Tree Ad Hoc Committee Meeting
Tuesday, August 11, 2015, 9:00 – 11:00 AM
280 Madison Ave N
Bainbridge Island, WA 98110
Council Conference Room

AGENDA

1. Review and Approve Notes from August 4 Committee Meetings

2. Continue reviewing requirements for Roadside Buffers (BIMC 18.15.010.E)

3. Tree Unit Requirements for Commercial Development outside MUTC/HS Road Districts (BIMC 18.15.010.G)

Ad Hoc Tree Committee
Meeting Notes
August 4, 2015

Committee members in attendance: Mack Pearl, Jon Quitslund, Sarah Blossom
COBI Staff: Jennifer Sutton, Luke Carpenter
Public: Charles Schmid, Peter Perry

Notes from the June 30 and July 14 meetings were distributed, reviewed, and approved.

We welcomed Luke Carpenter (BIFD Assistant Chief and Fire Marshal) to the meeting. On account of the very hot and dry summer season and heightened fire danger, he was interested in sharing some information with the Committee. He brought with him a copy of the B I Community Wildfire Protection Plan, which is an element of the Department's Strategic Plan; it has been in place since 2011. Jennifer encouraged him to make it accessible on the BIFD website. He also left in Jennifer's hands a copy of a book, *Firewise Communities*, which covers exemplary communities in several states, including Washington.

Luke informed the committee of a Wild Land / Urban Interface Code, which could be referenced to guide development policies and inform citizens of measures to protect property and provide for their safety. We agreed that such policies and the need for greater public awareness should be referenced in the Comprehensive Plan.

There have been several recent fires, touched off accidentally or through carelessness: there was a serious fire in dry grass near Island Center Hall, and just last night near the water tower on the BIHS grounds, the Department responded to a fire probably started by careless smokers in a group of young people. Some time ago there was a fire on the beach at Pritchard Park.

Responding to a question from Charles, Luke confirmed that the Department does not have equipment to deal with a spreading fire in the tree canopy: equipment would have to be called in from off-Island. He said, however, that he has seen house fires that spread to nearby trees, and in that case the trees are dealt with before the house.

It is recommended that trees be 30 feet away from structures. Peter Perry, a landscape professional and a member of the Design Review Board, confirmed that mature trees too close to houses are a common problem.

Mack observed that a system capacity for fire flow is not present in all parts of the Island. Homes on private wells or small water systems need storage tanks to provide water for emergencies. In houses of a certain size, the Fire Code requires sprinkler systems if fire flow is not available.

Installation of fire hydrants is responsive to new development, and the developer is typically responsible for the cost. (Currently, development in Rolling Bay will require fire

flow provisions.) If, as is currently being discussed, residential and business-related development is supposed to occur in existing and emergent centers and 'nodes' in several parts of the Island, it may be necessary to provide for fire flow and hydrants in advance of new development.

Luke spoke of the effectiveness of the fireworks ban on Bainbridge on and around the 4th of July. Across Kitsap County there were over 60 wildland fires due to fireworks this year, and none on Bainbridge. Injuries were also prevented. Next year the Council may consider making the ban permanent.

The Committee turned attention to item 2 on the agenda, consulting three pages of tables from BIMC 18.15.010.D & E (Tables 3, 4, and 5) as modified in previous meetings. These tables provide the requirements for perimeter buffers and screens for various zoning districts and uses. Jennifer explained that, when completed, these regulations will be incorporated in an ordinance broader in scope than the one that will come to the Planning Commission (once again) at the meeting on August 13.

In spite of Jennifer's efforts to focus attention on specific items in the tables, discussion veered in other directions. Committee members wanted to discuss matters more basic than the width of buffer zones and the density of screening vegetation.

Around the Island, along with great variety in topography and the built environment, there is great inconsistency in the ways that perimeter areas – primarily roadsides – have been managed, at the time of development and over time by residents. Buffering and screening standards seem to promise a much greater uniformity than has been achieved. Mack asked, "What is the objective?"

Most of our discussion dealt with residential development, existing and anticipated. Generally speaking, when new development comes to a neighborhood with established homes, perimeter buffers should separate the new from the old, especially if the new development is conceptually different (e. g., clustered smaller lots in an area where large lots are the norm).

If the perimeter of a lot is forested or dense with native vegetation, reducing the existing buffer would require a permit, and a case must be made for any reduction.

Charles spoke of the 'performance standards' that are fundamental in the zoning code. Jon said that as we plan for the future, development and conservation have to go hand in hand.

Several questions were raised about the regulations governing residential subdivisions. Jennifer said that state law constrains what COBI can require: she will look into whether the Design Review Board or the Planning Commission can play a role in reviewing subdivision plans.

The next meeting is set for August 11, 9 a. m.

18.15.010 LANDSCAPING, SCREENING, AND TREE PROTECTION RETENTION, PROTECTION AND REPLACEMENT

RECOMMENDATIONS TO DATE ~~STRIKETHROUGH~~/UNDERLINE

Perimeter Buffering and Screening (18.15.010.D)

Table 18.15.010-3: Perimeter Landscaping Requirements by Zoning District			
Abutting zoning or land use district	Perimeter Landscape Type	Perimeter Width (ft.)	Minimum Perimeter Width (ft.)
Multifamily in R-2, R-1 & R-0.4 Districts [1]			
Single-family residential	Full Screen	25	N/A
R-8 and R-14 Multifamily Districts			
~~Single-family Residential~~ R-4.3 (Urban Residential)	~~Partial Screen~~ Landscape Buffer	20	15
~~Urban multifamily~~ Note: this applies to R-8 & R-14	~~Filtered Screen~~	~~15~~	~~10~~
Nonresidential Uses in Areas Outside Winslow Mixed Use, HSR, NSC, B/I , WD-I Districts			
Residential including multifamily	Full Screen	25	~~15~~ NA
Nonindustrial uses	~~Full Screen~~ Landscape Buffer	20	10
Winslow Town Center Mixed Use District [~~1~~2]			
Single-family residential	Full Screen	20	15
HSR I and II Districts			
Single-family residential	Full Screen	20	15
NSC Districts			
Residential including multifamily	Full Screen	20 ~~15~~	~~10~~ 15
~~NSCs~~	~~Filtered Screen~~	~~10~~	~~10~~
B/I Districts			
~~B/I~~ Non-B/I	Full Screen[~~2~~3]	50	35
~~Non-**B/I**~~	~~Partial Screen~~	~~15~~	~~10~~
WD-I Districts			
Residential including multifamily	Full Screen	40	~~20~~ 30
~~Industrial uses~~	~~Partial Screen~~	~~10~~	~~0~~
Nonindustrial uses	Full Screen	~~10~~ 25	15

[1] The perimeter buffer for multifamily to single-family may be eliminated when new building is far away from relevant property line.

[~~1~~2] For perimeter landscaping requirements in the ferry terminal district transition area, north of Winslow Way, reference BIMC 18.12.030.C.

[~~2~~3] Notwithstanding subsection D.2 above, all native shrubs and significant trees shall be retained within all landscape buffers, except that limited removal may be allowed for permitted activities located within the buffer area. If necessary, the existing vegetation shall be supplemented to attain the required screening density. This perimeter buffer applies even when a private access road separates a B/I property from non B/I property.

Table 18.15.010-4: Perimeter Landscape Requirements for Flexlot Subdivisions [1]

Type of Subdivision	Landscape Perimeter Buffer (Cluster Option Subdivision Only)	Park and Conservation Land Buffer ~~(Required for Both Cluster and Open Space Subdivision Options)~~	Roadside Buffer for Right-of-Way along Arterial and Collector Roads
Residential subdivision in the R-0.4, R-1, R-2, and R-2.9 districts	25' – ~~Filtered Screen~~ Edge Planting Area	25' – ~~Filtered Screen~~ Edge Planting Area (OS) [2]	50' – Mature Trees and Shrubs or 25' – Full Screen [2]
Residential subdivision in the R-3.5, R-4.3, R-5, R-6, R-8, and R-14 districts	10' – ~~Filtered Screen~~ Edge Planting Area	25' – ~~Filtered Screen~~ Edge Planting Area (OS) [2]	No requirement, unless necessary to reflect neighboring development patterns (OS) [2]
Multifamily subdivision in the R-1 zone district	25' – Full Screen	N/A	
Commercial and Multifamily Subdivisions			25' – Full Screen adjacent to all designated scenic roads

[1] Properties being subdivided with less than one acre are not subject to landscape buffer requirements.

[2] (OS) indicates that the buffer may be calculated in the required open space area for the subdivision.

Roadside Buffers (18.15.010.E) Review at 7/28 Meeting

Table 18.15.010-5: Roadside Buffer Requirements by District [1]		
Existing Zoning/Use	**Abutting Use**	
	Right of Way (not including Hwy 305)	**Highway 305** [2]
~~**Neighborhood Service Center**~~ **Add Street Trees to NSC Design Guidelines**	~~10' Filtered Screen/5' Minimum~~	~~50' Filtered Screen/35' Minimum~~
Mixed Use Town Center [3]	N/A	50' Full Screen [4] /35' Minimum
High School Road	N/A	50' Full Screen/35' Minimum
Urban Multifamily	20' ~~Partial Screen~~ Landscape Buffer	50' ~~Partial Screen~~ Landscape Buffer /35' Minimum
Conditional Uses within Residential Zone Districts	25' ~~Partial Screen~~ Landscape Buffer /15' Minimum	50' ~~Partial Screen~~ Landscape Buffer /35' Minimum
Business/Industrial (B/I)	50' Full Screen/35' Minimum	50' Full Screen/35' Minimum
Water Dependent Industrial	10' ~~Partial Screen~~ Landscape Buffer /5' Minimum	50' ~~Partial Screen~~ Landscape Buffer /35' Minimum

1. All roadside buffers must be planted if not already existing.
2. A buffer is required along Highway 305, which is designated as a scenic highway. The 50' roadside buffer requirement can be reduced up to 25% by the director, after consultation with an acceptable tree professional as identified in subsection C.1.c, if it is determined that (a) a 50' buffer would cause the property to be undevelopable, and (b) the reduced buffer will provide as much screening of site activities from Highway 305 as practicable in light of site topography and conditions.
3. For perimeter landscaping requirements in the ferry terminal district transition area, north of Winslow Way, reference BIMC 18.12.030.C.
4. Beginning 100' north of Winslow Way.

Integrated with Subdivision Perimeter Buffer Table 18.15.010-4

~~Table 18.15.010-6: Subdivision Roadside Buffer Requirements~~

~~Type of Subdivision~~	~~Right-of-Way (Buffers Required for Both Open Space and Cluster Flexlot Subdivision Options along Arterial and Collector Roads [1],[2])~~
~~**Residential Subdivision in the R-0.4, R-1, R-2, and R-2.9 Districts**~~	~~50' – Mature Trees and Shrubs or 25' – Full Screen~~
~~**Residential Subdivision in the R-3.5, R-4.3, R-5, R-6, R-8, and R-14 Districts**~~	~~No requirement, unless necessary to reflect neighboring development patterns (OS) [3]~~
~~**Commercial and Multifamily Subdivisions**~~	~~25' – Full Screen adjacent to all designated scenic roads~~

~~[1] Properties being subdivided with less than one acre are not subject to roadside buffer requirements.~~

~~[2] Roadside buffers: A 25-foot full screen buffer must be planted along applicable roadways when no mature trees and shrubs exist along the property boundary in zones R-0.4, R-1, R-2 and R-2.9.~~

~~[3] (OS) indicates that the buffer may be calculated in the required open space area for open space subdivisions.~~

Total Site Tree Unit Requirements

Applicability

- Development projects within MUTC, HSR I and II, R-8, R-14, or NSC districts
- Non-residential development in the R-5, R-4.3, R-3.5, R-2.9, R-2, R-1, and R-0.4 zone districts (i.e. church, school)
- Currently, tree unit requirements DON'T apply to development projects in the B/I or WD-I Districts, single-family subdivisions/ short plats, or existing single family residential.

Requirements 18.15.010.G (showing strikethrough/underline of Ordinance 2015-04)

G. Total Site Tree Unit Requirements.

1. Intent. The overall purpose of Section 18.15.010 is to preserve the landscape character of the community through development standards by encouraging the retention of existing vegetation and significant trees by incorporating them into site design. The intent of this subsection G is to ensure that, to the degree practicable, (a) each development approval in the MUTC, HSR I and II, R-8, R-14, and NSC zone districts and (b) each development approval for nonresidential development in the R-5, R-4.3, R-3.5, R-2.9, R-2, R-1, and R-0.4 zone districts leaves the development parcel with at least a specified minimum amount of tree coverage, measured in tree units per acre, that reflects the degree of tree coverage prior to development or redevelopment and that discourages avoidable site disturbances that would require tree removal.

2. Applicability. The regulations of this subsection G apply to each development application involving (a) any modification to a development parcel located in the MUTC, HSR I and II, R-8, R-14, or NSC districts or (b) a permitted nonresidential development in the R-5, R-4.3, R-3.5, R-2.9, R-2, R-1, and R-0.4 zone districts. If a significant portion of a significant tree trunk, dripline and/or critical root zone extends onto an adjacent property, both properties may use the tree units for retaining the trees to meet the requirements of subsection 4. These provisions shall not apply to projects involving only interior renovation of existing buildings.

3. Site Specific Evaluation of Total Impact on Tree Coverage.

a. Prior to the submission of a development application involving any modification to a development parcel that has less than 50 percent tree canopy cover prior to the proposed development or redevelopment, the applicant shall complete an inventory of all existing trees on the site indicating the species and the diameter at breast height (DBH) for each existing tree.

b. In order to show how the Tree Unit Requirements of subsection 4 below are being met, ~~As part of~~ any ~~development application~~ the applicant shall submit the following information as part of the landscaping plan information for a land use permit application:

i. I~~i~~dentify and survey all existing trees to be ~~removed~~ retained as part of the proposed development~~;~~ ~~and~~

ii. If opting to meet Tree Unit Requirements pursuant to 4.a.iii below, the applicant shall identify the species and DBH of each tree to be removed.

iii. The applicant shall also submit valuation of all trees to be retained, using the valuation standards of the International Society of Arboriculture (see Administrative Manual for submittal requirements for Landscaping Plans).

4. Requirements.
   a. A development application covered by subsection G.2 of this section shall only be approved if it complies with the requirements of subsections C (Tree Retention, Protection, and Replacement), D (Perimeter Buffering and Screening), E (Street Frontage Landscaping), and F (Parking Lot Landscaping) of this section, and also complies with subsection G.4.a.i, ii or iii of this section.
      i. In the MUTC central core and ferry terminal overlay districts, the development parcel shall have at least 30 tree units per acre following the proposed development or redevelopment.
      ii. In the MUTC Ericksen Avenue, Madison Avenue, and gateway overlay districts, and each site in the R-8, R-14, HSR I and II, and NSC districts, and for permitted nonresidential development in the R-5, R-4.3, R-3.5, R-2.9, R-2, R-1, and R-0.4 zone districts, the development parcel shall have at least 40 tree units per acre following the proposed development or redevelopment.
      iii. As an alternative to subsections G.4.a.i and ii of this section, and at the applicant's option, the development parcel will contain at least the same number of tree units after the proposed development or redevelopment as it had before that development or redevelopment.
   b. Existing and new trees in areas that must be preserved, such as roadside or critical area buffers, do not count towards meeting the tree unit requirements required under this section. If an applicant is choosing to meet their tree unit requirements using subsection a.iii above, the existing trees in those buffers will not count towards the "pre-development" amount of tree units. ~~All existing trees preserved and all new trees planted on the site, including but not limited to those required to be preserved pursuant to subsection C of this section or those required to be replaced or planted pursuant to subsection D, E, or F of this section, shall count towards the required number of tree units.~~

5. Calculation of Tree Units.
   a. Each tree preserved on a development parcel shall earn the number of tree units shown in Table 18.15.010-7, based on its diameter at breast height (DBH) as measured in inches. If the DBH measurement results in a fraction, the requirement shall be rounded to the nearest whole number (greater than or equal to 0.5 is rounded up; less than 0.5 is rounded down).

Table 18.15.010-7: Tree Unit Conversion Table for Preserved Trees [1]

DBH	Tree Units	DBH	Tree Units	DBH	Tree Units
~~1~~ 3 – 5	1.0	16 – 18	3.2	27 – 28	7.0
6 – 10	1.2	19 – 20	3.8	29 – 30	7.8
11 – 12	1.4	21 – 23	4.6	30+	8.2
13 – 15	2.0	24 – 26	6.2		

[1] For multi-stemmed trees, measure the DBH of each trunk separately, multiply each of these measurements by itself, add up these amounts, and calculate the square root of that total to find the DBH for the tree as a whole.

b. Tree Retention Bonus.
   i. If retained trees occur in a tree stand, they shall earn 1.2 times the tree unit value shown in Table 18.15.010-7. This bonus does not apply to tree stands that must be retained anyway, such as trees in a roadside or wetland buffer area.
   ii. If the retained trees occur in a tree stand that is adjacent to a tree stand on an adjacent lot that is already protected as part of a land use permit or conservation easement, they shall earn 1.5 times the tree unit value shown in Table 18.15.010-7 instead of the bonus described in subsection G.5.b.i. of this section. This bonus does not apply to tree stands that must be retained anyway, such as trees in a roadside or wetland buffer area.
   iii. If the retained tree is one designated through the City's Heritage Tree Program it shall earn ~~1.5~~ two (2) times the tree unit value shown in Table 18.15.010-7, and the tree shall not receive additional bonus in subsections G.5.b.1 and 2 of this section for location in a tree stand.
   iv. If the retained tree is located within a designated Wildlife Corridor Network, it shall earn 1.5 times the tree unit value shown in Table 18.15.010-7.

c. Each new or replacement tree planted shall earn ~~the following number of~~ one tree unit. ~~credits:~~ New trees planted to meet the minimum parking lot landscaping requirements of Section 18.15.010.F BIMC do not count towards meeting tree unit credits under this section. New trees planted in or around a parking lot that exceed the minimum requirements of subsection F can be counted towards meeting required tree units.
   ~~i. Each tree with a height at maturity of 40 feet or less shall be equal to one-half tree unit. Height at maturity shall be as defined in the current edition of the Manual of Woody Landscape Plants: Their Identification, Ornamental Characteristics, Culture, Propagation and Uses, Michael A. Dirr.~~
   ~~ii. Each tree with a height at maturity of more than 40 feet shall be equal to one tree unit.~~

d. If, after complying with subsections C, D, E, and F of this section, additional trees need to be planted to meet the minimum tree unit requirements in subsection G.3 of this section:
   i. In the MUTC central core and ferry terminal overlay districts, those trees may be planted either at ground level or above ground level (such as a patio, terrace, or rooftop); and
   ii. In the MUTC Ericksen Avenue, Madison Avenue, and gateway overlay districts, R-8, R-14, HSR I and II, NSC districts, as well as for nonresidential developments within residential districts, those trees shall be planted at ground level.