



## Community Development Department

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# CHEHALIS PLANNING COMMISSION AGENDA

Regular meeting of November 14, 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 October 10<sup>th</sup>, 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. Landscape Code workshop and public hearing (December?)
  - ii. Work on MRC (Mixed Residential commercial)
  - iii. work on OSG zone (Open Space Government)
  - iv. Possible comprehensive plan future land use map rezones and amendments (January Meeting)
- b. Holiday schedule December 12th meeting.

6. Public Workshop
  - a. Landscape code updates (Chapter 17.28)
7. Adjourn Meeting
  - a. Next meeting will be on December 12<sup>th</sup>, 2023.

Join Zoom Meeting

<https://us06web.zoom.us/j/83158558483?pwd=XgLAWN2SPMxphjFayWR2Q2QNEEE92g.1>

Meeting ID: 831 5855 8483

Passcode: 504507

1 **Planning Commission**

2 **Meeting Minutes 10-10-2023**

3 6:06pm Chairperson Melissa Cox calls meeting to order.

4 Roll call taken. Present: Melissa Cox, Gladis Mendez, Derek Dodd, Scott Forsman, Dave Fitzpatrick

5 David Fitzpatrick makes motion to approve the meeting minutes from September 12, 2023. Derek Dodd  
6 seconds the motion.

7 There being no Citizen Business, Chair Cox moves to item #5 on the Agenda Commission Business. The  
8 workplan for 2023 with updates.

9 Todd Johnson speaks to the changes made based off of the last meeting. Procedural changes were made  
10 that he has to get out to Commerce for their 45-day comment period then it will be scheduled to go to  
11 Council. This will be packaged up with the Cryptocurrency Code and scheduled for early next year. Todd  
12 explains the need for standards of the Mixed Residential Commercial Zone be pushed up earlier in the  
13 work plan to begin developing them as well as some rezone requests. There are development applications  
14 pending and held up. He provides explanation on the special cycle of zoning requests and the approval  
15 process involved.

16 Melissa Cox expresses concern to prioritize that to keep the economy moving. David Fitzpatrick seconds  
17 that.

18 Discussion had regarding the upcoming Holiday schedule. Commissioners are provided an opportunity to  
19 talk about rescheduling now or cancelling now if need be. Otherwise, the next few meetings are critical  
20 to keep a quorum.

21 Melissa Cox asks for rules be provided to the commissioners regarding scheduling.

22 Todd Johnson will provide the commissioners with a copy of the by-laws.

23 6:17pm concludes the discussion of the work plan. Melissa Cox moves to item #6 on the agenda, Public  
24 Workshop to review the Landscape Code.

25 Preliminary discussion is had with the group reviewing the statement of intent, general requirements,  
26 special requirements, preservation of significant trees, and the different types of landscaping in the DRAFT  
27 document.

28 Josh McDrummond Building Inspector provides clarification on his comments to the DRAFT document as  
29 he did landscaping for 17 years.

30 Todd Johnson encourages the commissioners to share their opinions and thoughts regarding large scale  
31 developments versus a single-family home in terms of landscaping requirements.

32 Commissioners provide comments on large-scale developments and a long-term maintenance plan over  
33 the course of time as well as thoughts on subdivision standards and single-family homes. Commissioners  
34 discuss aesthetic assets of the city, the definition of a significant tree, open spaces and buffers for sound.

35 Josh McDrummond speaks to the development currently underway on Kennicott versus recent  
36 development nearby and the differences in landscaping.

37 The commissioners agree to review the documents regarding the Landscaping Requirements DRAFT in  
38 their personal free time before the next meeting.

39 7:11pm David Fitzpatrick makes motion to adjourn the meeting.

40 7:18pm Gladis Mendez seconds the motion. Meeting adjourned.

41 Approved by: \_\_\_\_\_

42 Chair, Melissa Cox

43 Recorded by: \_\_\_\_\_

44 Permit Technician, Laura Fisher

# Chehalis Landscape Code Discussion Work Plan



	<b>Topic: General Requirements and Landscape Types</b>	<b>Topic: Alternative Option, Species Choice, and Maintenance</b>	<b>Topic: Public Hearing</b>
<b>Discussion Points</b>	Intent of Landscape 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	

	<b>Topic: General Requirements and Landscape Types</b>	<b>Topic: Alternative Option, Species Choice, and Maintenance</b>	<b>Topic: Public Hearing</b>
<b>Goals</b>	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 maintenance and assurances of plant materials	
		Identify any desired limits on use of landscape features in landscape plans	

## Chapter 17.28<sup>1</sup><sub>SEP</sub> 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 trees where feasible; and
4. Minimize surface water runoff and diversion, facilitate infiltration, prevent soil erosion, and improve the quality of stormwater discharge to protect surface waters.

### Applicability 17.15.010

Landscape requirements apply to all projects except those in a single family residential zones.

Single family residential subdivisions are exempted from these standards.

The public works street standards for landscaping apply to the roadways and street frontages.

All multi-family over 4 units residential and nonresidential projects shall be required to provide landscaping that satisfies the functions and specific requirements of this section.

**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 site plan review, administrative design review or building permit review for any project except a single family residence building permit.

B. The landscape plan shall contain the following information:

1. Existing plant material and soil to be retained;
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

**Commented [TJ1]:** I would suggest 100 instead of 20

**Commented [JV2]:** Does the City have existing tree protection standards/drawings (perhaps engineering or public works) that we can cross-reference?

**Commented [TJ3R2]:** I Believe Josh has some info on root protection and likely other suggestions.

**Commented [TJ4R2]:** Josh can follow up with standards for protection

**Commented [JV5]:** This may work well after landscape types, as it references Type I landscaping for specific situations.

**Commented [JV6]:** Seems like this should be moved to after the landscape types.

**Commented [JV7]:** 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 [JV8]:** 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.

3. Water distribution facility
4. Communication relay station.

B. The following uses require Type III landscaping along street frontages and throughout the required front setback area, as well as Type II landscaping between the required front setback area and improvements on the property and along interior property lines unless a more stringent requirement is specifically identified in a land use district:

**Commented [JV12]:** "Yard area" not referenced in Code. Swapped out for setback.

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.

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 [JV13]:** 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 include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, or decorative framing.

**Commented [JM14]:** I think we should remove the utility pole.

E. All refuse storage container areas shall be landscaped.

**Commented [JV17]:** 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 [TJ18R17]:** Of maybe be included in the lot standards for plats or residential lots?

**Commented [JV19]:** 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.

**Commented [JM20R19]:** Agreed

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 [JV21]:** 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.



B. Both within and outside of required landscaping areas, the applicant shall retain all Significant Trees, so long as they do not constitute a safety hazard. Areas required for access and sight distance as defined in this code, and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements, are exempt from this requirement. Modifications to design may be required by the city to save vegetation pursuant to the city tree and vegetation protection and preservation ordinance.

**Commented [TJ22]:** 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.

**Commented [JM23R22]:** What if we changed it to read the applicant were feasible shall retain significant trees.

~~C. When Significant Trees form a continuous canopy, the city encourages areas of tall, older tree stands be retained at least fifty feet in width to prevent blowdowns.~~

**Commented [JV24]:** Could not find evidence of this ordinance.

**Commented [TJ25R24]:** Josh?

**Commented [JM26R24]:** We don't have one. Recommend we remove the last sentence.

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

**Commented [JM31]:** I think maybe we should get rid of this.

## 17.28.050 Types of landscaping.

### A. 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.

**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. Requirements.

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

**Commented [TJ33]:** Suggest deleting this and leaving setbacks to govern width of landscaping.

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

c. 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 [JV34]:** At maturity or time of planting?

d. 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.

**Commented [JM35]:** I would say forty feet. I think 80 is a bit extreme.

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

**Commented [JV36]:** 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.

f. 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.

**Commented [JM37]:** I think we should add this to give people an option.

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

**Commented [JV38]:** 17.28.060?

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

**Commented [JV39]:** 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 [JV40]:** "May be" removes a sense of requirement.

2. *Requirements.*

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

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

c. A minimum of one tree per three hundred square feet of landscaped area shall be required. At least fifty percent of 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.

d. 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.

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

**Commented [JM41]:** Same as mentioned before.

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

**Commented [JV42]:** 17.28.060?

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

**Commented [JV43]:** 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 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. *Requirements.*

**Commented [JV44]:** Primary concern with Type III is that no standards indicating a minimum quantity/calculation are proposed (see Type II for example).

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 [JV45]:** 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.

b. Ground cover or low shrubs developed for conditions of the Northwest shall be planted. Ground cover in planting strips where on-street parking is present shall be turf grass, whereas low shrubs shall be required in areas without on-street parking to provide both visual and physical separation between moving traffic and pedestrians.

**Commented [JV46]:** Also recommend removing the justification here.

c. When in locations that do not impede necessary view corridors, trees required as part of Type III landscaping shall be planted such that they create a continuous canopy at maturity.

**Commented [JV47]:** This is taken care of by the species choice section. To avoid redundancy I'd consider removing this.

d. ~~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 and resistance, and habitat value. All trees shall be a minimum of two inches in caliper measured six inches above grade 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.

**Commented [JM48R47]:** Agree

**Commented [JV49]:** Language such as "desirable" should be removed from requirements.

**Commented [JV50]:** 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.

d. 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.

**Commented [JM51]:** We don't have this program.

e. 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.

**Commented [JV52]:** See above questions regarding maintenance of a specific tree species list.

g. 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. *Requirements.*

a. *Quantity.*

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

b. *Design.*

(1) The minimum width for Type IV landscaping shall be six feet. A four-foot width may be used through parking area pedestrian walks where accent trees are used.

(2) 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 caliper measured six inches above grade 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 minimum of at least seventy percent 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) 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.

**Commented [JV53]:** 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?

(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.

(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. 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 [JV54]:** 17.28.060?

(7) 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, and the health of 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 [JV55]:** 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

**Commented [JV56]:** For consistent nomenclature, would the City consider making this Type V?

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 [JV57]:** 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](#).

**Commented [JM58R57]:** I would change this to reflect only single family homes in a critical hazard area. (Steep slopes, erosion, land slide areas.) we should remove the portion I marked out.

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 [JV59]:** 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 [JV60]:** 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 [JM61R60]:** "or"

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.

**Commented [JV62]:** Does the city have an urban forestry program?

**Commented [JM63R62]:** NO not at this time.

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 [JV64]:** 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.

**Commented [JM65R64]:** I would agree, instead I would rather have a list of prohibited trees.

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.

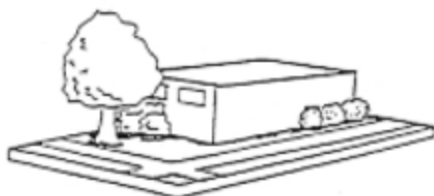
D. If a performance assurance device or evidence of a similar device is required under subsection [A](#) of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any required work remaining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

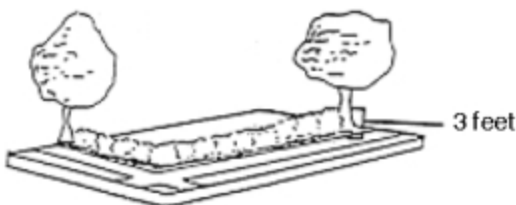
**Figure 40.320.010-1**  
L1 – General Landscaping



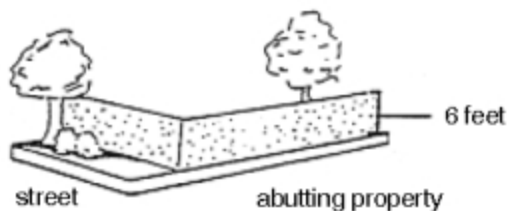
**Figure 40.320.010-3**  
L3 – High Screen Landscaping



**Figure 40.320.010-2**  
L2 – Low Screen Landscaping



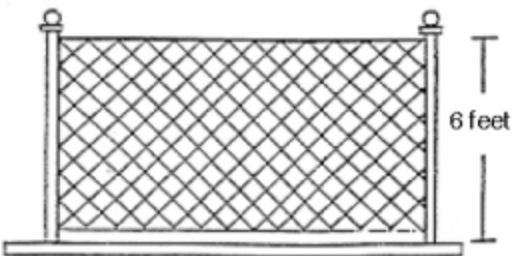
**Figure 40.320.010-4**  
L4 – High Wall Landscaping



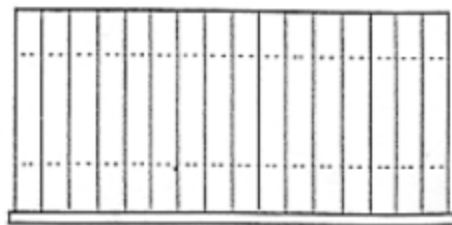
**Figure 40.320.010-5**  
L5 – High Berm Landscaping



**Figure 40.320.010-6**  
F1 – Partially Sight-Obscuring Fence

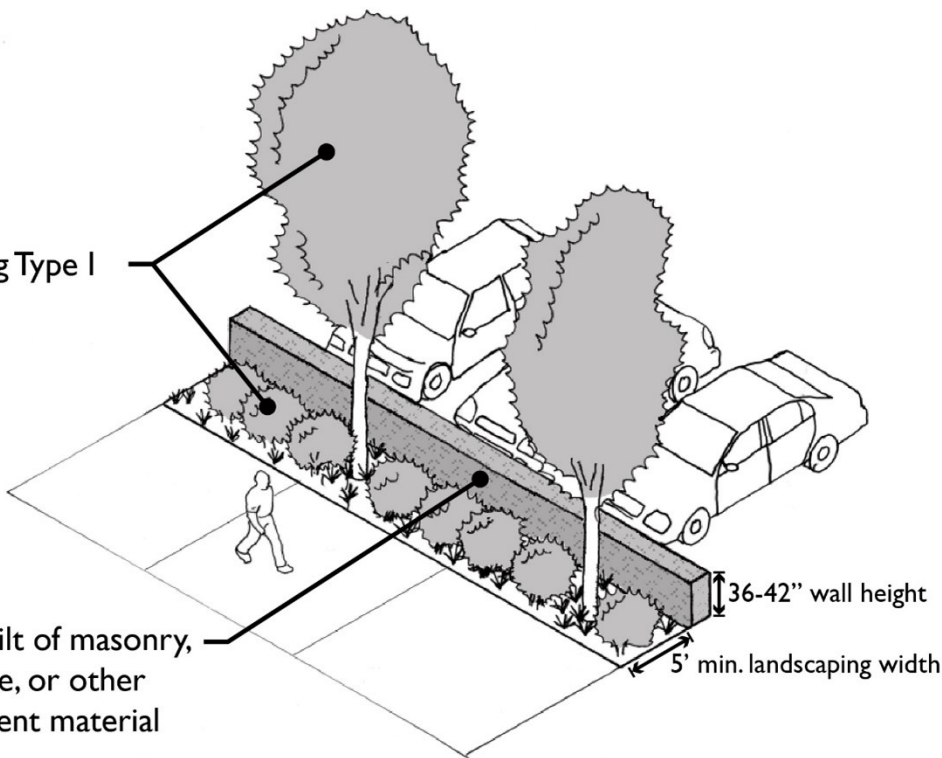


**Figure 40.320.010-7**  
F2 – Totally Sight-Obscuring Fence

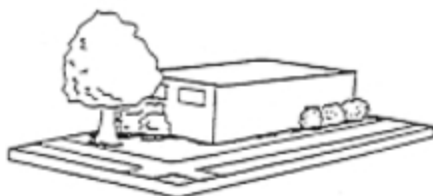




Landscaping Type I



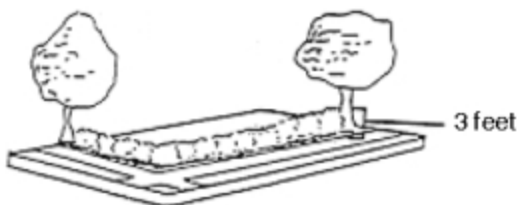
**Figure 40.320.010-1**  
L1 – General Landscaping



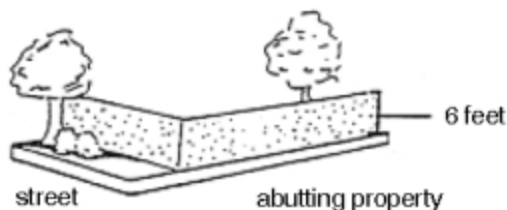
**Figure 40.320.010-3**  
L3 – High Screen Landscaping



**Figure 40.320.010-2**  
L2 – Low Screen Landscaping



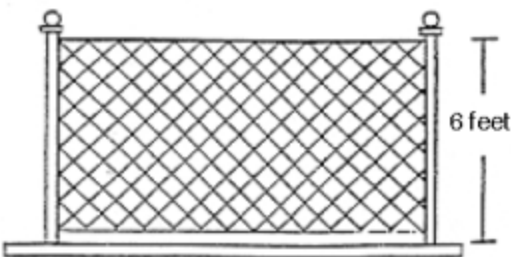
**Figure 40.320.010-4**  
L4 – High Wall Landscaping



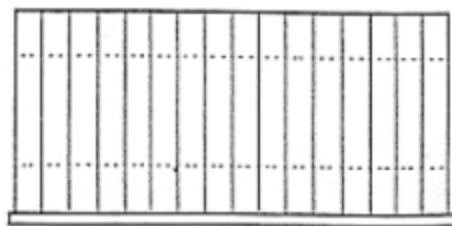
**Figure 40.320.010-5**  
L5 – High Berm Landscaping



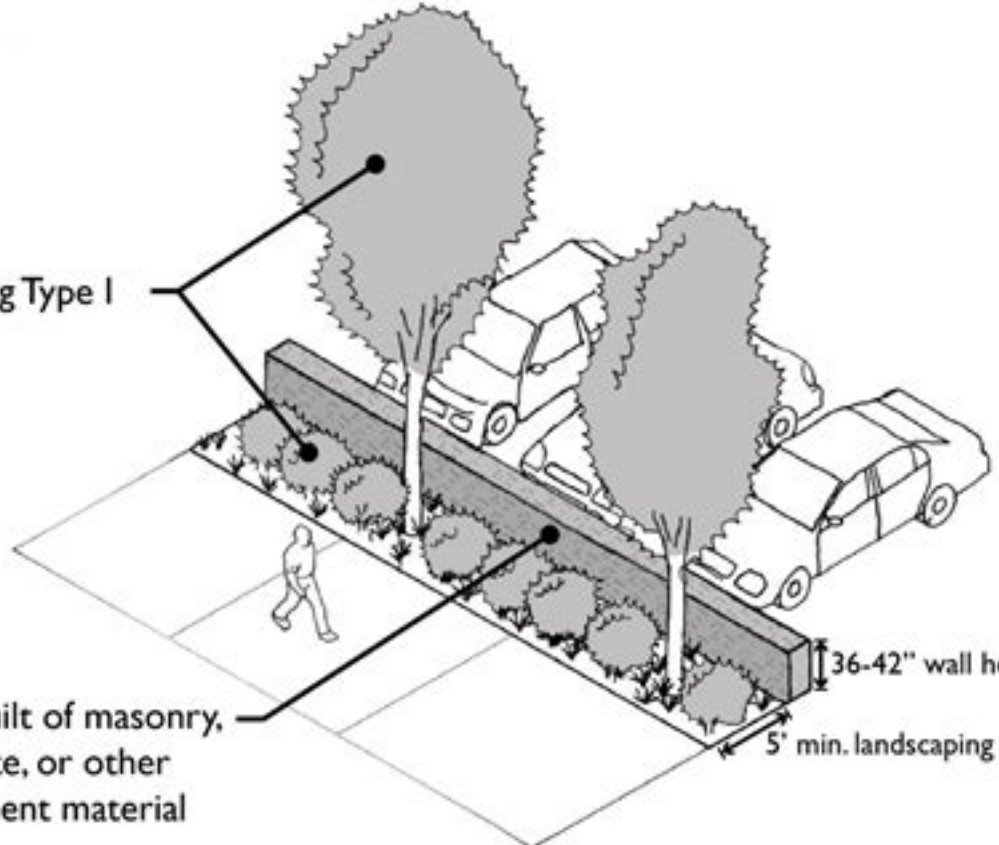
**Figure 40.320.010-6**  
F1 – Partially Sight-Obscuring Fence



**Figure 40.320.010-7**  
F2 – Totally Sight-Obscuring Fence



Landscaping Type I



Wall built of masonry, concrete, or other permanent material

36-42" wall height  
5' min. landscaping width

Trees at 1 per 150-300sf of landscaped area (depending on size)

Maintain trees and shrubs to maximize pedestrian visibility (generally open between 3 and 8 feet above grade)

At least 70% of trees must be deciduous

Groundcover

Shrubs at 1 per 20sf of landscaped area

