Summary of discussion with the UDC Advisory Committee (Aug 2020 – Jan 2021)

Tree Preservation, Removal and Mitigation

TP.01 Discussion	
Discussion: • UDC requires all species to identify and measure <u>all</u> trees 12" and greater (UDC 8.05). • It takes time to identify and locate every single tree – should not include excluded trees. • All trees are typically required to be identified on the survey to not overlook any trees that may be protected • Another benefit is to know where the "trash" trees are located to know where improvements may better be located as opposed to areas where the protected trees are located.	Follow Up Needed: • None
Direction on Draft Solution: • Specify that the "excluded trees" do not need to be measured or identified. • Or, add the word "protected" prior to "trees" in the UDC standard. • Include in the survey if it may be used as some type of credit	
Direction on Final Terms: • Specify/clarify that the excluded trees include all cedar trees (Ashe juniper, Mountain Cedar, Blueberry Juniper, or Post Cedar) • Codify the method of measurement to determine the multi-trunk trees to be measured • Proceed as proposed (with Option B for TP.05)	
Direction on Redlines: • No further comment.	

TP.02 Discussion	
Discussion: • Stem appears to have 3 different meanings • Hard to distinguish for multi-trunk trees • Height off the ground to consider a trunk v branch	Follow Up Needed: • Revised definition of trunk and branch (does not use word "stem")
Direction on Draft Solution: • Add definition of "trunk"	

TP.02 Discussion

Direction on Final Terms:
- Simple is good
- How will this affect multi-trunk definition?
- Include definition for branches and roots as these terms are included in the trunk definition

Direction on Redlines:
- No further comment.

TP.03 Discussion

Discussion:	Follow Up Needed:
• Using terms "hardwood" and "softwood" may be more vague – do not recommend using these terms	• None

Direction on Draft Solution:
- Do not include these terms in the UDC – maintain current definitions
- Using specific species in defining protected and heritage trees is recommended

Direction on Final Terms:
- Proceed as proposed.

Direction on Redlines:
- No further comment.

TP.04 Discussion

Discussion:	Follow Up Needed:
• There are a lot of varieties of cedar • Better to define the types of trees that we want to keep	• None

Direction on Draft Solution:
- Maintain current UDC list of excluded trees, which includes cedar trees

Direction on Final Terms:
- Proceed as proposed

Direction on Redlines:
- No further comment.

TP.05 Discussion	
Discussion: • Need to be included so they may be counted towards mitigation and credit trees • Identify a way to measure for certain multi-trunk trees (I.e. crepe myrtle)	**Follow Up Needed:** • Bring back two options for consideration
Direction on Draft Solution: • One way to measure ornamental trees may be by looking at the 5 largest trunks • EXAMPLE (Option B) CP with 4 trunks, largest trunk = 6 in X = largest trunk, n = no. of smaller trunks $X + 0.5 \cdot X \cdot n$ $6 + ((0.5 \cdot 6) \cdot 3) = 15''$	
Direction on Final Terms: • Proceed with Option B	
Direction on Redlines: • Add person to graphic next to DBH height measurement	

TP.06 Discussion	
Discussion: • Look into creating a new tree removal permit so that a SDP would not be required. • Consider using a minimum size to determine when approval is required.	**Follow Up Needed:** • Language that mimics heritage trees in the ROW and easements
Direction on Draft Solution: • Create a new removal permit for protected trees	
Direction on Final Terms: • Proceed as proposed	
Direction on Redlines: • No further comment.	

TP.07 Discussion	
Discussion: • Include it as an option for new development and at the 5/10 year mark to better plan the site • Inventory also includes location of the tree on the site • Inventory are completed by arborist	**Follow Up Needed:** • Identify if and when it will be required •
Direction on Draft Solution: • Good to encourage the inventory and where it is beneficial	
Direction on Final Terms: • There are different stages of oak wilt – it may be difficult for surveyors to identify oak wilt if they do not have that expertise • Staff's response: Trees identified as "dead" or "deceased" - identify if oak wilt is the reason for the tree health status • Add "if dead" at the end of bullet point no. 5; or additional language to specify when applicable • Consider inventory option for extraordinary conditions • Trees on a survey identified as "dead" or "deceased" need to be further evaluated to determine if it is oak wilt • Need clear definition of "Tree Inventory" and what the requirements are for the inventory • Combine bullet points 1 and 5 • Define/specify how you can reduce mitigation	
Direction on Redlines: • No further comment.	

TP.08 Discussion	
Discussion: • Heading in the right direction • Address what happens if the tree dies (replenish requirement)	**Follow Up Needed:** • None
Direction on Draft Solution: • More detail	
Direction on Final Terms: • Definition for "stands"	
Direction on Redlines: • No further comment.	

TP.09 Discussion	

Discussion:
• Floodplain – if not using for credit, do not need to include in survey
• Floodplain – cannot be developed in, thus should not be included for mitigation
• Floodplain – alternatively, developers may want to include these trees as credits if it allows other portions of the property to be developed
	Follow Up Needed:
	• Bring back examples for each possible solution to discuss at next meeting.
	  • Alta
	  • South Fork Apt site

Direction on Draft Solution:
• Need more info.

Direction on Final Terms:
• Developer – advantage that there are portions of property that can be counted/credited to allow more development in another portion
• Look at option to give developers a choice to do either Option A or B
• Another option may be to not count trees in the floodplain, but count double/higher credit within the developable area --> look for ways that incentivizes preservation within the developable area
• Bring back Option C for consideration (provide choice it makes sense)
• Consider effect it has on cost of housing (for all proposed amendments)

Direction on Final Terms:
• Clarify that the trees in the floodplain can be counted in your total number of trees, but that they cannot be used as credit trees for mitigation
• What might happen if a development had an area of dense trees outside of the floodplain?

Direction on Redlines:
• No further comment.

TP.10 Discussion	
Discussion: • Requiring vs encouraging – every time something is required it increases price • Specify the value for encouraging tree inventory requirement	**Follow Up Needed:** • Incentive options to discuss at next meeting

Direction on Draft Solution:
• Bag of options – create incentives

TP.10 Discussion

Direction on Final Terms:
- Look at TP.07

Direction on Redlines:
- No further comment.

TP.11 Discussion	

Discussion:
• Verify/work with Finance on details for reimbursement process
• Off-site planting on common areas for residential subdivisions an appropriate option
• Other jurisdictions that allow credit for trees planted on street yards of SFR lots
	Follow Up Needed:
	• Work with Legal team to determine what City can require through deed restrictions
	• Options for tier process through an administrative process
	    o Options from other cities
	    o Examples of projects to evaluate
	• Options on different fees for mitigation depending on size

Direction on Draft Solution:
- Need more info.

Direction on Final Terms:
- Clarify that developer pays up front and can get credit later
- Clarify greater than 12 but less than 18
- Georgetown should have a minimum of 3 classes

Direction on Redlines:
- No further comment.

TP.12 Discussion	
Discussion: • Street trees should not be allowed to be planted in front of the sign • Fee-in-lieu of as an option in the event a tree may not be planted elsewhere on site	**Follow Up Needed:** • None

Direction on Draft Solution:
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TP.12 Discussion
Direction on Final Terms:
• Clarify that it must be planted within the same landscape area (i.e. if in the street yard, it needs to be placed in the street yard)
Direction on Redlines:
• No further comment.