees - planted on site or specific location off site
- In-lieu-of fees - money paid instead of planting the required replacement trees

Fines and Penalties

- Fines issued when a protected tree is removed or damaged without a permit
- Stop-work order on active construction projects
- Codes compliance case
- Civil court case
- Extreme bad actors may be banned from doing business in the city

Fees and fines collected are commonly used for tree plantings, urban forestry program resources, or other environmental enhancement projects.

Enforcement

CITY OF LAKEWOOD'S ENFORCEMENT CURRENTLY:

- No fee for tree removal permits
- If a tree is permitted to be removed, the applicant can choose to plant mitigation trees or pay in-lieu-of fees
 - Fees are directed to the City Tree Fund
 - Mitigation plantings are only required for new construction (SEPA)
- Violators of the code (for removal of significant trees without a permit) are issued a citation that goes directly to civil court.
 - The civil court fee is \$500, which is usually reduced in court.



Enforcement

WHAT ARE OTHER CITIES DOING?

Residential Exemptions and Permit Process

Jurisdiction	Exemption	Permit Tracking
Olympia	<2 acres residential, partial	If maintaining tree density, and not in critical area or along property line or in ROW, provide tree removal exemption affidavit. If affecting minimum tree density, within critical area or along property line, conditions apply, apply for tree permit.
Kirkland	No exemption based on use or lot size	1-2 trees with no conditions requiring permit: Tree Removal Notification Removal of >2 trees with specified conditions requiring a permit (removal of significant trees, within 100' of critical area, along shoreline, in ROW, or with new home built in last five years): Tree removal Permits

https://www.olympiawa.gov/services/urban_forestry.php

<https://www.codepublishing.com/WA/Kirkland/html/KirklandZ95/KirklandZ95.html#95.20>

Enforcement

WHAT ARE OTHER CITIES DOING?

Fees and Fines

City	Enforcement Features
Lacey	Determine damage and appraised value. Appeal of fine goes to Hearing Examiner. Maximum fee reduction 30%.
Federal Way	If removal was approved but if tree was removed before final tree retention plan approval: \$100 per tree. Removal of tree without permit/City approval/removal of significant tree: \$1000/tree or marketable value.
Seattle	Seattle triples the penalty amount for willful or malicious cutting, and cutting or damaging trees in critical areas is subject to additional penalties.
Other Ideas	Increased permit fees or denial of future permits.

Violations
Consequences may include:

- Penalties
- Mitigation
- Replacement
- Damages

Enforcement

ENFORCEMENT FOR LAKEWOOD

Permits

- Permit application fee
- Permit fees
- After-the-fact permit fees

Mitigation

- Replacement trees
- In-lieu-of fees

Fines and Penalties: when a protected tree is removed or damaged without a permit

- Fines issued
- Stop-work order on active construction projects
- Codes compliance case (and associate fees)
- Civil court case (and associated fees)
- Extreme bad actors may be banned from doing business in the city

**What other
ideas do you
have?**

**Which of these
strategies would
you like to see
used in Lakewood?**



Agenda

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Incentives

INCENTIVE CASE STUDIES

Variance for Garry Oak Preservation (Oak Harbor, WA example)

Setback, parking, and/or landscaping variance

1. Setbacks: 10-foot setback variance to preserve a Garry oak tree located on the property.
2. Parking requirements: reduced by 2 vehicles/Garry oak tree preserved on the property.
3. Landscaping: credit of 1.5 sq.ft. for landscaping requirements for every sq.ft. devoted to a Garry oak tree use.

FAR Bonus for Trees and Affordable Housing (Portland, OR example)

FAR may be transferred from a site where trees are preserved to another site where affordable housing is being developed:

- From a site where trees that are at least 12 inches in diameter are preserved
- Report 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

Incentives

INCENTIVE CASE STUDIES

Municipal Stormwater Credit Programs

Commonly offered at an individual tree basis for runoff reduced based on rainfall interception, evapotranspiration, and infiltration.

- Reduction in impervious surface area required to be treated on site
- Washington DC emphasizes that the preferred method for increasing tree cover at a development site is to preserve existing trees during construction, particularly where mature trees are present, and provides a larger volume reduction for tree preservation (20 ft³ per tree) than for newly planted trees (10 ft³ per tree).

Tree Credit systems and Incentives at the Site Scale

https://vtcommunityforestry.org/sites/default/files/pictures/site_scale_tree_credits_2014_02_28_final.pdf

Incentives

INCENTIVE CASE STUDIES

Development Credits for Tree Preservation

Encourages the preservation of existing, undisturbed, structurally sound and healthy trees

- Butner, NC and Bella Vista City, AR: credits towards required tree plantings and reduction in minimum parking requirements.
- Fayetteville, NC: credits towards required open space area and reduction in minimum number of required parking spaces



<https://www.ncufc.org/tree-protection-during-construction.php>

Incentives

01

**Variance for Garry Oak Preservation
(Oak Harbor, WA example)**

02

**FAR Bonus for Trees and Affordable Housing
(Portland, OR example)**

03

Municipal Stormwater Credit Programs

04

Development Credits for Tree Preservation

**Which incentives
should the City of
Lakewood implement?**

**What other
incentive ideas
do you have?**



Agenda

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Next Steps

ORDINANCE REVIEW AND REVISION PROCESS



Contact Information

Chris Peiffer

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UFMP Project Manager
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Alex Hancock

Urban Forestry Climate Consultant
PlanIT Geo
alexhancock@planitgeo.com



PLANIT GEOTM
mapping a greener future

DRAFT Tree Advisory Committee Report

Report Direction

Resolution 2021-15.

- Section 2...committee would serve as a sounding board and provide advice and input to the Planning Commission and City Council.
- Section 6.
 - ...The committee will attempt to reach a consensus on issues. If consensus is not possible, strong differing opinions, such as “minority” opinions, should be recorded and acknowledged in the committee’s report to the City Council.

Chapter 2.67 Ad Hoc Committees.

- LMC 2.67.060 Reporting. In addition to any reporting required in the work plan for an ad hoc committee, each committee shall be required to, upon completion of the work plan, provide a final report to the City Council as described in Chapter 2.68 LMC.

Welcome Letter Operating Principles.

- The Ad Hoc Committee will operate by consensus per Resolution No. 2021-15.
 - All members’ positions will be respected and considered, and the group will work collaboratively to reach consensus on its advice.
 - Consensus is defined as majority opinion, with the objective of achieving unity rather than unanimity.
 - The Committee Report will record consensus opinions and minority opinions per Resolution No. 2021-15.

Policy

Key Issue #1: Tree canopy environmental quality and equity.

Information: [Point to City equity statement, Comp Plan, Consultant presentations, Literature, and Community Priorities.]

Options: Set Tree Canopy Goal and phasing to achieve it. Consider integrating or referencing it in the City Comprehensive Plan.

- 40%
- 35%
- Other (e.g., No Net Loss)

Ad Hoc Committee Consensus Vote: [TBD]

[Potentially Other Comp Plan policies]

Article III. Tree Preservation

18A.70.300 Purpose.

Key Issue #2: [TBD]

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

18A.70.310 Tree removal applicability/exemptions.

Key Issue #3: Residential lots

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

Key Issue #4: Industrially zoned properties

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

Key Issue #4: Industrially zoned properties

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

18A.70.320 Significant tree preservation.

Key Issue #5: Maximum Tree Removal on Developed Properties.

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

Key Issue #6: Replacement

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

18A.70.330 City Tree Fund.

Key Issue #7: [TBD]

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

18A.20.105 Violations and enforcement.

Key Issue #8: Fines

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

Chapter 14.154 Fish and Wildlife Habitat Areas

Key Issue #9: Garry Oak Protection

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

Chapter 18A.90 Housing Incentives Program and 18A.60.030 Residential area and dimensions.

[Example: Allow for density bonus or development standard modifications that encourage tree preservation.]

Key Issue #10: Affordable Housing

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

18A.60.040 Commercial area and dimensions.

[Example: Allow for alternative setbacks/height in development standard table to protect trees.]

Key Issue #11: Sustainable Design

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

18A.60.050 Industrial area and dimensions.

[Example: Allow for alternative setbacks/height in development standard table to protect trees.]

Key Issue #12: Sustainable Design

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

Chapter 18A.80 Parking

[Example: Allow for alternative standards to protect trees, e.g., alter parking dimensional standards or rates.]

Key Issue #13: Sustainable Design

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

Downtown

18B.200.230 District-Wide Development Standards.

18B.700.720 Master Planned Development – Town Center Incentive Overlay.

[Example: Modify density if retaining significant trees at X to X ratio or if adding trees to urban heat island. Allow flexibility in master plan for more tree protection or addition in urban heat island.]

Key Issue #14: Sustainable Design

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]

Lakewood Station District

18C.700.720 Optional master planned development.

[Example: Add to D.3.c – master plan includes optimal tree preservation.]

Key Issue #15: Sustainable Design

Information: [BMPs, Literature, Consultant presentations, Public and Committee Priorities]

Options: [TBD]

Ad Hoc Committee Consensus Vote: [TBD]