



Community Development Department

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CHEHALIS PLANNING COMMISSION AGENDA

Regular meeting of October 10, 2023

6:00 PM - Chehalis City Hall Council Chamber, 350 N Market Boulevard

Position 1	Gladis Mendez	Staff:	Todd Johnson, City Planner
Position 2	Melissa Cox, Chair		Ron Buckholt, City Planner
Position 3	Scott Forsman		Laura Fisher, Permit Technician
Position 4	Kyle McKerricher, Vice chair		
Position 5	David Fitzpatrick		
Position 6	Derek Dodd		
Position 7	vacant		

AGENDA ITEMS:

1. Call to Order
2. Roll Call
3. Approval of minutes from September 12, 2023.
4. Citizen Business for items not listed elsewhere on the agenda.
5. Commission Business

Updates of changes to work plan (new additions in underline)?

- a. Work plan for 2023.
 - i. CMC 17.09 procedural code fix to allow up to 9 lots short plat. (Done, heading to council)
 - ii. Landscape Code workshop and public hearing
 - iii. Mixed Residential commercial code update
 - iv. work on OSG zone (Open Space Government)
 - v. Possible comprehensive plan future land use map rezones and amendments (January Meeting)
 - b. Holiday schedule, November 14th meeting and December 12th meeting.
6. Public Workshop
 - a. Landscape code updates (Chapter 17.28)
 7. Adjourn Meeting
 - a. Next meeting will be on November 14, 2023.

Join Zoom Meeting

<https://us06web.zoom.us/j/89231546078?pwd=cDI5ZWQzeGZ6SUxMVTZHRy9objVnZz09>

Meeting ID: 892 3154 6078

Passcode: 970285

1 **Planning Commission**

2 **Meeting Minutes 9-12-2023**

3

4 Chairperson Melissa Cox calls meeting to order at 6:04pm

5 Roll call taken. Present: Gladis Mendez, Melissa Cox, Scott Forsman, Kyle McKerricher, David Fitzpatrick

6 David Fitzpatrick motions to approve the meeting minutes from April, 11 meeting. Scott Forsman

7 seconds the motion. Motion carried unanimously.

8 Citizen Business. City Manager Jill Anderson introduces Todd Johnson a consulting Planner for the city

9 on a part time basis. Todd will be the main liaison for the Planning Commission for the foreseeable

10 future. She thanks the commissioners for their service and very important role for the city.

11 Commission Business. Todd Johnson consultant Planner has worked with Planning Commissions in a

12 number of different districts. He shares his style and process and the code cleanup item on tonight's

13 agenda. The mixed residential commercial code may take a couple of meetings for discussion. He goes

14 over his ideas on how he plans to approach and how he prefers to lay things out for the commission.

15 Melissa Cox asks for an over arching plan on what is being worked through so that they can better

16 understand the bigger picture.

17 Todd Johnson provides clarification on his work plan and what he anticipates for future work plans for

18 upcoming meetings. He explains the amendment process for the Comprehensive Plan and how the city

19 may be processing requests for amendments out of sequence. There are a few applicants that would

20 like the city to amend some areas of the Urban Growth Area if Council agrees.

21 Scott Forsman understands that Todd will set the timelines in which he would like to address each item

22 through out the year.

23 Todd Johnson confirms.

24 Melissa Cox explains that the Landscaping Code was brought to the commission at the same time they

25 addressed the Cryptocurrency section. There were questions and items of the Landscaping Code that

26 they were never provided clarification on. It was never brought back to the commission. She expresses

27 that the commission would need follow up on those items and get answers as that was tabled until
28 further discussion.

29 Todd Johnson can readjust and rearrange the workplan going forward to address the Landscaping Code.
30 He explains that typically the Council would set forth the commissioners workplan. It is his experience
31 that there is usually a Council liaison.

32 Melissa Cox is not aware of a Council Liaison. She would like to have a liaison as she feels there is a bit of
33 a disconnect.

34 Todd Johnson will attempt over the next coming months to layout what they will be working on so that
35 the commissioners know what to expect. He explains that there are a lot of code sections that are
36 needing attention. He thinks there are probably 6 or 7 different code sections that need to be
37 addressed. Because the agenda is set by Council, it may also change by Council. He will try to review the
38 material that has been done for the Landscaping Code and try to get a staff report out in the next couple
39 of weeks. He will invite Josh to the meeting for discussion. He will bring the Mixed Residential
40 Commercial Code back to the committee after the Landscaping Code.

41 Melissa Cox moves to item 6 on the agenda for Public Workshop. CMC 17.09 Subdivision.

42 Todd Johnson provides overview of the code clean up item. Council adopted in March and updated
43 subdivision code and short plat code. They intended to change the number of residential lots that can
44 be approved through a short plat from 4 to 9. This change was made in state law a few years back. He
45 has edited the code where 4 lots are referenced and changed it to 9.

46 Scott Forsman asks if there was a difference in acreage.

47 Todd Johnson explains that there is not. The underlying zoning is what would control that. He speaks to
48 a state law that only applies to a jurisdiction of a certain size.

49 Melissa Cox asks about what is in place for the Development Review Committee. She would like to be
50 informed of what that is comprised of.

51 Todd Johnson explains that it is just city review staff usually comprised of Planning and Engineering.

52 Permit Technician Laura Fisher shares that the Fire Marshal attends, Public Works Director,
53 Streets/Stormwater Superintendent, Engineering Technicians, Water, Wastewater Superintendents,
54 Police, etc.

55 Scott Forsman asks if the subdivisions being discussed are within the city limits.

56 Todd Johnson explains that the city has an interlocal agreement with the County to process land use
57 permitting inside of the Urban Growth Area. Changes made to the land use code would not only identify
58 those within the city limits but also the Urban Growth Area boundaries. A Public Hearing will have to be
59 held. He will bring back the final for adoption along with the intro to Landscaping at our next Planning
60 Commission meeting. He will get the agenda items out to the commission 2 weeks ahead. He clarifies
61 that this code does not increase the density. It just increases the number allowed to get approved with a
62 short plat process. Requirements all remain the same for density and allowed uses, analyses, and
63 studies.

64 Scott Forsman shares with the group that the oldest house in the state of Washington is just a few blocks
65 away. The log cabin is the oldest home in the state of Washington that has been continuously lived in.
66 He would like to make sure that they designate these spots of significance.

67 Todd Johnson offers to email Scott directly some of the things that are already in place to protect historic
68 sites.

69 Scott Forsman also shares that originally in 1845, the Cowlitz River all the way to Alaska was Lewis
70 County which is pretty remarkable.

71 Melissa Cox motions to adjourn the meeting at 6:41 pm. Kyle McKerricher seconds the motion. Motion
72 carried unanimously. Meeting adjourned.

73

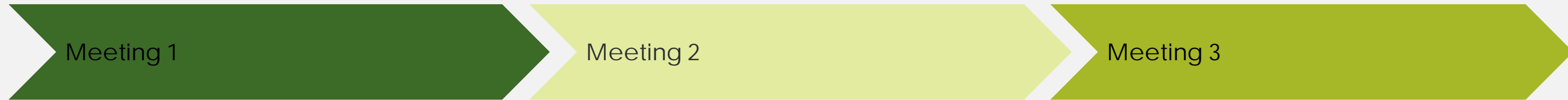
74 Approved by: _____

75 Chair, Melissa Cox

76 Recorded by: _____

77 Permit Technician, Laura Fisher

Chehalis Landscape Code Discussion Work Plan



	Topic: General Requirements and Landscape Types	Topic: Alternative Option, Species Choice, and Maintenance	Topic: Public Hearing
Discussion Points	Intent of Landcape Code	Review of Modifications (if applicable)	Public Hearing to Discuss Final Code Modifications
	General and Special Requirements	Alternative Landscaping Option	
	Preservation of Significant Trees	Species Selection	
	Proposed "Types" of landscaping classifications	Maintenance and Assurance	
	Review of landscape "Type" applicability based on development action	Landscape Feature - Maximum Allowance	
	Confirm and discuss the noted modifications in current draft prior to Meeting 2	Confirm requested modifications prior to Meeting 3	

	Topic: General Requirements and Landscape Types	Topic: Alternative Option, Species Choice, and Maintenance	Topic: Public Hearing
Goals	Confirm draft Statement of Intent	Provide feedback on modifications made after Meeting 1	Take public comment and consider additional modifications based on input
	Discussion of applicability, specifically based on development type	Confirm circumstances allowing alternative landscaping options	Final review of draft Code
	Review proposed modifications to Special Requirements	Determine if City maintains a plant list and if so, establish said list	Formally recommend Code updates to City Council for adoption
		Review provisions for maintance and assurances of plant materials	
		Identify any desired limits on use of landscape features in landscape plans	

Chapter 17.28^{SEP} LANDSCAPING REQUIREMENTS

Sections:

- 17.28.010 Statement of intent
- 17.28.020 General requirements
- 17.28.030 Special requirements
- 17.28.040 Preservation of significant trees
- 17.28.050 Types of landscaping
- 17.28.060 Alternative landscaping option
- 17.28.070 Species choice
- 17.28.028 Maintenance of plant materials
- 17.28.090 Performance assurance
- 17.28.100 Landscape features
- 17.28.110 Repealed

17.28.010 Statement of intent.

The purpose of this chapter is to establish minimum requirements and standards for landscaping, buffering, and screening where needed to:

1. Promote safety;
2. Provide screening between incompatible land uses, to safeguard privacy and to protect the aesthetic assets of the city;
3. Retain existing native vegetation and significant trees; and
4. Minimize surface water runoff and diversion, facilitate infiltration, prevent soil erosion, and improve the quality of stormwater discharge to protect surface waters.

17.28.020 General requirements.

A. A plot plan of the proposed landscaping and screening (landscape plan) shall be prepared by a licensed landscape architect, Washington-certified nurseryman, or Washington-certified landscaper and incorporated into plans submitted for preliminary plat, site plan review, administrative design review or building permit review. For single-family residential projects, individual home owners, upon request the city will provide template landscape plans with approved tree species to fulfill this requirement.

B. Landscaping Plans. The landscaping plan shall contain the following information (one inch equals twenty feet or larger):

1. Existing plant material and soil to be retained;

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Commented [JV1]: Proposed the addition of these items to match the intent of following sections.

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Commented [JV2]: I agree with March PC meeting discussion that this may be onerous for single-family development or small-scale projects. Here are some examples of how other WA cities help make it easier:

- The City of Everett does not require plans to be prepared by a licensed landscape architect for residential projects with two or fewer units. Everett also states that the planning director may grant exemptions from this standard for small projects that result in requirements for installation of 5 or fewer new trees or 1,000 SF of new landscaping.

- The City of Anacortes only requires a licensed landscape architect to prepare plans for multi-family or non-residential development with a site area of 10,000 SF (gross) or more.

- Thurston County does not require a licensed landscape architect to prepare plans for land divisions of 4 or fewer lots.

Commented [TJ3R2]: Other jurisdictions allow the preliminary plans to be prepared by anyone (showing planting areas and screening types with general plant types noted) and require a licensed landscape architect to do the construction/ planting plan. I agree that standards for single family residential should be an easy to implement standard.

Commented [JV4]: If this is to remain in Code, I suggest changing terminology to reference single-family projects, as "individual homeowners" is less specific as it relates to applicability of landscape standards.

Commented [JV5]: Is this something the City wants to take on?

Commented [TJ6R5]: This could cause staffing issues as the reviewers would likely also do the plans. I wouldn't recommend this other than a development of standard details for planting.

2. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated;
3. Surface parking location and design;
4. Bicycle parking location and design;
5. Loading and service areas location;
6. Screening and buffering: general; perimeter fencing and walls; parking structures; and surface parking lots;
7. All areas where soils are to be amended;
8. Locations where plant and soil materials will be stored during construction;
9. Timeline for site preparation and installation of plant materials.

C. All landscape plans shall be drawn to a scale of one inch equals twenty feet, or larger.

D. The applicant shall utilize tree protection techniques approved by the enforcing officer, Planning and Building Manager or designee, site plan review, Design Review committee and/or hearings examiner in order to provide for the continued healthy life of retained significant trees including during land alteration and construction.

17.28.030 Special requirements.

A. The following uses require Type I landscaping on all sides when located above ground and not housed within a building or accessory to another use, and if located outside a public right-of-way:

1. Utility substation
2. Sewage pumping station
3. Water distribution facility
4. Communication relay station.

~~B. Whenever a non-residential activity is proposed adjacent to a residential zone or use a minimum fifteen-foot buffer area of Type I landscaping shall be provided along the property boundary between the uses. Alternative configurations may be considered through the design review process, provided the proposed treatment minimizes negative visual and compatibility impacts.~~

~~BC. The following uses require Type III landscaping along the street frontages and throughout the required front yard setback area, and as well as Type II landscaping between the required front yard setback area~~

Commented [JV7]: Does the City have existing tree protection standards/drawings (perhaps engineering or public works) that we can cross-reference?

Commented [TJ8R7]: I Believe Josh has some info on root protection and likely other suggestions.

Commented [JV9]: This may work well after landscape types, as it references Type I landscaping for specific situations.

Commented [JV10]: Seems like this should be moved to after the landscape types.

Commented [JV11]: Terminology feels vague — would recommend establishing standards based on better parameters (i.e., along all lot lines or within a specified area — examples in B. and C., below).

Commented [JV12]: Is there a scenario in which the City would want to allow any of these uses to be unscreened or not buffered if they were considered to be “accessory” to another use? For example, if there is a sewage pump station located on the same parcel that is a park/open space — just by virtue of it being subordinate to the primary open space use it could go unscreened?

Propose discussion on whether the City wants to keep this exception in or out. If removed, I would suggest moving the refuse storage area screening standard to this subsection.

Commented [JV13]: Use? Terminology above references uses. Recommend keeping consistent wording.

Commented [TJ14R13]: It looks like this was proposed for deletion or relocation?

Commented [JV15]: Previous language was a bit redundant with the Alternative Landscaping Option Code section.

Commented [JV16]: “Yard area” not referenced in Code. Swapped out for setback.

and improvements on the property and along interior property lines unless a more stringent requirement is specifically identified in a land use district:

1. Church.
2. Commercial or public parking lot or structure not serving a primary **use**.
3. Government service building.
4. Community club.
5. School.
6. Hospital.

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C. Whenever a non-residential use is proposed adjacent to a residential zone or residential use, a minimum fifteen-foot buffer area of Type I landscaping shall be provided along the property boundary separating the uses. Alternative configurations may be considered in accordance with CMC 17.28.060 – Alternative Landscaping Option.

Commented [JV17]: Use? Terminology above references uses. Recommend keeping consistent wording.

D. An area around the base of each utility pole, ground-mounted sign or similar fixtures must be landscaped to improve the overall appearance of the area. This landscaping must include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, or decorative framing.

Commented [JV18]: Subjective, propose removing.

Commented [TJ19R18]: Definitely consider not buffering for existing uses as the intent of zoning is that eventually all uses will redevelop to the zoning standard.

E. All refuse storage container areas shall be landscaped.

Commented [JV20]: I think this should be more explicit, and perhaps reference a specific strategy for a mix of ground cover and/or shrubs. This flag pole standard feels generally out of place in this section and should possibly be moved to the landscape features section?

E. In front yard areas required to be landscaped under city requirements, a minimum of sixty percent of the required area shall be landscaped with natural plant materials. This may include grass or other ground cover, trees, shrubs, and other permitted plant materials. Planting areas shall be designed and constructed in a manner that will make possible normal maintenance such as mowing and watering.

Commented [TJ21R20]: Of maybe be included in the lot standards for plats or residential lots?

Commented [JV22]: Proposed to move this to 17.28.030, as it feels out of place here and does not give objective direction as to how trash enclosures are to be landscaped (in fact, as worded it implies the enclosure area itself should be landscaped).

17.28.040 Preservation of significant trees.

A. Significant Trees – Defined.

A Significant Tree is defined as a tree in good health that is over sixty feet in height and sixteen inches in diameter as measured twenty-four inches above grade.

Commented [JV23]: Remove this in light of the landscape features cap set further in this code (currently 25%). Between landscape features and “natural” plant materials, I’m not sure what this is suggesting that could otherwise be proposed.

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B. Both within and outside of required landscaping areas, the applicant shall retain all Significant Trees, which will so long as they do not constitute a safety hazard. Areas devoted to required for access and sight areas distance as defined in this code, and areas to be cleared for required roads, utilities, sidewalks, trails

Commented [TJ24]: This would decrease developable area. Many jurisdictions allow removal and require planting of new trees to eventually replace the tree canopy. It is difficult for development to retain a tree located centrally.

or storm drainage improvements, are exempt from this requirement. ~~M, provided modifications to design can~~ may be required by the city to save vegetation pursuant to the city tree and vegetation protection and preservation ordinance.

Commented [JV25]: Could not find evidence of this ordinance.

~~CB. Outside of the required landscape areas, the applicant shall be required to retain significant trees. The criteria for determining when a tree is significant shall be as follows:~~

Commented [TJ26R25]: Josh?

~~1. The preservation of healthy significant trees over sixty feet in height and sixteen inches in diameter measured twenty-four inches above grade;~~

Commented [JV27]: In combination with A., this code effectively requires *all* significant trees, whether within or outside of required landscape areas, be preserved. If that is the desired intent, I suggest amending A., above, to note that all significant trees shall be retained, and just use this subitem to provide info on how a significant tree is defined.

~~2. When Significant Trees form a continuous canopy, the preservation of significant trees that form a continuous canopy;~~

Commented [TJ28R27]: We should carefully consider the impact of retaining all significant trees.

~~3. The preservation of significant trees that contribute to the character of the environment, and do not constitute a safety hazard;~~

Commented [JV29]: This is the only true definition of significant tree. "Significant trees that form a continuous canopy" would inherently be up for preservation based on their size, if we apply the proposed definition. Recommend breaking 2., 3., and 4. out as separate subitems as they are not truly definitions or criteria for determining significance.

~~4. To protect against blowdowns, the city encourages that areas of tall, older tree stands to be retained be at least fifty feet in width to prevent blowdowns.~~

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Commented [JV30]: This feels a little too nebulous to be used for determination of definition.

17.28.050 Types of landscaping.

~~A. All residential and nonresidential projects shall be required to provide landscaping that satisfies the functions and specific requirements of this section.~~

Commented [JV31]: The way this is worded leaves ambiguity as to what is applicable...maybe each development type/zone is amended to reference an applicable "landscape type"?

~~AB. Type I.~~

~~1. Purpose. Type I landscaping is intended to provide a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts and to enhance the visual character of the city.~~

Commented [JV32]: Discussion point: where does the city want this type of landscaping to be applied? In specific yard areas? Adjacent to/within a certain distance of specific uses or circumstances?

~~2. Description Requirements.~~

~~a. Type I landscaping areas shall provide a minimum width of fifteen feet.~~

~~b. All plant materials and living vegetative ground cover must be selected and maintained so that the entire landscape area will be covered within three years.~~

~~cb. Provide a minimum of one conifer at least seven feet tall for every one hundred fifty square feet shall be required, arranged in a manner to obstruct views into the property. Permitted conifer species are those with the ability to develop a minimum branching width of eight feet within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.~~

Commented [JV33]: At maturity or time of planting?

~~de.~~ Provide ~~s~~shrubs shall be provided at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.

~~e.~~ All intervening area not occupied by trees or shrubs shall be covered by vegetative ground cover that will fill the remainder of the required planting area(s).

~~d.~~ Ground cover shall cover the remainder of the landscape strip within three years.

~~e.~~ A minimum of fifteen feet of width shall be required when Type I landscaping design is utilized.

~~ff.~~ Fences, walls, and/or earthen berms may supplement landscape materials, except where they are inconsistent with other community design goals, policies, and standards in the Chehalis Comprehensive Plan or Municipal Code.

~~g.~~ Any other alternative mix of plantings can be considered provided the intent of the Type I landscaping type is satisfied.

~~h.~~ Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

Commented [JV34]: Added vegetative here (and throughout) as previous draft referenced living ground cover. Is this all the City wants to allow? Or would PC accept something like gravel or bark (i.e., not living) as ground cover? If so, I will remove other references of vegetative ground cover.

Commented [JV35]: 17.28.060?

Commented [JV36]: Does this document presently exist, and if not, if this a resource the City wants to take on/update on a regular basis?

C. Type II.

1. *Purpose.* Type II landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. This landscaping is used around the perimeter of a site and adjacent to buildings and may be mixed with a Type III landscaping to provide interest along parking lot pedestrian corridors.

Commented [JV37]: "May be" removes a sense of requirement.

2. *Description Requirements.*

~~ag.~~ When Type II landscaping is used required to provide partial screening between uses, a minimum planting area of eight feet in width shall be provided. When Type II landscaping is used required adjacent to a building, a minimum five-foot planting area shall be provided.

~~ba.~~ All plant materials and living-vegetative ground cover must be selected and maintained so that the entire landscape area will be covered within three years.

~~cb.~~ Provide at least A minimum of one tree per three hundred square feet of landscaped area shall be required. At least fifty percent of the required trees must be conifers. Trees may be clustered to avoid blocking views between windows and public spaces and/or private yard areas where desirable. Permitted tree species are those with the ability to develop a minimum branching width of eight feet within five years. Trees must be a minimum of two inches caliper, measured six inches above grade at planting. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

~~de.~~ Provide ~~s~~Shrubs shall be provided at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet, and must also be capable of growing to a minimum of four feet in height within five years.

~~d.~~ Trees shall be a minimum of two inches in caliper measured six inches above the base at planting and shrubs must be capable of growing to a minimum of four feet in height, within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

~~ee.~~ Provide ground cover to cover the remainder of the planting strip within three years. All intervening area not occupied by trees or shrubs shall be covered by vegetative ground cover that will fill the remainder of the required planting area(s).

f. Any other alternative mix of plantings can be considered provided the intent of the Type II landscaping type is satisfied.

Commented [JV38]: 17.28.060?

~~g.~~ When Type II landscaping is used to provide partial screening between uses, a minimum planting area of eight feet in width shall be provided. When Type II landscaping is used adjacent to a building, a minimum five-foot planting area shall be provided.

~~gh.~~ Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

Commented [JV39]: Same question as above RE: maintenance and adoption of tree list.

D. Type III.

1. *Purpose.* Type III landscaping is intended to provide visual relief where clear sight is ~~desired~~required. This landscaping type is utilized along pedestrian corridors and walks for separation of pedestrians from streets and parking areas while providing an attractive setting and overstory canopy.

2. *Description Requirements.*

a. The minimum width for Type III landscaping shall be six feet, to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.

Commented [JV40]: Primary concern with Type III is that no standards indicating a minimum quantity/calculation are proposed (see Type II for example).

~~a.~~ This type of landscaping consists of street trees for a large overstory canopy along streets and pedestrian corridors and grass or other approved vegetation for ground cover.

Commented [JV41]: Justification may not be needed here. Is the intent to require a 6' planting strip adjacent to roadways? If so, I'd recommend specifying here. May need to consider varying widths based on street type.

~~bb.~~ Ground cover or low shrubs developed for conditions of the Northwest shall be planted.

Commented [JV42]: Also recommend removing the justification here.

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Ground cover Turf grass is desirable in planting strips where on-street parking is present shall be turf grass, whereas ~~low shrubs are desirable~~ shall be required in areas without on-street parking to provide both visual and physical separation between moving traffic and pedestrians.

Commented [JV43]: This is taken care of by the species choice section. To avoid redundancy I'd consider removing this.

Commented [JV44]: Language such as "desirable" should be removed from requirements.

~~ce. When in locations that do not impede necessary view corridors, trees required as part of Type III landscaping shall be planted such that they Place trees to create a continuous canopy at maturity in desired locations without obstructing necessary view corridors.~~

Commented [JV45]: Unclear of objective here. What are the "desired locations" referenced? Drafted a re-write that I think may get at the intent when this was written. However, I'd caution that creating a "continuous canopy" may eliminate many tree species just based on their crown shape/orientation, allowing broad trees only, and spacing may become a concern.

~~dd. Street trees along arterials and collectors shall be those species described in the city's urban beautification program. Trees used along local access streets or pedestrian walks through parking lots shall be a species approved by the community and economic development department and shall be chosen for attractiveness, rooting habits, disease and pest resistance, and habitat value.~~

Commented [JV46]: See above questions regarding maintenance of a specific tree species list.

All trees shall be a minimum of two inches in caliper measured six inches above the basegrade at planting. Decorative protection may be placed around trees. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

~~de. All intervening area not occupied by trees or shrubs shall be covered by vegetative ground cover that will fill Provide ground cover to cover the remainder of the required planting strip area(s) within three years of planting.~~

~~ef. Earthen berms with grass or other vegetative ground cover and other design features may be worked into landscaping, provided the resultant effect of providing a pedestrian-friendly environment and visual relief where clear sight is required can be achieved.~~

~~g. The minimum width for Type III landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.~~

~~gh. Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.~~

E. Type IV.

1. *Purpose.* To provide visual relief and shade in parking areas.

2. *Description Requirements.*

a. *Required Amount/Quantity.*

(1) If the parking area contains no more than twenty-five parking spaces, at least thirty-five square feet of Type IV landscape development area must be provided for each parking stall proposed.

(2) If the parking area contains more than twenty-five spaces, at least fifty square feet of Type IV landscape development area must be provided for each parking stall proposed.

b. *Design.*

(1) The minimum width for Type IV landscaping shall be six feet ~~to provide adequate rooting area for large street trees and to provide adequate streetscape~~. A four-foot width may be used through parking area pedestrian walks where accent trees are used ~~and less width is required~~.

(2) ~~Each planting area should contain at least one tree~~. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for species type, with a minimum of at least one tree per planting area. Deciduous trees shall have a minimum size of two inches ~~in~~ caliper measured six inches above ~~the basegrade~~ and shall have the ability to reach a mature height of at least thirty-five feet. Conifers shall have a minimum height of seven feet at planting. Up to one hundred percent of the trees proposed for the parking area may be deciduous, ~~with a~~ A minimum of at least seventy percent ~~must be~~ deciduous. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

(3) No parking stall shall be located more than fifty feet from a tree.

(3) ~~Provide s~~shrubs must be provided at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet. ~~Up to fifty percent of shrubs may be deciduous.~~

(4) ~~All intervening area not occupied by trees or shrubs shall be covered by vegetative ground cover that will fill the remainder of the required planting area(s) within three years of planting. Provide ground cover to cover the remainder of the planting strip within three years.~~

Commented [JV47]: This is quite a small target and may present challenges for applicants with regards to finding the proper mix of deciduous and evergreen shrubs that meet this size parameter. If height is a concern, we could modify this to require a minimum of 3' at maturity, to be maintained at a height that does not impede necessary vision distance requirements?

(5) A landscaped area must be placed at the interior end of each parking row in a multiple-lane parking area. This area must be at least eight feet wide and must extend the length of the adjacent parking stall.

(6) Landscaping islands must be placed in every parking row with a maximum spacing of at least one island every seven parking spaces. ~~Said Parking row~~ islands shall be a minimum of eight feet in width and shall extend a minimum length of ten feet. ~~Provided, that the site plan review committee may approve of a different configuration in order to provide a more attractive and functional design consistent with the intent of this chapter to promote aesthetic values and a pedestrian-friendly parking lot.~~

Commented [JV48]: 17.28.060?

~~(7) Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous.~~

(78) Landscaping islands and landscape portions of pedestrian corridors may be used for drainage treatment and be given credit on drainage calculations under Chapter 5 of the Development Guidelines. However, the primary purpose shall remain landscaping ~~landscaping~~, and the health of ~~trees and ground cover~~ all vegetation and aesthetic character shall not be compromised. Additionally, in no case shall the grade between the parking lot surface edge

and the landscape island or pedestrian corridor surfaces be greater than six inches when a swale concept is utilized and it is intended to meet minimum landscaping space requirements.

(9) Landscaping shall be native and drought tolerant with exception of trees on the city's street tree list.

Commented [JV49]: Recommend removal — redundant with species selection section.

F. *Single-Family Residential*. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Native vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall be amended in accordance with the current City of Chehalis Stormwater Design Manual and then landscaped with trees, native and drought-tolerant shrubs and suitable native and drought-tolerant ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other native planting materials. Amended soils shall comply with the current City of Chehalis Stormwater Design Manual.

Commented [JV50]: For consistent nomenclature, would the City consider making this Type V?

Commented [JV51]: This section does not really give any explicit requirements for residential landscaping. Is there a particular ratio of trees/shrubs needed? Particular areas? I think this section needs to have true standards that give a clear picture to homeowners what is needed of their landscape plan.

17.28.060 Alternative landscaping option.

A. The applicant may request a modification of the landscaping requirements set forth in CMC [17.28.030](#) and [17.28.040](#).

B. The enforcing officer, site plan review committee and/or hearings examiner may approve a modification of the landscaping requirements of this chapter only if:

Commented [JV52]: May be beneficial to work in an allowance for the City to accept modifications when site-specific conditions present challenges to strictly adhering to the code.

1. The proposed landscaping implements portions of an urban forestry program or plan duly adopted by the city council;

Commented [JV53]: Are these “and” or “or” statements?

2. The proposed landscaping represents an equal result that could not have been achieved by strictly following the requirements of this chapter; and

Commented [JV54]: Does the city have an urban forestry program?

3. The proposed landscaping complies with the stated purpose of this chapter and provides a more attractive and functional design than would otherwise have been achieved by strictly following the requirements of this chapter.

C. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscaping requirements.

17.28.070 Species choice.

The applicant shall utilize native regional plant materials or plant materials that complement the natural character of the Pacific Northwest.

Commented [JV55]: At the March PC meeting there was discussion of including a specific tree species list.

In my experience it has been best to avoid naming specific species in Code, as over time certain types of trees become less favorable, are found to be disease prone, etc. Unless the list is to be updated annually, it can instead be helpful to keep language like this, putting preference to native materials, rather than having specific species called out. The City can always have an unofficial guide list of species to help land owners narrow down appropriate options, which is easier to keep current.

17.28.028 Maintenance of plant materials.

A. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.

B. Unless entirely landscaped with significant trees preserved under CMC [17.28.040](#), all areas where new landscaping is being required, excepting new single-family lots, shall be provided with irrigation systems designed by a licensed landscape architect, Washington-certified nurseryperson, Washington-certified landscaper or professional engineer. Said irrigation systems shall be designed, installed and operated to maintain the plant materials to the standards detailed in subsection [A](#) of this section. The city may waive landscape irrigation provided an alternative method to irrigate the plantings for three years is approved by the city and a maintenance assurance device in the amount of one hundred percent of the replacement cost of the landscape materials is provided.

C. The city shall require a maintenance assurance device to insure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least twenty percent of the replacement cost of the landscape materials, and shall be utilized by the city to perform any necessary maintenance, and to reimburse the city for documented administrative costs associated with action on the device. The maintenance assurance shall be for a minimum period of two years from the completion of planting; however, for Type I landscaping, the period shall be three years. The community and economic development director may adjust the period of maintenance assurances on a case-by-case basis. A separate financial guarantee for maintenance associated with landscaping in the right-of-way and stormwater facilities shall be submitted to the public works department in accordance with Section 3.090 of the Development Guidelines and Public Works Standards.

D. The city may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of subsection [B](#) of this section.

E. If a maintenance assurance device or evidence of a similar device is required under subsections [B](#) and [C](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any necessary work.

F. Upon completion of the two-year maintenance period (three years for Type I landscaping), and if maintenance is not required, the city shall promptly release the maintenance assurance device or evidence thereof.

G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner.

17.28.090 Performance assurance.

A. The city may accept, as an alternative to a performance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of this subsection A.

B. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the enforcing officer shall determine the specific type of assurance device required in order to insure completion of the required landscaping in accordance with the approved landscaping plan. The value of this device must equal one hundred fifty percent of the estimated cost of the landscaping to be performed, and shall be utilized by the city to perform any necessary work, and to reimburse the city for documented administrative costs associated with action on the device. If costs incurred by the city exceed the amount provided by the assurance device, the property owner shall reimburse the city in full, or the city may file a lien against the subject property for the amount of any deficit.

C. The performance assurance shall be held for a maximum period of one year from the date of acceptance by the city until the landscaping has been installed to the satisfaction of the community and economic development director. Any landscaping not installed after the period of one year shall be grounds for the city to utilize the device to install the necessary landscaping.

D. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any required work remaining undone at the expiration of the assurance device.

E. Upon completion of the required landscaping by the property owner, at or prior to expiration of the assurance device, the city shall promptly release the performance assurance device or evidence thereof.

17.28.100 Landscape features.

Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscaping area, except where they conflict with the purpose of this chapter. The area devoted to such a feature may not exceed twenty-five percent of the required area.

17.28.110 Repealed.