



White Salmon Tree Board Meeting

A G E N D A

November 08, 2021 – 5:30 PM

Via Zoom Teleconference

Meeting ID: 825 3008 0578 Passcode: 721159

Call in Numbers:

669-900-6833

929-205-6099

301-715-8592

346-248-7799

253-215-8782

312-626-6799

Call to Order/Roll Call

Discussion and Action Items

- [1.](#) Tree Ordinance
- [2.](#) Tree Maintenance

Adjournment

Members of the public will be allowed to interact with the committee members during the committee meeting to ask questions or make suggestions regarding the topics on the agenda. Please use the raise hand feature in Zoom to indicate that you have a comment or a question.

File Attachments for Item:

1. Tree Ordinance

STAFF REPORT



Meeting Date:	November 8, 2021	Meeting Title:	Tree Board
Submitting Department:	Planning Department	Presenter:	Brendan Conboy, City Planner
Agenda Item:	Heritage Tree Ordinance	Public Comment:	No

Purpose and Policy Considerations

The White Salmon Municipal Code provides protections for ‘Heritage Trees’ under Title 18 – Environment, Chapter 18.10 Critical Areas Ordinance, [Sec. 18.10.317 Special Provisions – Heritage trees](#). The provisions require that trees which meet certain conditions be protected as Critical Areas, subject to the additional general provisions of Chapter 18.10 which establishes buffers for Critical Areas and defines reasonable use variance procedures when a Critical Area affects development potential.

The Growth Management Act (GMA) requires that all Washington Cities and Counties adopt regulations to protect “critical areas” and to update and maintain definitions and regulations by utilizing the “best available science” per [RCW 36.70A.172](#).

[RCW 36.70A.030](#)(5) defines five types of critical areas:

1. Wetlands
2. Areas with a critical recharging effect on aquifers used for potable water
3. Fish and wildlife habitat conservation areas
4. Frequently flooded areas
5. Geologically hazardous areas

Heritage trees have been classified within the city under the Fish and wildlife conservation areas.

Comprehensive Plan

The city’s [2020 Comprehensive Plan](#) identifies Heritage Trees as critical areas and references existing code specifications in Chapter 18.

Background

The tree board has considered alternative management strategies to better manage tree resources within city limits on private property. The city has been grappling with an increased number of variance requests in relation to heritage trees due to limitations imposed by their categorization as critical areas and the attendant buffer requirements which have constricted residential development. Heritage trees are not a requirement of the GMA’s critical areas, and it appears that this language was inserted by a consultant to the city in the past without much forethought to the implications.

Proposed Action

Staff suggests that Sec. 18.10.317 Special Provisions – Heritage trees be repealed. Staff proposes that tree protection in the city instead be reassigned to Title 17 – Zoning, and incorporated as a new chapter, Chapter 17.67 Landscape and Screening with a section devoted to tree requirements by zone, and another section pertaining to ‘exceptional trees’ which approximates and builds upon existing ‘heritage tree’ protections (Exhibit A).

Analysis

Staff has researched several municipalities in the State of Washington which have enacted tree ordinances, protections, and standards for urban forestry. Different municipalities regulate tree protection in a variety of ways, however despite their method, their objectives are similar. Staff has adapted the framework and methods of portions of code from the cities of Olympia and Seattle to align with the needs of White Salmon. The primary objective and purpose of the code revisions is to:

1. Institute requirements for tree preservation and new plantings for new development consistent with best practices for wildland fire protection, stormwater retention, and critical areas; and
2. Establish criteria to ensure maximum protections possible for trees which are deemed ‘exceptional’ through incentives and exemptions to development standards with clearly defined criteria and requirements when removal of exceptional trees is required; and
3. Better define the process and parameters for ‘hazard tree’ evaluation and removal.

Tree Requirements

Staff proposes that in addition to protections for ‘exceptional trees’, that new development require the provision of not only greenspace as a portion of the lot, but tree planting requirements based upon a scoring matrix (See exhibit A). Lots with existing vegetation may apply this credit towards their overall requirement. Lots that are bare or with insufficient vegetation per the scoring matrix will be required to plant additional trees on site. Development which proposes to remove trees on site to accommodate new development will be required to replace those trees per the formula and are limited in the type and quantity of trees that may be removed. Proposed ‘exceptional’ trees are not allowed to be removed from a property without first exploring relief from setback requirements as defined, relief from other dimensional standards like parking as defined, or encroachments within tree protection zones as deemed permissible by a certified arborist. Appeals of tree protection plans shall be treated as variances before the planning commission.

Recommendation

Staff recommends that the Tree Board review the proposed redlines (Exhibit A) and examples (Exhibit B) as a workshop and provide staff with direction regarding text amendments. Staff will then prepare draft ordinances to bring before the Planning Commission and the City Council for adoption as part of broader zoning updates this spring.

Chapter 17.67 – Landscaping and Screening

17.67.010 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 or interfere with power lines, underground utilities or impervious surface.

Future Sections:

Purpose

Applicability

General requirements

Landscape plan requirements

Alternative landscape plans

Conflicting requirements

Residential landscape requirements -Green Point Score

Commercial landscape requirements

Parking lot landscape and screening

Tree requirements

Exceptional trees

Landscape Requirements for Antennas and Wireless Communications Facilities

Performance assurance

Maintenance

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17.67.050 Tree requirements

A. The requirements provided in this section supplement those identified in Section 17.68.165 Exceptional trees.

B. Tree requirements in RL and R1 zones.

1. Trees sufficient to meet the following requirements shall be provided when single-family dwelling units are constructed:
 - a. For lots over 10,000 square feet, at least 4 caliper inches of tree per 1,000 square feet of lot area.
 - b. Lots 10,000 square feet or smaller are subject to the requirements of subsection 17.67.050.D.
2. Trees sufficient to meet the requirements of subsection 17.67.050.C shall be provided for each parcel or site when a new structure, or an addition to an existing structure, increases the overall square footage by more than 20% of the existing gross floor area on the subject property.
4. The minimum number of caliper inches of tree required may be met by preserving existing trees, planting new trees, or by a combination of preservation and planting. Trees in the right-of-way or within roadway easements may not be counted toward the tree requirements.

6. Submerged land and land encumbered by roadway or access easements shall not be included in calculating lot area for purposes of either the tree preservation option or tree planting option. Utility easements which are not combined with an access easement are subject to the calculation.
5. Tree measurements. Trees planted to meet the requirements in this subsection 17.67.050.C shall be at least 1.5 inches in diameter. The diameter of new trees shall be measured (in caliper inches) 6 inches above the ground. Existing trees shall be measured 4.5 feet above the ground. When an existing tree is less than 14 inches in diameter, each one (1) inch counts as one (1) inch toward meeting the tree requirements in this subsection 17.68.160.A. When an existing tree is more than 14 inches in diameter, each 1 inch of the tree that is over 14 inches shall count as 2 inches toward meeting the tree requirement.
6. Tree preservation plans. If the tree preservation option is chosen, a tree preservation plan must be submitted by a certified arborist and approved. Tree preservation plans shall provide for protection of trees during construction according to standards promulgated by the Director.
7. The owner of the subject lot shall ensure that the trees planted remain healthy for at least five years after inspection by the City and be responsible for replacing any trees that do not remain healthy after inspection by the City.

C. Tree requirements in R2 zone

1. Trees sufficient to achieve one point, according to Table A for 17.68.160, per 500 square feet of lot area shall be provided for any development:
 - a. Containing one or more new dwelling units;
 - b. Containing more than 2,000 square feet of non-residential uses in either a new structure or an addition to an existing structure; or
2. Individual trees preserved during construction or planted after construction, excluding street trees, count toward the tree score according to Table A for 17.68.160. All required trees shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth, and quality of soil, access to light and air, and protection practices during construction.

<u>Table A for 17.68.160</u>		
<u>Tree points</u>		
<u>Type of tree</u>	<u>Points for non-Oregon Oak trees</u>	<u>Points for Oregon Oak trees</u>
<u>Small tree planted after construction (6" Caliper or less)</u>	<u>1 point</u>	<u>1.25 points</u>
<u>Medium tree planted after construction (7- 12" Caliper)</u>	<u>2 points</u>	<u>2.5 points</u>
<u>Large tree planted after construction (Min 12" Caliper)</u>	<u>3 points</u>	<u>3.75 points</u>
<u>Trees greater than 6 inches in diameter that are preserved during construction</u>	<u>1 point per inch of diameter for each inch beyond 6 inches</u>	<u>1.25 points per inch of diameter for each inch beyond 6 inches</u>

3. Tree protection areas shall be designated for all trees that are proposed to be preserved to receive points under this subsection 17.68.160.D. No excavation, fill, placing of materials or equipment, or

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vehicle operation shall be allowed during construction within a tree protection area. Tree protection areas shall be an area equal to the outer extent of the dripline of the tree, except that they may be reduced if the following conditions are met:

- a. A certified arborist has submitted and received approval for a plan providing the rationale used to demonstrate that the alternate method provides an adequate level of protection based on visiting the site and examining the specific tree's size, location, and extent of root cover, evaluating the tree's tolerance to construction impact based on its species and health, and identifying any past impacts that have occurred within the root zone; and
- b. The alternative tree protection area is prepared under the supervision of the certified arborist.
4. The owner of the subject lot is required to ensure that the trees planted remain healthy for at least five years after inspection by the City and the owner of the subject lot shall be responsible for replacing any trees that do not remain healthy after inspection by the City.

D. Tree requirements in the R3 and Commercial zones.

1. If there is a heritage tree on site the project must explore allowed code adjustments to retain and protect the tree if either:
 - a. Excessive encroachment into the tree protection area is proposed; or
 - b. The tree is not proposed for retention
2. A heritage tree may only be removed if avoiding excessive development in the tree protection area could not be achieved by:
 - a. Development standard adjustments
 - b. Departures through Design Review
 - c. Reducing the number of required parking spaces (Cite)
 - d. Modifying standards for required parking spaces (Cite)
2. Protection of other non-exceptional trees is optional but encouraged. Applicants may propose design review or parking space reductions to retain these trees.

E. Exceptions to tree

18.10.317 Special provisions—Heritage 17.67.100 Exceptional trees

- A. The requirements provided in this section supplement those identified in Section 18.10.200 General Provisions. All ~~heritage~~exceptional trees qualifying for protection provide valuable local habitat and shall ~~be not be removed without obtaining a permit in accordance with the requirements of this section.~~protected as critical areas. The tree protection area shall be equal to ten times the trunk diameter of the tree or the average diameter of the area enclosed within the outer edge of the drip line of the canopy, whichever is greater.
- B. Heritage-Exceptional trees include:
 1. Oregon White Oaks with a trunk diameter larger than fourteen inches,
 2. All other tree species with a trunk diameter greater than ~~eighteen~~ inches, or
 3. Any tree designated as an ~~heritage-exceptional~~ tree by the city council in accordance with the nomination process detailed below.

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To be considered a heritage tree the tree must be nominated by the landowner of the ground sustaining the tree and be accepted by the city onto the inventory list of heritage trees compiled and maintained by the city.

C. ~~Heritage trees may be designated in accordance with the following nomination and designation process:~~

- ~~1. Trees with smaller trunk diameters may also be nominated for heritage status by the property owner, by submitting a map, a photograph, and a narrative description including the location, species, approximate age, and the specific characteristics and reasoning on which the nomination is based. To receive such a designation, a tree must be an outstanding specimen, especially old or large, or of distinctive form, location, or of ecological, cultural or historical significance.~~
- ~~2. The city shall inspect the tree, consider public comments, consult with a certified arborist if relevant, and decide whether or not the tree is to be designated a heritage tree. Notice of the city's decision shall be mailed to the land owner and any other parties participating in the evaluation process.~~
- ~~3. The council may be asked to reverse its designation of a heritage tree.~~

D. ~~Tree inventory is required.~~

- ~~1. The city shall maintain a list of heritage trees designated within the city limits in response to the voluntary nomination process. The inventory may include a map identifying the location of the trees and a brief narrative description of each heritage tree.~~

E. Maintenance and preservation of heritage exceptional trees is required.

1. Any owner or applicant shall use reasonable efforts to maintain and preserve all heritage exceptional trees located thereon in a state of good health pursuant to the provisions of this chapter. Failure to do so shall constitute a violation of this chapter. Reasonable efforts to protect heritage exceptional trees include:
 - a. Avoidance of grading, excavation, demolition or construction activity within the heritage exceptional tree protection area where possible. The city shall consider special variances to allow location of structures outside the building setback line of a heritage exceptional tree whenever it is reasonable to approve such variance to yard requirements or other set back requirements.
 - b. Grading, excavation, demolition or construction activity within the heritage exceptional tree protection area shall require submittal of a tree protection plan, prepared in accordance [with] applicable guidelines for a critical area report and habitat management plan per Section 18.10.200, General Provisions.
 - c. Consideration of the habitat or other value of mature trees in the request for a variance or other modification of land use standards may require listing of the tree as a heritage exceptional tree. Once listed for protection approval of variances or modification of standards are considered reasonable actions and not the result of a self created hardship.
2. The critical area report tree plan for purpose of this section shall include a heritage exceptional tree protection plan and shall be prepared by a certified arborist. The plan shall address issues related to protective fencing and protective techniques to minimize impacts associated with grading, excavation, demolition and construction. The city may impose conditions on any permit to assure compliance with this section. (Note: Some provisions in section 18.10.200, such as 18.10.211 Buffers, 18.10.214 Native growth protection easement, 18.10.215 Critical areas tracts, and 18.10.216 Marking and/or fencing requirements; may not be applicable to protection areas for heritage exceptional trees.)
3. Building set back lines ~~stipulated by subsection 18.10.212~~ shall be measured from the outer line of the tree protection area for heritage exceptional trees.

Commented [P2]: Proposed relief is no greater than 50% into any front or rear setback. Any impact that would result in a section of house being 15' or narrower. If building envelope constrains development potential based off of Proposed FAR.

Commented [P3]: Or else otherwise determined by a certified arborist. Tree limit is drip line?

4. Review and approval of the ~~critical areas report and~~ tree protection plan by the city is required prior to issuance of any permit for grading or construction within the ~~heritageexceptional~~ tree protection area.

5. ~~In lieu of the NGPE required in subsection 18.10.214, a heritage tree protection easement (HTPE) shall be required. A HTPE is an easement granted to the city for the protection of a heritage tree protection area. HTPEs shall be required as specified in these rules and shall be recorded on final development permits and all documents of title and with the county recorder at the applicant's expense. The required language is as follows:~~

~~"Dedication of a Heritage Tree Protection Easement (HTPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of existing heritage tree for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The HTPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public of the city of White Salmon, to leave undisturbed all heritage trees within the easement. The heritage tree protection area may not be impacted by grading, excavation, demolition or construction without express permission from the city of White Salmon, which permission must be obtained in writing."~~

F. ~~HeritageExceptional~~ tree removal and major pruning is prohibited. It is unlawful for any person to remove, or cause to be removed any ~~heritageexceptional~~ tree from any parcel of property in the city, or prune more than one-fourth of the branches or roots within a twelve-month period, without obtaining a permit; provided, that in case of emergency, when a tree is ~~imminently hazardous~~ or dangerous to life or property, it may be removed by order of the police chief, fire chief, the director of public works or their respective designees. Any person who vandalizes, grievously mutilates, destroys or unbalances a ~~heritageexceptional~~ tree without a permit or beyond the scope of an approved permit shall be in violation of this chapter.

G. Exceptions to the provisions in this section include:

1. A ~~heritageexceptional~~ tree can be removed if it is dead, dangerous, or a nuisance, as attested by an arborist's report, submitted to the city and paid for by the tree owner or by order of the police chief, fire chief, the director of public works or their respective designees.

2. A ~~heritageexceptional~~ tree in or very close to the "building area" of an approved single family residence design can be replaced by another tree. ~~A heritageexceptional tree can be removed if its presence reduces the building area of the lot by more than fifty percent after all potential alternatives including possible set backs to minimum yard depth and width requirements have been considered.~~

3. Any person desiring to remove one or more ~~heritageexceptional~~ trees or perform major pruning (per subsection ~~18.10.216 F~~, above) shall apply for an exception pursuant to procedures established by this section ~~rather than subsection 18.10.125 Exceptions, which generally applies elsewhere in this chapter.~~

4. It is the joint responsibility of the property owner and party removing the ~~heritageexceptional~~ tree or trees, or portions thereof to obtain exception. The city may only issue a permit for the removal or major pruning of ~~aan heritageexceptional~~ tree if it is determined that there is good cause for such action. In determining whether there is good cause, the city shall consult with a certified arborist, paid for by the applicant, as appropriate. The city shall also give consideration to the following:

- The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;
- The necessity to remove the tree or trees in order to construct proposed improvements to the property;
- The topography of the land and the effect of the removal of the tree on erosion, soil retention and diversion or increased flow of surface waters;

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- d. The long-term value of the species under consideration, particularly lifespan and growth rate;
 - e. The ecological value of the tree or group of trees, such as food, nesting, habitat, protection and shade for wildlife or other plant species;
 - f. The number, size, species, age distribution and location of existing trees in the area and the effect the removal would have upon shade, privacy impact and scenic beauty;
 - g. The number of trees the particular parcel can adequately support according to good arboricultural practices; and
 - h. The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).

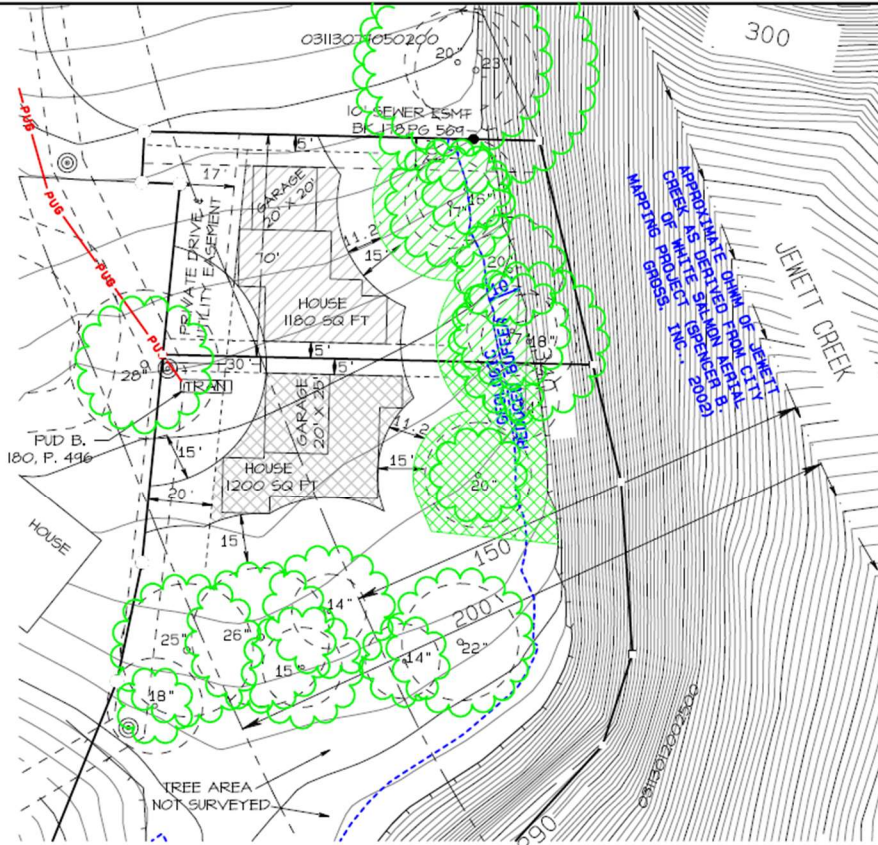
H. City enforcement of heritageexceptional tree protection regulations may include:

1. Stop work on any construction project which threatens a heritageexceptional tree until it is shown that appropriate measures have been taken to protect the tree or an exception is granted for its removal; and/or
2. As part of a civil action brought by the city, a court may assess against any person who commits, allows, or maintains a violation of any provision of this chapter a civil penalty in an amount not to exceed five thousand dollars per violation. Where the violation has resulted in removal of a tree, the civil penalty shall be in an amount not to exceed five thousand dollars per tree unlawfully removed, or the replacement value of each such tree, whichever amount is higher. Such amount shall be payable to the city. Replacement value for the purposes of this section shall be determined utilizing the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.

(Ord. No. 2012-11-906, § 1, 11-26-2012)

BUILDABLE AREA PLAN HERITAGE TREE PROTECTION PLAN

IN THE NW1/4NE1/4 & GOV'T LOT 5, SECTION 30, T3N, R1E, W.M.
CITY OF WHITE SALMON, WASHINGTON



- MAN HOLE
- TRANSFORMER
- POWER UNDER GROUND
- TRUNK DIAMETER OF WHITE OAK
- WHITE OAK DRIP LINE AVERAGE
- 10 X TRUNK DIAMETER OF TREE

- LOT 1 BUILDABLE AREA 2040 SQ FT
- LOT 1 RIPARIAN BUFFER ENHANCEMENT AREA 2166 SQ FT
- LOT 2 BUILDABLE AREA 1999 SQ FT
- LOT 2 RIPARIAN BUFFER ENHANCEMENT AREA 2005 SQ FT

SCALE 1" = 30'-0"

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc., or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

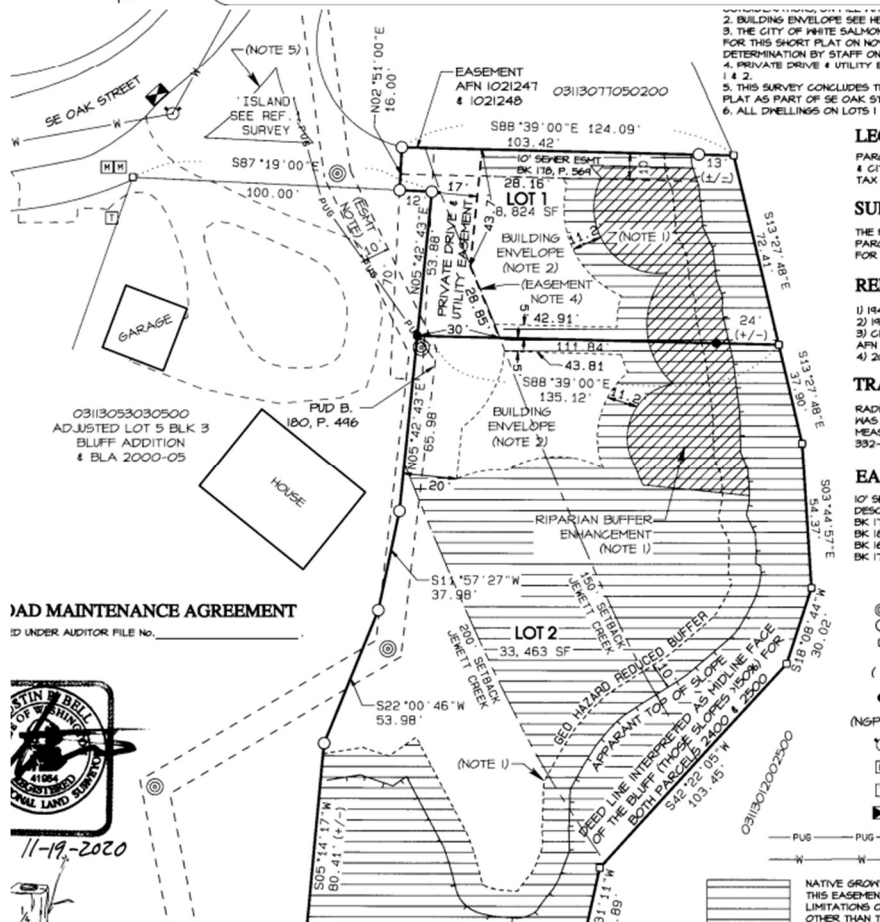
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DATE	DESCRIPTION	BY
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CRITICAL AREA
FOR ROBERT KALBERG
CITY OF WHITE SALMON, WA

SHEET: 1 OF 1
PROJECT: 188125
DATE: Jul 1 2019



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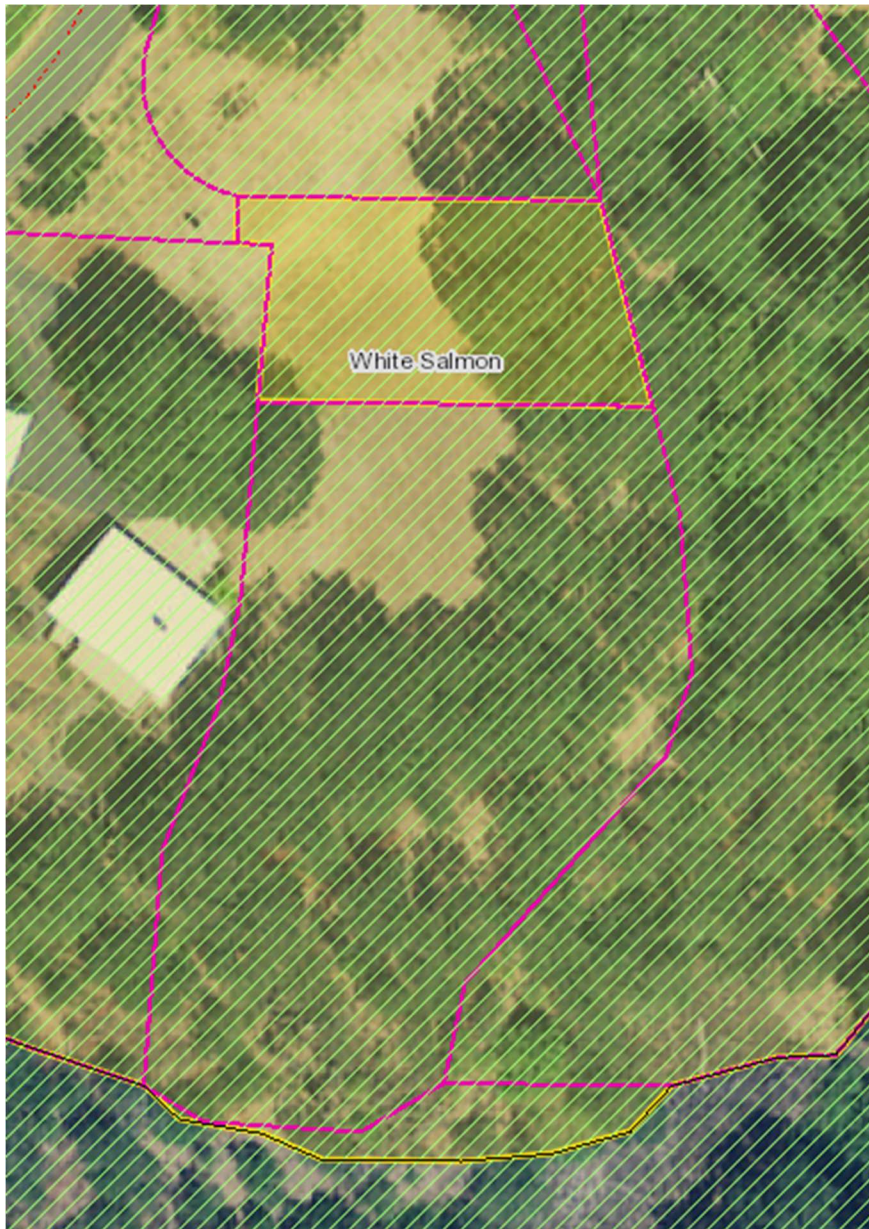
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AD MAINTENANCE AGREEMENT
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Example:

R1 Lots that are 8,824 sf and 33,463 sf

Lot 1

Under 10,000 sf is processed as an R2/R3 lot = $8,824/500 = 17.64$ points = 18 points required

Existing trees on the lot = 5 Oregon oaks greater than 14" = 2 points per inch beyond 14"

A = 16" = 12.5 points

B = 17" = 13.75 points

C = 20" = 17.5 points

D = 17" = 13.75 points

E = 18" = 15 points

Total = 72.5 points for existing trees as credit, no need to plant new trees. Because they are Oregon White Oaks they cannot be cut down per the CAO special provisions for heritage trees unless they impede the development potential of the lot and all other exceptions to setbacks and otherwise have been considered. Beyond the mandatory 60% LSR in this area, no additional trees/landscaping is required.

Alternative scenario A for Lot 1 – Bare lot

No existing vegetation on lot, bare lot.

18 tree points required and 60% LSR

Applicant plants:

3 large trees = 9 points

3 medium trees = 6 points

3 small tree = 3 point

Total = 18 points rounded to 18, total trees planted of various size

Alternative scenario B for Lot 1 – Some vegetation on lot

Existing trees:

18 tree points required and 60% LSR

A = 17" Oregon Oak = 13.75 points

B = 10" tree = 4 points

C = 16" tree = 10 points

Total = 23.75 points for existing trees as credit, no need to plant new trees. Because there is an Oregon White Oak it cannot be cut down per the CAO special provisions for heritage trees. Beyond the mandatory 60% LSR in this area, no additional trees/landscaping is required.

Alternative scenario B2 for Lot 1 – Keep some vegetation and replace non-Oregon oak trees

Assuming the applicant wanted to take down the two non-Oregon oak trees that are less than 24" in diameter and thus not protected. The applicant would be required to provide 4.25 points.

In this scenario the applicant plants the following in addition to preserving the 17" Oregon Oak:

1 medium tree = 2 points

1 medium Oregon Oak = 2.5 points.

Or

3 small trees = 3 points

1 small Oregon Oak = 1.25 points

Or

1 large tree = 3 points

1 small Oregon Oak = 1.25 points

Total 2 Medium Option = 4.5 points plus existing 13.75 points = 18.25 points

Total 4 small option = 4.25 points plus existing 13.75 points = 18 points

Total 1 large 1 small = 4.25 points plus existing 13.75 points = 18 points

Lot 2

$21.344 \times 2 = 42.68$ caliper inches = 43 caliper inches required

Lot has 9 existing Oregon Oak trees on site

A = 14"

B = 20"

C = 22"

D = 14"

E = 15"

F = 26"

G = 25"

H = 18 "

Total = 155 caliper inches, no new plantings required. Because they are Oregon White Oaks they cannot be cut down per the CAO special provisions for heritage trees. Beyond the mandatory 60% LSR in this area, no additional trees/landscaping is required.

Alternative Scenario A Lot 2 – Bare Lot

No existing vegetation on lot, bare lot.

43 caliper inches of new trees required.

Applicant plants:

4 small trees 6" in caliper each = 24"

1 medium tree 9" caliper = 9"

1 large tree 12" in caliper = 12"

Or

8 small trees 6" in caliper = 48"

Or

29 small 1.5" caliper trees = 43.5"

Total mix = 45" new plantings, 6 trees planted

Total all small 6" = 48" new plantings, 8 trees planted

Total all small 1.5" = 43.5" 29 trees planted

Alternative Scenario B1 Lot 2 – Some vegetation

$21.344 \times 2 = 42.68$ caliper inches = 43 caliper inches required

Lot has 4 existing trees on site.

A = 10"

B = 20" Oregon Oak

C = 22"

D = 7"

Total = 59" existing caliper inches on site, no new plantings required.

Alternative Scenario B2 Lot 2 – replace some trees

$21.344 \times 2 = 42.68$ caliper inches = 43 caliper inches required

Lot has 4 existing trees on site.

~~A = 10"~~

B = 20" Oregon Oak

C = 22"

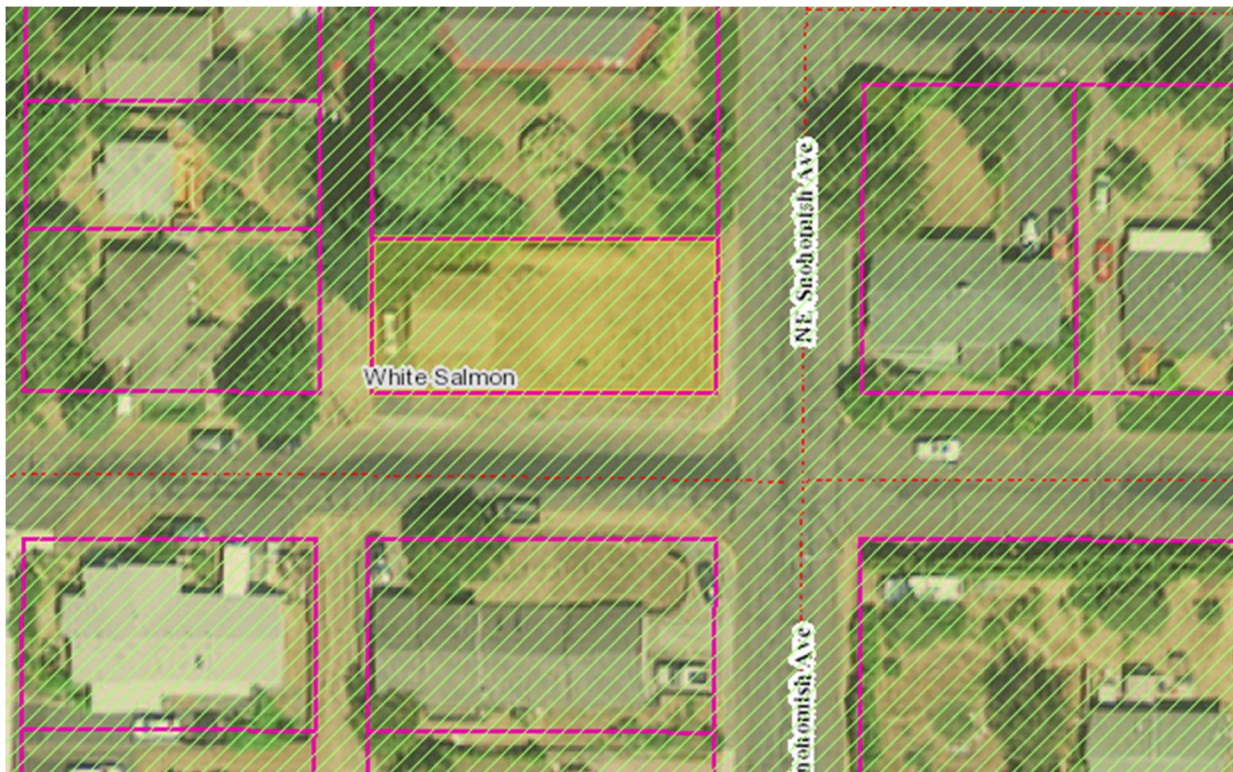
D = 7"

Total = 27" existing caliper inches on site. 16" required.

Applicant plants:

3 small trees 6" in caliper each = 18"

In-Town Lot Example



R1 zoning: Under 10,000 sf is processed as an R2/R3 lot = $7,057/500 = 14$ points required

Applicant plants:

4 medium Oregon Oaks = 10 points

4 small trees = 4 points

Total = 14 points and 8 trees on site.

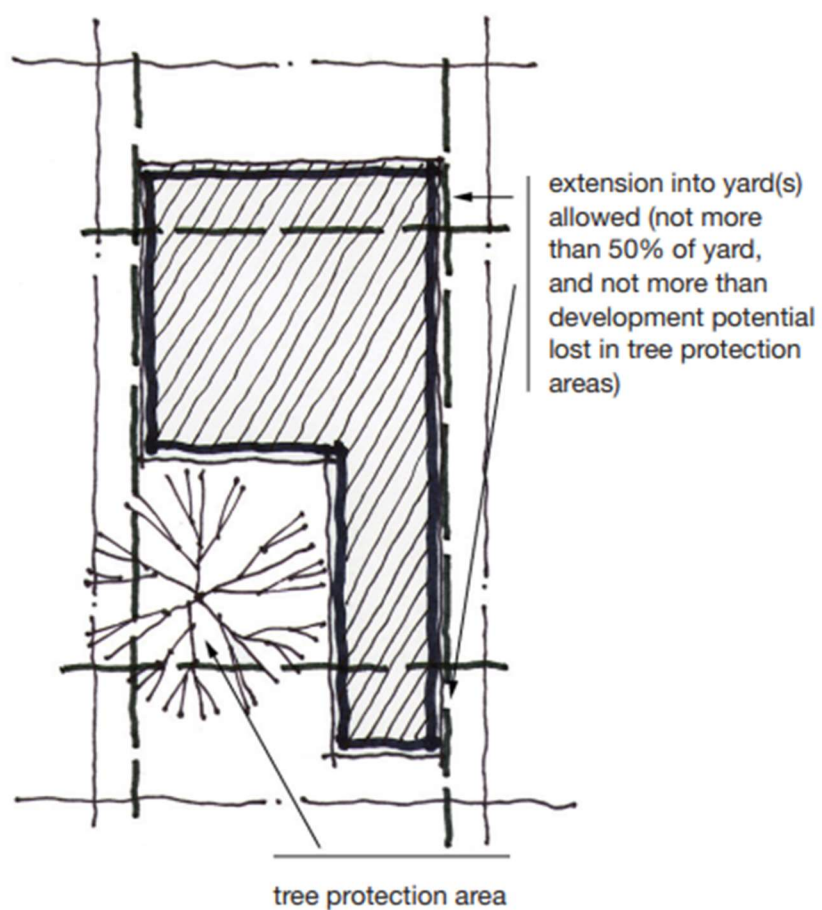
In Town R3 Example



R3 Lot. Assuming someone scrapes the lot and wants to build an apartment complex or fourplex.

1. If there is a heritage tree on site the project must explore allowed code adjustments to retain and protect the tree if either:
 - a. Excessive encroachment into the tree protection area is proposed; or
 - b. The tree is not proposed for retention
2. A heritage tree may only be removed if avoiding excessive development in the tree protection area could not be achieved by:
 - a. Development standard adjustments
 - b. Departures through Design Review
 - c. Reducing the number of required parking spaces (Cite)
 - d. Modifying standards for required parking spaces (Cite)
2. Protection of other non-heritage trees is optional but encouraged. Applicants may propose design review or parking space reductions to retain these trees.

Figure 1. Example of tree protection in single-family zones



File Attachments for Item:

2. Tree Maintenance



CITY OPERATIONS COMMITTEE AGENDA MEMO

Needs Legal Review: No
Committee Meeting Date: November 8, 2021
Agenda Item: Tree Maintenance Request for Bids
Presented By: Jan Brending, Clerk Treasurer

Attached is the latest version of the Request for Bids for Tree Maintenance. I have struck the items related to trees in Fireman's Park and items submitted by city staff (other than myself). The staff additions have been struck because I have asked for additional information and have been unable to get that information to date.

I would like to add the following:

1. Sweet Gum Tree: a very large branch came down recently and has damaged the area from which it stripped off of. We should have the arborist/contractor take a look at the tree to see if any maintenance is required.
2. Conifer immediately south of the tennis courts along Lincoln. There appears to be some heavy upper branch beetle kill in this tree. We should have arborist/contractor take a look at the tree to see if it needs maintenance or if there is a recommendation for removal. I am concerned about this tree due to the height and that if it fell it would damage vehicles and possibly a home across the street.
3. Two trees located on city property (Youth Center). One tree overhangs property located to the west. That property owner has asked that the tree be pruned because it currently rubs against the property owner's metal roof. The 2nd tree is located at 4th and Jewett and currently covers the street sign. We should have the arborist/contractor look at both trees and conduct appropriate maintenance.



City of White Salmon Office of City Hall

Request for Bids Scope of Work Tree Maintenance

The City of White Salmon is seeking **sealed bids** for conducting tree maintenance and removal work per the attached schedule. All work will be overseen by International Society of Arboriculture (ISA) certified arborist possessing a -minimum of three years full-time experience working in the tree care professional-~~tree care~~. The certified arborist can be employed by the contractor or can be a subcontractor of the contractor. All tree trimmings and removal are to be disposed of by the contractor.

All work shall be performed between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday.

This project is subject to Washington State prevailing wages <http://www.lni.wa.gov/TradesLicensing/PrevWage/>. Bids shall be submitted on the attached form. This project is a lump sum bid plus taxes of 7.5% except where option lines are provided. A sample "Public Works Contract" is attached. Retainage of 10% will be held until all final paperwork is filed.

Contractors must be on the City's Small Works Roster prior to bid date (no later than June 9, 2021). A Small Works Roster Application is available on the city's website: <https://www.white-salmon.net/publicworks/page/small-works-roster>.

Sealed bids shall be submitted by 4:00 p.m., _____, 2021 at City Hall, 100 N. Main, White Salmon, WA Washington. Envelopes shall be marked "Tree Maintenance and Removal." Bids will be opened at _____, at 4:05 p.m..

The City of White Salmon reserves the right to waive minor irregularities in the bids.

The City of White Salmon reserves the right to reject all bids.

For questions regarding the work, please contact Jan Brending at janb@ci.white-salmon.wa.us.

City of White Salmon Tree Maintenance and Removal Schedule

Tree ID	Species	Work	Location
115	Oak	Training Pruning; trim up and away from Grandview Blvd.	Fireman's Park — Slope area
116	Oak	Training Pruning; trim up and away from Grandview Blvd.	Fireman's Park — Slope Area
114	Oak	Training Pruning; trim up and away from Grandview Blvd.	Fireman's Park — Slope area
80	Cherry	Review/prune (poorly pruned cherry)	Fireman's Park
N/A	Oak & Willow	Along Grandview, just east of powerlines	Fireman's Park
109	Ash	Structural/Maintenance Pruning for 14' Street Clearance, Correction of previous poor pruning, and removal of any dead limbs greater than 2" diameter	Jewett Blvd.
111	Ash	Structural/Maintenance Pruning for 14' Street Clearance, Correction of previous poor pruning, and removal of any dead limbs greater than 2" diameter	Jewett Blvd.
14	Norway Maple	Training Pruning	North Center of Park, 3 rd maple east of walkway to building
28	Norway Maple	Pruning, prune off of tennis courts; prune off tennis court fence; prune out deadwood, crossing branches; prune away from tennis court lights	Rheingarten Park – Tennis Courts
29	Norway Maple	Pruning, prune off of tennis courts; prune off tennis court fence; prune away from streetlight at Garfield & Washington; prune to maintain 8' clearance above sidewalk and 14' feet clearance above street; prune out deadwood, crossing branches; prune away from tennis court lights	Rheingarten Park – Tennis Courts
30	Norway Maple	Pruning, prune off of tennis courts; prune off tennis court fence; prune to maintain 8' clearance above sidewalk and 14' feet clearance above street; prune out deadwood, crossing branches; prune away from tennis court lights	Rheingarten Park – Tennis Courts
31	Norway Maple	Pruning, prune off of tennis courts; prune off tennis court fence; prune to maintain 8' clearance above sidewalk and 14' feet clearance above street; prune out deadwood, crossing branches; prune away from tennis court lights	Rheingarten Park – Tennis Courts
32	Norway Maple	Pruning, prune off of tennis courts; prune off tennis court fence; prune to maintain 8' clearance above sidewalk and 14' feet clearance above street; prune out deadwood, crossing	Rheingarten Park – Tennis Courts

100 North Main Street PO Box 2139 White Salmon WA 98672
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		branches; prune away from tennis court lights	
44	Northern Red Oak	Pruning overhang of sidewalk/corner – 8 feet above sidewalk; prune out deadwood, crossing branches, 8' foot clearance above sidewalk and 14' clearance above street, prune for streetlight at corner of Lincoln & Garfield	Rheingarten Park – SE Corner of Park
45	Bigleaf Maple	Pruning overhang of sidewalk/corner – 8 feet above sidewalk; prune out deadwood, crossing branches, 8' foot clearance above sidewalk and 14' clearance above street, prune for streetlight at corner of Lincoln & Garfield	Rheingarten Park – SE Corner of Park
46	Honey Locust	Prune out deadwood, crossing branches	Rheingarten Park – SE Corner of Park
51	Honey Locust	Training pruning; prune out deadwood, monitor health for cavities	Rheingarten Park – Parking Lot South Side of Park
52	Japanese Cherry	Training pruning; prune for 8' foot clearance above sidewalk	Rheingarten Park – Parking Lot South Side of Park
72	Norway Maple	Training pruning; prune for 14 foot clearance above street, prune out deadwood	Rheingarten Park – SE corner of tennis courts on Lincoln
2	Norway Maple	Possible removal – have arborist review, identified as poor condition in inventory	Rheingarten Park, NE Corner of park at Washington and N. Main.
1	Norway Maple	Prune out deadwood and hanging branches	Rheingarten Park, first maple on Washington.
62	Norway Maple	Structural pruning; prune out deadwood;	Rheingarten Park, maples near sequoia
63	Norway Maple	Structural pruning; prune out deadwood;	Rheingarten Park, maples near sequoia
64	Norway Maple	Structural pruning; prune out deadwood; prune out of adjacent trees	Rheingarten Park, maples near sequoia
6	Japanese Maple	Prune out deadwood, possible candidate for removal – have arborist review	Rheingarten Park – replanted, located on east side of park
35	Northern Red Oak	Structural pruning; prune branches off of building roof	Rheingarten Park – north side of park in front of building
66	Norway Maple	Prune away from park lights, structural pruning	Rheingarten Park – along park walkway, west of the toilets
68	Norway Maple	Prune away from park lights	Rheingarten Park – along park walkway
69	Norway Maple	Prune away from park lights	Rheingarten Park – along park walkway
54	Atlas Cedar	Prune branches so flag on flagpole can flap in breeze and not get caught in tree branches	Rheingarten Park – adjacent to flagpole
55	Northern Red Oak	Prune out of adjacent cedar, laurel and vine maple	Rheingarten Park – south of toilets
56	Northern Red Oak	Prune out deadwood, and off building	Rheingarten Park – north side of playground

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53	Japanese Cherry	Prune out of adjacent trees and away from flagpole/flag flying areas	Rheingarten Park – adjacent to flagpole
N/A		Prune 8' above sidewalk and/or 14' above street	NE Corner of O'Keefe and Grandview
N/A		??? Dying ponderosa pine and doug fir	Tohomish by the bike park???, opposite the ballpark dugout
N/A		Prune????	NE Cherry and Main both side of the street
N/A		Check health, prune 8' above sidewalk and/or 14' above street?????	SE 4 th Avenue between Oak and Wyers
N/A		????	Wisconsin and Estes
N/A		????	NW Green and Main both sides of road
N/A		???? Prune trees arounds "NO Parking on Asphalt" sign, 14'	676 Vine (up the hill from)
Please reference reports on city's webpage under "RFPs and Bids" for Tree Maintenance Bid.			
Cost			
Sales Tax (7.5%)			
Total Cost			