



## CITY OF POULSBO

### Planning Commission Public Meeting

April 9, 2019

Commissioners Present: Gary McVey, Gordon Hanson, Jim Coleman, Ray Stevens, Jerry Block, Ray Taylor, Kate Nunes

Staff Present: Nikole Coleman, Helen Wytko

1. Call to order
2. Pledge of Allegiance
3. Approval of minutes: None
4. Modifications to the agenda: None
5. Comments from citizens: No citizens in the audience
6. Reminders:

April 23:

Public Hearing (Tree Ordinance and Grading Ordinance)

Engineering Department will be bringing Street Constructions Standards Revisions to you (Workshop)

May 14:

Public Hearing (Street Constructions Standards Revisions)

June-August:

Non-specified anticipated events

Schedule: Ray Stevens will be out of town for the duration of May 14.

7. Public Meeting: Tree-Cutting Recurring Ordinance (Workshop)

NC: Continuing from last week's meeting, there were questions about average lot sizes. These are mostly older subdivisions, average lot sizes up to a max of 12,000 square feet.

RS: I deal with these ordinances on a regular basis in my work; every customer is shocked they get these types of regulations put on them. I am uncomfortable with trying to bring everything that I see in here forward. Regarding residential -- I'm not talking about subdivision or commercial -- I like to have trees in Poulsbo, and we need to have trees -- but I am concerned dictating to someone what their landscaping is. If we take someone on a 12 or 15,000 square foot lot, just because they happen to have one (tree); essentially if they want to take trees down and they are living there, it is their landscaping, we don't tell people what color to paint their

house or what other landscaping to put in their yard. To me, a tree is just part of the landscaping. I understand we need to have control over people who are not residents of the city, i.e., developers coming in clear-cutting to get all of their lots in. I understand that, which makes sense. I understand that we need to have forests and parks, but I have a hard time dictating to an individual citizen that they should maintain type of landscaping that we are requiring them to keep. That's what these are – they are trees (a plant). This whole thing about setting square feet limitations: I am wondering if we can be more creative. I deal with this on regular basis and it just seems wrong. The trees (on their property) may be in their way, or maybe they want more sun, for example. I think it is outside the bounds of what we should be trying to do. For our citizens, we don't dictate color or style of their house. We do that if developers come in wanting special considerations; we dictate keeping trees in that case. I don't have a problem with them planting trees, which become a public resource. I have a problem with crossing the line and telling our citizens that now on their private property, their tree is a public resource.

NC: I understand your point. We require tree retention in a subdivision. Eventually some of those become private property; some of them are required to remain - at what level do we say we should or should not require tree retention in those instances? We do require landscaping areas in subdivisions. We do have standards through HOAs and CC&Rs that exist now, regarding paint color and landscaping. Residents have different opinions about trees, for example some might say they moved to their residence for the trees and then complain that their neighbors around them clear-cutted. We are trying to find balance in allowing people to landscape and use their property how they want, but also in avoiding having lots with complete tree removal. Staff sees it from both sides.

RS: Coincidentally I have lived through that. My son (who lives right behind me) took a blue spruce out that was 30 or 40 feet high. The top was splitting; the prior tenant planted it and it was cute and small when it first went in, but it grew to take up a large portion of my son's yard. Right next door the lady got upset about him removing the blue spruce. She had a chat with us about it. I have seen all of those sides. There has to be a creative way to do this. Subdivision requirements that already exist should stay as not touched until a need dictates otherwise. For anyone in older subdivisions who has a gigantic tree in their yard that will become very difficult and expensive to remove later on, so they want to take it out now – I don't have a problem with that, without any requirements.

NC: I looked into your area; in yours and your son's lots, you are all under this 15,000 square foot threshold in the older subdivisions. The lots in question would be the larger, undeveloped lots. Most of the larger lots would be undeveloped; there are a few that are outside the threshold and have a home on them – Poulsbo is not totally developed. Your son could have removed that tree according to the threshold, if that 15,000 square foot threshold is what we are going with. We can go back to drawing board if we need to, and try to come up with another solution and come back.

RS: I thought about this while I was out gardening. I am wondering if there is a way to, as we do with our Accessory Dwelling Units (ADUs), that you can have a rental on your property but you have to live there.

NC: Yes, you can have an ADU, but you would have to be living in one of the two houses on the property for at least 6 months out of the year to be able to rent the other.

RS: So essentially what we are saying if you are living there, you are going to be the steward of that land – you are going to maintain that property. If someone is living on a piece of property, no matter how big it is, they should be the steward of that land. Maybe they will leave some trees, maybe they will take some out and put different things in. We don't have a tree cutting ordinance now, we don't see wholesale trees going away throughout subdivisions. We are trying to regulate something that is not common, and not a problem. We are anticipating future growth. I am wondering if there is a way to handle this the same way we do ADUs: if someone is a resident and they decide they want landscaping a certain way, can we come up with a way to word that?

NC: Are you saying that renters wouldn't be allowed to do that? The property owners would still be the ones to take trees out. Renters don't usually take down trees.

RS: We don't want people buying houses and renting them out, and then ripping all the trees out because it's easier. Nothing about this is simple. You hear the heat from people who are advocates for trees, and I hear from people who are advocates for doing what they want with their own property, including their landscaping – I hear a lot of that. Are we feeding to the minority or majority in this scenario?

NC: The Poulsbo Commission could wait to see if this comes up more as the city grows, and not regulate developed lots. There wouldn't be a threshold at this point. If that's where we want to go, we can wait. As the city grows, we will likely see more of this, especially pertaining to views, but right now we are not having wholesale tree removal. All of our new subdivisions have tree retention tracks which require trees to remain and are addressed differently. It could be that you don't want to have any limitations for *developed* lots, including older subdivisions, any larger lots with homes existing on them. We aren't talking about the vacant properties remaining in the city. Maybe you guys see that right now it is not an issue.

RS: This is my opinion based on dealing with the issue on a regular basis.

NC: I worked at another city previously where tree removal and views were huge, but it was a more developed city than Poulsbo is at this point. It was a major issue that had to be dealt with. Poulsbo may get there eventually as we develop more and people want views of the bay and the mountains, but perhaps we aren't at that threshold now.

RS: The other part of that too, is that if you walk any areas in Poulsbo where trees are being taken out, they are doing something such as landscaping – this is huge in the neighborhood where I live. It is not like people are taking the trees out and letting that space go to waste.

NC: I would agree that most people care about their property and neighborhood in Poulsbo. It could be that we do not create maximum lot size for a developed lot. We could leave it that you can remove the trees on your developed lot, no matter your lot size. If this becomes an issue in 2 years, we could come back to revisit and determine a maximum lot size.

GM: I'm looking at page 5.15.35.070, "Activities exempt from tree-cutting or clearing permit." As I read it, there is a lot there that is exempt from needing a permit. Are there sections, or is there language that you are objecting to?

Nikole Coleman/RS: Section C is where we left off.

JC: I have had some of the same issues. I live in Wilderness View, and we have a section of our lot that has trees on it. Across my fence there were three lots that were fully forested and the owner of those properties went in and logged it all and left a mess. The new owner has come in and is now having to deal with that mess. I have had to take down a 90-foot fir and 108-foot fir because of root rot, and if I had to go through all of these procedures, those trees would have had to come down before I got them down safely because of the houses around me. Trees are fine, but if I have dangerous trees on my lot, I am not going to go through all of these steps to get them down.

NC: You can still do that; there's a section within that allows you to remove dangerous or hazardous trees.

RS: You still have to get a permit after-the-fact.

NC: Do we want to give the opening that any tree could be considered dangerous without any proof that it's dangerous?

JC: I had a tree arborist in to inspect the trees, which was costly, and then I hired a company to bring the trees down safely (which was also costly), and then after all that (after spending a substantial amount of money), I have to get a permit, which costs more money. I have a problem with a lot of that.

NC: Let's go through them and strike sections. We may have to re-write some things to make it flow; I don't know if staff agrees, but it's your prerogative as the Commission to recommend what you like to recommend. City Council (staff) may or may not agree; it may be put back in.

JB: I live in Haven Heights; I think my lawn size is about average. I imagine the biggest site is over 15,000 square feet.

NC: The largest lot size I found in those that I looked through was 11,500 square feet. There may be an outlier. Average were 9,000 square feet; none of them were over 12,000.

JB: Last time we got together we threw out a half an acre, and I was thinking maybe 25,000. What I hear from Ray now is it is not about lot size but more about a person's individual property and their rights to do as they want with it.

RS: As long as we are assured that the person in question is a good steward of the land.

NC: I don't know how we would codify that.

RS: We are trying to enforce stewardship of the land. Do we tie it to residency, like the ADU Ordinance? Do we say if you are living on the land then you can do what you want to your lot, no matter how big it is, but you have to be a resident rather than someone who just buys the land and turns it over? Complex, in my mind if we are saying trees are public resource, then they should become a public resource, and the City should pay to take them down. If the City says that I have to keep a tree on my property, maybe there is an impact fee by the developers, that they've taken all of these trees out, showing the need for revitalization. I think that you guys are good it coming up with the wording.

NC: I'm trying to figure out the wording. We have required tree retention; those trees are officially on private property with an easement for a tree retention. They are not owned by the City, they're not owned by anyone else. There's an easement that they have to retain this area of trees - I can see that there would potentially be a concern about that, because officially that is a private property.

RS: If it is written into CC&R or if it's written onto the plat that this is a tree retention area, it's recorded that way that they have to maintain the trees in that area. That was a requirement for the Plat. I think you can get around that one.

NC: We are dealing with older plats because all of the new plats require tree retention. Old plats may be grandfathered in at this point.

RS: But there are no old plats with tree retention.

NC: No, they didn't require it, so we would be exempting older plats.

JC: Have you checked other cities? Do the cities own the trees?

NC: Yes; other cities are more strict than this.

JC: Do those cities actually own the tree?

NC: No, they don't own the trees. At the previous city I worked for prior, the language was that you could remove 3 trees per year. It was very limited and very restrictive as to the amount of

trees you could remove on your private property. It ranges. Most of them that we reviewed are quite a bit more restrictive than what we are proposing here.

RS: I agree. There are a few items in here that I think are conflicting that we can take care of. Dictating to a private citizen, saying you live on this lot but you have to leave a tree, even though it's not what you want on your lot... that's the problem. I think we have to find out a way around that. There is a level of logic; if a person is going to plant something else (unregulated), why would the City be telling me them what to keep?

KN: I had almost been thinking that Residential Low (RL) should be exempted and Residential Medium and High (RM and RH) should deserve a higher level of scrutiny. We have critical areas covering a lot; trees in those areas are covered, we've got shoreline in a lot of other areas, so they would be coming in for a permit to take down a tree within 200 feet of the shoreline, I think, so that help us regulate too.

JC: Do we have open space tracts with trees?

KN: Yes, we have open space – we have parks; we were exempting parks – they didn't need to have a permit for fire hydrants and other things.

NC: So, going back to the Code. On page 5 under C; we would say "existing **developed** lots in RL zone are exempt." Rewrite to signify *developed* lot. It wouldn't say "10,890 square feet or less in size."

RS: This could be an issue if someone is going to split the lot; this is why we were talking about 15,000 square feet at the last meeting, because 15,000sf is easy to split into 7,500sf lots. It's difficult to get a house on 7,500sf, especially with a tree. If a developer comes in to do 7,500sf lots, pretty much other than tree retention and street trees, we allow them to clear the lot, and then they have to put something back. I like the idea of RL zone because we have incentive program for people to do infill and yet we would be restricting their ability to do infill because there's a tree on it, if it's undeveloped.

NC: Yes. Once they come in to develop it, they would be able to remove what they need to remove to build a house. If we take C to be an "RL zoned *developed* lots." If we just say "existing lots," it could be a 20-acre lot that's primed for subdivision; it doesn't give any incentive for a developer not to clear it beforehand. We have plenty of RL lots that haven't been subdivided yet.

RS: You're right. We don't someone just to go in and clear the whole lot.

NC: We would have tree retention, but there would be no actual trees to retain. There would be no need for a tree retention code anymore.

RS: Do you want to set a limit of some sort?

NC: Keep in mind that we can define work on that language “*developed lot*” to make sure it works and makes sense. Basically not a vacant lot that someone would come in and subdivide. We will obviously propose something.

RS: Do you want to go with “developed lot” and the City can come up with the language?

NC: Yes, let’s do that.

RS: Let’s start with the language. If we look at d.070: Normal and Routine Maintenance, I think that this should be first. This is what people are going to be looking for first. Few people will start with Forest Practices; if they look to normal and routine maintenance they may skip through and think that trees are exempt.

NC: We’ll just rearrange so that the most obvious thing people would be looking for would be first.

RS: Does F conflict with C? Selective Removal or Cutting of Trees? “Non-commercial firewood cutting under 2,000 board feet which does not require other permits by personal use of the property owner”... I don’t know how to do board foot math out of a tree.

NC: Section F threw me off a little bit too. Don't know if it is needed with things above. It may be meant to say that if you have a vacant lot with trees on it; it’s your lot. Could you go in and cut down a few trees for your other property? 2,000 board feet a year is a decent amount of wood; 5,000 board feet is considered a logging truck, and that falls under commercial logging. Don’t know if F is needed at this point.

RS: Does anyone care if we do away with F?

NC: I will confirm the train of thought with Karla since she originally wrote this. Maybe we will rework it or delete it in your revised draft.

RS: If we go to J; that is the one we were talking about removing a tree in an emergency situation, and having to hire an arborist and all that stuff. I think the cost of doing that seems counterintuitive.

GM: Doesn't that conflict with C? “Selective Removal of Trees for Maintenance Purposes”?

NC: In C we originally had a threshold, but if we removed the threshold from C, then I don’t know if it matters for D – except C is dealing with RL zoned lots, so this could be for any other zone, potentially.

RS: Can we set a limit or something? If there’s one tree that has fallen or looks like it’s about to fall over and you go in and you take it down, now you’ve got to bring in an arborist; you could be out thousands of dollars just to then deal with a permit when it’s something simple.

NC: Maybe we don't require a permit; maybe we require a picture of the emergency situation. There are instances in that code that cover windstorms and things like that. Could be that it stops at "as the City requests in order to verify the emergency," not, "and an after fact permit is required."

RT: I think if I am removing tree in an emergency situation, that still falls under the Normal and Routine Maintenance.

GM: That is how I read it too.

RT: As the property owner, I should not only protect my surroundings, but my neighbors too. If I see I have a tree that's going to fall over, normal and corrective action is required right then. I shouldn't have to go get an arborist.

GM: If your tree damages the neighbor's house, you'll pay for it anyways.

NC: Would the Commission like to strike J?

RS: The trouble would be set of protected trees. If there is a tree retention area and someone is worried about a tree going to fall on their house because it's tipped in that direction but it's in that retention area, there needs to be some way to be able to prove that.

NC: Yes, we talk about that in 110 on page 7, it talks about Open Space Tracts and if there is a hazard, etc., how you can remove that tree.

RS: It seems like we don't need this in here, because we are concerned about the ones that are retained.

NC: We think that anything dangerous falls under Normal Maintenance?

GH: Yes. Put that in there, "including dangerous" - emergency trees.

NC: I think we will have to add a lot to Normal Maintenance once we get done with this draft – a lot more than "hazard trees."

RS: In Section K, if you want this to have any real affect, removal of dead or dying dangerous trees, it says, "by a qualified arborist, landscape architect or landscape contractor, "landscape contractor" should be stricken from all areas.

NC: Are you considering dead, dying or diseased also Normal Maintenance, also?

RS: That is true.

NC: We wouldn't even need Section K at all, if that is the path we are going on.

RS: If a landscape contractor shows up for a bunch of areas, as a written verifier, as an "expert" – they aren't licensed or anything.

NC: That is true. I've dealt with that before. I will go through and remove "landscape contractor" from rest of the document as well.

GH: And we are omitting K, correct?

RS: And I think we omit K. Under "Removal of trees within city Right of Way (ROW) shall be set forth," in Chapter 16.24, could you name the chapters whenever you make changes? I think that's in a few spots.

RS: Now we are on page 6, Chapter 18.130. Does anybody have anything?

KN: On 15.35.080.d.5 it is calling for topo map of the property in the permit application. That sounded more like something we would require in the grading permit application, rather than the tree cutting.

NC: For the most part we wouldn't ask for that on a tree retention, we wouldn't ask for a topo, it does seem leftover from the grading ordinance.

KN: Does seem unnecessary; I suggest taking it out unless there's some compelling reason for it.

NC: I'll confirm if we need to keep that in or not.

RS: My only other comment on this whole section is: what if it is a small scale? What if somebody goes in and they want or need to take out 2 or 3 trees on an undeveloped lot. If they want to take out a couple of trees, just because they feel like it would make the lot better, or they want the money out of the trees?

NC: We do say, in the Forest Practices that you can do normal routine maintenance and thinning. It is suggested that you clear the underbrush, deal with fire hazards.

JB: I thought I remember reading that when you did a Thinning Program, thinning had to be approved by the City Arborist.

NC: Under 15.035.60

JB: This whole thing I think is more stringent than what we are looking for.

RS: My concern is that for a small scale thing, this is a lot of cost. For application submittal requirements, this whole list of things you have to do is huge for someone. I can understand that if you are developer, and you have a 20-acre lot and that's not that big of an expense overall.

NC: We'll deal with that through their plat and their grading.

RS: To say we have excluded developed lots now, and here is someone who owns 2 or 3 acres and they want to go through and take a couple of trees out of there, you are going to make

them get a grading plan with a topographic map of entire property, with contours; this is thousands of dollars to have somebody do this.

NC: Do you want to go back to the exemptions and say “existing lots in the RL zones”?

RS: No.

NC: We would say undeveloped lots can remove *how much*, -we would have to come up with an amount- or we could say we just don’t have a standard for it, they can just remove trees. We have plenty of 20 acre lot by Olhava that are RL that may or may not be subdivided in the future. What is that threshold potentially, that we would want to go with (or none)? We have plenty of commercial zoned lots that haven’t been developed. Trying to find a way to administer it that makes sense to us. If there’s a standard, it has to make sense.

RT: I lived out in Port Orchard. I had an island of trees in between my house and my barns. I went into the island of trees and took out a 60 foot circle for the sole purpose of putting in a round pen. We’re talking about 8-10” diameter trees. They were tall, but not too big. If I had to do all this, I’d still be waiting to put that round pen in. I own the property; I took the trees down. I had it for firewood, and then I went ahead and put my round pen in. Where do we go.

NC: It sounds like you guys want to go to no standard for residential lot. I don’t necessarily agree, personally; it makes me a little uncomfortable with what that might look like. Like Karla was saying last time, we’ve received calls over the years, and that’s why we’re trying to codify the things – all these decisions that have had to be made at the director level. Although this hasn’t been codified for the past few years, we have dealt with these things. If you want us to continue a certain way in the future, we just need to know what that might look like.

JC: I don’t have any problem with the application if I’m a developer and I’m going to be developing 20 plus acres and I can do all of this. But if I’m a property owner that’s got 2 or 3 acres, I shouldn’t have to do all of these steps, I should only have to file a permit with the City to say what I’m going to do; I’m going to thin out 3 trees and get my permit.

NC: So would it be 3 trees... per month? Or is it 3 trees per week and then in time you’ve cleared the whole lot.

JC: Maybe 3-5 trees if I’ve got a couple acres, if I want to thin out and I think 2 or 3 trees every year, but I’ve got to come in to get a permit to do such. I shouldn’t have to do all this grading that a developer would have to do so maybe we need to have another section in here, under this, that just deals with small property owners and the permit process.

NC: I’m trying to think of what that might look like; what’s the cutoff- what’s a small property owner?

JC: 2 to 3 acres. If you are going to thin out a 15,000sf lot, you are probably going to be dividing it in half anyway, or 12,000, you are probably going to put a house on it and would have to come

in and get a permit anyway. I'm thinking of looking at 2-3 acres, which we may still have in the city.

KN: I would like to see staff take a good hard look at the permit itself, on 15.35.080. What is the bare minimum? We've also got grading permits. We're not talking grading here. We are talking about an undeveloped lot in the RL zone. What do we think is reasonable to ask for property owner to submit?

RS: This section was pulled from the grading permit and put in – nearly word for word – it makes sense pertaining to soil. You want to make sure the topographic is going to work because it's a safety issue. oo much like grading permit. These are trees we are talking about; how much do we need in here to understand that? Surveyors, arborists, drafting time... this is big. If you guys could take a look at this; does it really make sense to do all of this, even in an RL zone?

NC: I am not sure if we start to remove any of these, it would basically apply to tree retention and critical areas, which we have a Critical Areas Ordinance for, so at what point does this all become moot? We need a threshold. If you are leaning towards if you have 2-3 acres you can do whatever you want, and then bigger than three acres you want them to get a permit? I'm not getting a consensus here; where do you want to go?

KN: I like the developed lots in the RL zone being exempt. Any developed lot; if a house is sitting there and being occupied on a 2 acre piece of property, that person who owns that piece of property ought to be able to make a decision about what they do with it. We are told all of the time that we don't have a view ordinance in this city. If that person wants to take out a couple trees to get a better view, they should be able to. We are told we don't have a view ordinance and that we aren't going to get one, for other reasons. I don't think the trees get a special reason to not be taken down but someone can put up a 35' tall building next to it, but they can't take down the 35' tree.

RS: I think it's the undeveloped lots that could be a concern, I suppose. Even in an RL zone, if it's an undeveloped lot, do we want to keep that as needing tree permits, with this level of stuff?

JC: No

KN: I would like us to look at the level of stuff and try to reduce that level of stuff, but still require that we look at it, because we would be looking at it if they came in with a development or a short plat or anything else for an undeveloped lot. We'd be looking at what their plans are and where they are going to put the houses, and do we have tree retention requirements.

RS: I warned you at the last meeting that this would be tough.

RS: Do we have definition for high grading?

NC: On page 6?

RS: On page 6, near the bottom, that last paragraph: "High grading or top-down thinning shall not be permitted." I'm not sure what it means; it probably means dumping dirt against the trunks.

NC: I don't think we have a high grading. I don't know exactly what it means either. I can double check the state's language as this was taken from state for a definition.

RS: At the very top of Page 7, second sentence: "Topping, tree trimming, pruning, thinning, and/or vegetation clearing within a critical area"- the next paragraph has "landscape contractor" in it. Paragraph B has "landscape contractor" in it. The last one I have on this page is .130b, in the 3<sup>rd</sup> paragraph sentence down, "Roads, trails, utilities, water or soil contamination – alteration of drainage courses. Clearing or cutting shall not result in any damage to abutting lots and so on... or alteration of drainage courses. I'm not sure you can take a tree down without altering a drainage course.

NC: I'm trying to think of an example of what that was intended to prevent. I will mark it to remove unless I can find a reason it should remain.

JC: On page 7: 15.35.130.c – "All public ROWs including easements of roads and utilities shall be kept clear of silt, mud, debris, and immediately cleaned up or restored after their conditions on tree removal" - is that necessary, if I'm just removing a few trees?

NC: I think that's left over from grading ordinance, but it does not hurt to have it in there. It conveys that the City does not deal with the tracking of dirt.

JC: Does it belong somewhere else? Not under this particular one?

NC: If we leave it, that it makes sense to have it in this section.

RS: Page 8

KN: Under b.2 "Install a visible protective fencing on the outer edge and completely surrounding the protected area of the open space tract of the trees," that doesn't make a lot of sense to me. We are keeping these trees, and then we are going to put a fence around it, and not enjoy it?

NC: My understanding is that this is meant to be during construction. I can clarify.

RS: It says, "damaging activities." The end sentence says, "...will consist of chain link or other type of sturdy construction fencing attached to posts set into the ground a minimum of 12" and spaced no more than 10' apart." I've never done that for pre-protections. You don't want to permanently set posts. -

NC: We can remove that. We went with best management practices from an arborist perspective in terms of the tree protection, because I've seen a lot of tree protection also be really sub-par. Maybe the post is too much, every 12".

RS: This is with the permit. The City would come out, which is typical, they would look at what you've got before you're able to start.

NC: We have this earmarked to create a handout for this so that it's clear, just like other cities would have – a handout that shows what kind of tree protection we require.

RS: I've never seen anybody require posts; you might be killing trees by poking holes in there.

JC: Item b.4: "Landscaping in Protected Areas" – why would there be a section on this if the area is protected from any work?

NC: There are lots of properties who have tree retention easements; the goal would be (it's private property) to not put any landscaping in there that would harm the trees that are earmarked for retention. I'm not a landscape architect, but there may be something that could harm the trees in the long run.

RS: If you are going to do underbrush or take out invasive species, I could see that.

JC: Yes.

RS: On 15.35.150, Best Pruning Practices - does this apply to the exempt areas? This is a separate section.

NC: I think it's meant to be for areas that are protected: our street trees, tree retention areas. We can clarify that.

RT: For this one, I ask for the definition for pruning be added. And if you go back to the definition for "limbing," it says, "removal of branches and leafing at least 2/3 of existing tree branch structure." That meaning does not include topping of trees. And here I have "can't be more than 25% of the leaf area." I'm not an arborist so I'm not sure how those relate to each other. I'm looking at one that says 2/3 of limbs and 25% of leaf area.

NC: I will confirm that those make sense together.

RS: Anything else on page 8? (silence) Page 9?

KN: On Permit Expiration and Extension, under Section 180, it says it expires 6 months after the date of issuance, but in 15.35.050, it's 1 year.

NC: I did catch that, we are proposing 1 year.

\*Karla (Boughton) is at a training in Port Townsend and couldn't be back in time for this meeting.

RS: How do we want to handle rewrites?

NC: Do you feel that you need another workshop?

GH: I think so because we are making a lot of changes. Public hearing for this is scheduled for April 23; I would move that we postpone that.

NC: It will be moved to May 14; we will just re-notice it. City Council will get pushed out a little bit. Does everyone agree that you need another work with it?

(Agreement all around.)

RS: What are we thinking for the workshop?

NC: The workshop will be April 23, instead of a Public Hearing that day. It should be Construction Standards that night. Do you want to start at 6 again?

(Agreement all around.)

NC: You'll get the draft the week before – if you get it and realize we didn't address something, you can email us, and we can work on it and bring the suggestions to the workshop.

(Agreement)

NC: 6 a.m. on April 23 for 2 workshops. Tree Cutting and Clearing, we'll bring back a Revised Grading Ordinance (comments not anticipated), and Engineering will bring their Street Construction Standards revisions.

8. Citizen Comments: No citizens in the audience.

9. Commissioner comments:

JC: At the new Safeway and 305; there's a new erosion control fence along the wetlands. That fencing is not in good shape. Can it be removed?

NC: I can check with Public Works.

JC: There are erosion control signs; if the fence is serving no other purpose it should probably come out of there.

RT: If it's still required by ordinances, it would be maintained.

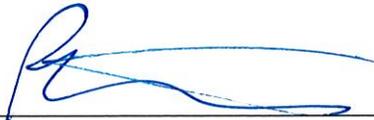
JC: unsightly

NC: we will look at it

JC: Sandwich board signs for Port Ludlow: can those be picked up?

NC: Karla can direct the Code Enforcement Officer to have them dealt with. I will ask her.

10. Meeting Adjourned 7:08 p.m.

  
Ray Stevens, Planning Commission Chairman